

**AFTER RECORDING RETURN TO:**

LAW OFFICE OF  
BRADFORD E. FURLONG, P.S.  
825 CLEVELAND AVENUE  
MOUNT VERNON, WASHINGTON 98273



200611170145

Skagit County Auditor

11/17/2006 Page

1 of 21 3:55PM

**QUITCLAIM DEED**

LAND TITLE OF SKAGIT COUNTY (Boundary Line Adjustment)

123681-SA

Reference number of documents assigned or released: N/A

Grantors: Kevin P. Welch and Jenny L. Welch, husband and wife; and  
Kevin P. Welch, as trustee of The Welch Family Charitable CRMT

Grantees: Kevin P. Welch and Jenny L. Welch, husband and wife; and  
Kevin P. Welch, as trustee of The Welch Family Charitable CRMT

Partial Legal Description: (full legal on Exhibit[s]) ptn NW ¼ of 35-35-1 E. W.M.

Assessor's Parcel/Tax I.D. Number(s): 116518; 115417; 32596; 32598; & 119330

**OWNERSHIP STATUS OF PROPERTY PRIOR TO CONVEYANCE**

Grantors, Kevin P. Welch and Jenny L. Welch, husband and wife, are owners of two parcels of land legally described in Exhibit 1 hereto ("Tract A" and "Tract B"). Grantors, Kevin P. Welch, as trustee of The Welch Family Charitable CRMT, as to an undivided 20% interest, and Kevin P. Welch and Jenny L. Welch, husband and wife, as to an undivided 80% interest, are owners of a parcel of land legally described in Exhibit 2 hereto ("Tract C").

**CONVEYANCE**

Grantors, Kevin P. Welch and Jenny L. Welch, husband and wife, hereby convey and quitclaim that portion of Tract A, legally described in Exhibit 3 and depicted in Exhibit 4, to Grantees, Kevin P. Welch, as trustee of The Welch Family Charitable CRMT, as to an undivided 20% interest, and to Kevin P. Welch and Jenny L. Welch, husband and wife, as to an undivided 80% interest, to aggregate and combine with Tract C; and

Grantors, Kevin P. Welch and Jenny L. Welch, husband and wife, convey and quitclaim to Grantees, Kevin P. Welch and Jenny L. Welch, husband and wife, that portion of Tract B, legally described in Exhibit 5 and depicted in Exhibit 6, to aggregate and combine with Tract A; and

Grantors, Kevin P. Welch, as trustee of The Welch Family Charitable CRMT, as to an undivided 20% interest, and Kevin P. Welch and Jenny L. Welch, husband and wife, as to an undivided 80% interest, convey and quitclaim to Kevin P. Welch and Jenny L. Welch, husband and wife, that portion of Tract C, legally described in Exhibit 7 and depicted in Exhibit 8, to aggregate and combine with Tract A; and

Grantors, Kevin P. Welch, as trustee of The Welch Family Charitable CRMT, as to an undivided 20% interest, and Kevin P. Welch and Jenny L. Welch, husband and wife, as to an undivided 80% interest, convey and quitclaim to Kevin P. Welch and Jenny L. Welch, husband and wife, that portion of Tract C, legally described in Exhibit 9 and depicted in Exhibit 10, to aggregate and combine with Tract B.

#### OWNERSHIP STATUS OF PROPERTY AFTER CONVEYANCE

All of the foregoing therefore to result in a reconfigured Tract A, owned by Grantees, Kevin P. Welch and Jenny L. Welch, husband and wife, legally described in Exhibits 11 & 15 and depicted in Exhibit 12, a reconfigured Tract B, owned by Kevin P. Welch and Jenny L. Welch, husband and wife described in Exhibits 13 & 15, and depicted in Exhibit 12; and a reconfigured Tract C, owned by Grantees, Kevin P. Welch, as trustee of The Welch Family Charitable CRMT, as to an undivided 20% interest, and Kevin P. Welch and Jenny L. Welch, husband and wife, as to an undivided 80% interest, legally described in Exhibits 14 & 15, and depicted in Exhibit 12.

This deed is solely for the purposes of boundary line adjustment and not to create any additional lots or parcels.

BOUNDARY ADJUSTMENT  
Reviewed and Approved  
In accordance with S.C. & C. REAL ESTATE TAX  
Code Chapter 14.18  
*Joe Roder*  
SKAGIT CO. PLANNING & PERMIT CENTER  
Date: 7/29/2006

5936  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
NOV 17 2006  
By *Sp*

**Quitclaim Deed (Boundary Line Adjustment)**

**Grantors/Grantees:**

Kevin P. and Jenny L. Welch, H&W; and

Kevin P. Welch, as trustee of The Welch Family Charitable CRMT

Page 2 of 4



As to Tract A and Tract C:

[Signature]  
KEVIN P. WELCH

DATE: March 21/06

[Signature]  
JENNY L. WELCH

DATE: 3/21/06

As to Tract B:

[Signature]  
KEVIN P. WELCH

DATE: March 21/06

[Signature]  
JENNY L. WELCH

DATE: 3/21/06

[Signature]  
KEVIN P. WELCH, Trustee  
The Welch Family Charitable CRMT

DATE: March 21/06

STATE OF WASHINGTON )  
COUNTY OF SKAGIT ) ss.

On this day personally appeared before me KEVIN P. WELCH and JENNY L. WELCH, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

**Quitclaim Deed (Boundary Line Adjustment)**

**Grantors/Grantees:**

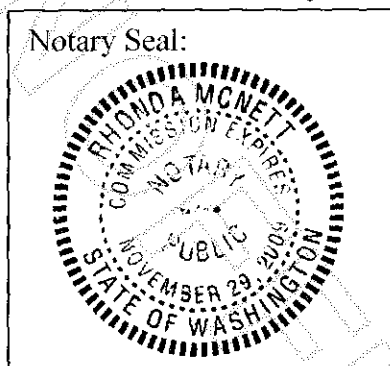
Kevin P. and Jenny L. Welch, H&W; and  
Kevin P. Welch, as trustee of The Welch Family Cl

Page 3 of 4



11/17/2006 Page 3 of 21 3:55PM

GIVEN under my hand and official seal this 21 day of March, 2006.



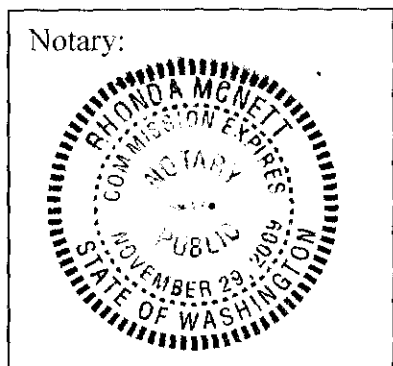
Rhonda McNeil  
Notary Public in and for the state of  
Washington, residing at Anacortes, WA.

Printed Name: Rhonda McVell

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

On this day personally appeared before me, the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, Kevin P. Welch, as trustee of The Welch Family Charitable CRMT, the Trust that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said Trust, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

GIVEN under my hand and official seal this 3<sup>rd</sup> day of March 2006.



Notary Public in and for the state of  
Washington, residing at Aracataca, W. Va.

Printed Name: Rhonda McNeil

### Quitclaim Deed (Boundary Line Adjustment)

**Grantors/Grantees:**

Kevin P. and Jenny L. Welch, H&amp;W; and

Kevin P. Welch, as trustee of The Welch Family Charitable CRMT

Page 4 of 4



**Skagit County Auditor**

**EXHIBIT 1**  
**(Welch to Welch BLA)**  
**Descriptions Prior to BLA**

**Tract A.**

That portion of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 35, Township 35 North, Range 1 East, W.M., lying East of the "PLAT OF THE POINTE DIV. NO. 3," as per plat recorded in Volume 14 of Plats, pages 151, 152 and 153, records of Skagit County, Washington. Said parcel being a portion of Lot 4 of Short Plat No. 10-89, as approved June 27, 1989, and recorded August 2, 1989, in Volume 8 of Short Plats, page 150, under Auditor's File No. 8908020066, records of Skagit County, Washington.

TOGETHER WITH That portion of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 35, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the Southeast corner of said Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ ;  
thence South  $89^{\circ}35'35''$  West along the South line of said Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  a distance of 266.24 feet to the most Easterly line of Lot 38, "PLAT OF THE POINTE DIV. NO. 3," as per plat recorded in Volume 14 of Plats, pages 151, 152 and 153, records of Skagit County, Washington;  
thence North  $22^{\circ}23'33''$  East for 86.26 feet;  
thence North  $3^{\circ}40'56''$  East a distance of 120.79 feet;  
thence North  $89^{\circ}35'35''$  East a distance of 228.88 feet to the East line of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ ;  
thence South  $0^{\circ}56'08''$  West a distance of 200.05 feet to the point of beginning.

TOGETHER WITH all of Tract "A" (Spinnaker Lane) lying Northerly of the most Northerly turn around as described on "PLAT OF THE POINTE DIV. NO. 3," under Auditor's File No. 9011050014, records of Skagit County, Washington, as conveyed to Kevin P. Welch and Jenny L. E. Welch by instrument recorded under Skagit County Auditor's File No. 200401220064.

**Tract B.**

The South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 35, Township 35 North, Range 1 East, W.M., EXCEPT the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 35, as conveyed to Lakeside Industries, a Washington Joint Venture in Quit Claim Deed recorded April 18, 1995, under Auditor's File No. 9504180003, records of Skagit County, Washington.

(NOTE: Portion of the above described property being a portion of Lot 4, Short Plat No. 10-89, as approved April 12, 1989, Skagit County Auditor's File No. 8908020066.)

All situate in the County of Skagit, state of Washington.



200611170145  
Skagit County Auditor

**EXHIBIT 2**  
**(Welch to Welch BLA)**  
**Description Prior to BLA (Tract C)**

All of the North  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 35, Township 35 North, Range 1 East, W.M., all of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 35; and all that portion of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , said Section 35, being more particularly described as follows:

Beginning at the Southwest corner of the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of said Section 35, as said point is shown on Short Plat No. 10-89, recorded August 2, 1989 in Book 8 of Short Plats, page 150, in the Auditor's office of Skagit County, Washington; thence North  $89^{\circ}35'35''$  East, along the South line of said North  $\frac{1}{2}$ , for a distance of 348.48 feet to the Southwest corner of the East 980 feet of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 35; thence North  $00^{\circ}56'08''$  East along the West line of said East 980 feet for a distance of 200.06 feet to the Northwest corner of the South 200 feet of said East 980 feet; thence North  $89^{\circ}35'35''$  East along said North line of said South 200 feet for a distance of 729.40 feet to the West line of the East 250.80 feet of said Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and the true point of beginning; thence North  $00^{\circ}56'08''$  East, along said West line, for a distance of 285.01 feet to the North line of the South 484.94 feet of said Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ ; thence North  $89^{\circ}35'35''$  East, along said North line, for a distance of 81.64 feet; thence North  $20^{\circ}30'45''$  East for a distance of 112.09 feet; thence North  $36^{\circ}00'35''$  East for a distance of 234.94 feet to the East line of said Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ ; thence South  $00^{\circ}58'08''$  West along said East line for a distance of 581.26 feet to the Northeast corner of said South 200 feet of the East 980 feet; thence South  $89^{\circ}35'35''$  West along said North line of said South 200 feet for a distance of 250.87 feet to the true point of beginning.

TOGETHER WITH a portion of the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 35, Township 35 North, Range 1 East, W.M. described as follows:

Beginning at the Southwest corner of the said North  $\frac{1}{2}$ ; thence North  $0^{\circ}32'05''$  East a distance of 174.58 feet along the West line of said North  $\frac{1}{2}$ ; thence South  $44^{\circ}08'02''$  East a distance of 141.68 feet; thence along a curve to the left, concave to the North, having a radius of 238 feet and an arc length of 190.77 feet; thence North  $89^{\circ}38'51''$  East along the South line of said North  $\frac{1}{2}$  a distance of 271.57 feet to the true point of beginning.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across the following described tract of land:

A 60.00 foot wide strip of land, being a portion of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 35, Township 35 North, Range 1 East, W.M., said strip lying 30.00 feet on each side of the following described centerline:

Beginning at the Southwest corner of the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of said Section 35, as said point is shown on Short Plat No. 10-89, recorded August 2, 1989 in Book 8 of Short Plats, page 150, in the Auditor's office of Skagit County, Washington; thence North  $89^{\circ}35'35''$  East, along the South line of said North  $\frac{1}{2}$ , for a distance of 348.48 feet to the Southwest corner of the East 980 feet of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 35; thence North  $00^{\circ}56'08''$  East along the West line of said East 980 feet for a distance of 200.06 feet to the Northwest corner of the South 200 feet of said East 980 feet; thence North  $89^{\circ}35'35''$  East along said North line of said South 200 feet for a distance of 518.71 feet to the true point of beginning of said centerline; thence North  $42^{\circ}54'48''$  East for a distance of 115.93 feet; thence North  $36^{\circ}22'12''$  East for a distance of 50.21 feet to the point of curvature of a curve to the right, said curve having a radius of 127.43 feet; thence Northeasterly, following said curve to the right through a central angle of  $34^{\circ}46'10''$  for an arc



200611170145  
Skagit County Auditor

distance of 77.33 feet to the end of said curve; thence North 71°25'42" East for a distance of 45.63 feet to the end of said centerline, said point lying on said West line of the East 250.80 feet of said Northwest ¼ of the Northwest ¼.

The margins of said 60.00 foot wide strip of land are to be lengthened or shortened to intersect with said North line of the South 200 feet and with said West line of the East 250.80 feet of said Northwest ¼ of the Northwest ¼.

TOGETHER WITH that certain grant of easement described in instrument dated June 27, 1994 and recorded under Auditor's File No. 9408120107.

TOGETHER WITH that certain easement, including the terms, covenants, and provisions thereof granted by instrument recorded December 1, 1992 and recorded under Auditor's File No. 9212010078; and

SUBJECT TO a non-exclusive easement for ingress, egress and utilities over, under and across the following described tract of land:

A 60.00 foot wide strip of land, being a portion of the Northwest ¼ of the Northwest ¼ of Section 35, Township 35 North, Range 1 East, W.M., said strip lying 30.00 feet on each side of the following described centerline:

Beginning at the Southwest corner of the North ½ of the Northwest ¼ of said Section 35, as said point is shown on Short Plat No. 10-89, recorded August 2, 1989 in Book 8 of Short Plats, page 150, in the Auditor's Office of Skagit County, Washington; thence North 89°35'35" East, along the South line of said North ½, for a distance of 348.48 feet to the Southwest corner of the East 980 feet of the Northwest ¼ of the Northwest ¼ of Section 35; thence North 00°56'08" East along the West line of said East 980 feet for a distance of 200.06 feet to the Northwest corner of the South 200 feet of said East 980 feet; thence North 89°35'35" East along said North line of said South 200 feet for a distance of 518.71 feet; thence North 42°54'48" East for a distance of 115.93 feet; thence North 36°22'12" East for a distance of 50.21 feet to the point of curvature of a curve to the right, said curve having a radius of 127.43 feet; thence Northeasterly, following said curve to the right through a central angle of 34°46'10" for an arc distance of 77.33 feet to the end of said curve; thence North 71°25'42" East for a distance of 45.63 feet to the true point of beginning of said centerline, said point lying on said West line of the East 250.80 feet of said Northwest ¼ of the Northwest ¼; thence continuing North 71°25'42" East for a distance of 43.52 feet; thence North 44°42'23" East for a distance of 47.69 feet; thence North 12°47'01" West for a distance of 56.01 feet to the end of said centerline, said point lying on said North line of the South 481.26 feet of said Northwest ¼ of the Northwest ¼.

The margins of said 60.00 foot wide strip of land are to be lengthened or shortened to intersect with said West line of the East 250.80 feet of said Northwest ¼ of the Northwest ¼ and with the North line of the South 481.26 feet of said Northwest ¼ of the Northwest ¼,

EXCEPT that portion of the Northeast ¼ of the Northwest ¼, described as follows:

Beginning at the North ¼ corner of Section 35;  
thence South 89°15'03" West, 77.88 feet along the North line of said Section;  
thence South 0°32'05" West, 299.95 feet;  
thence South 19°48'46" East, 157.79 feet;  
thence South 31°06'09" East 43.89 feet to the East line of the Northwest ¼ of said Section;  
thence North 0°32'05" East, 487.01 feet to the true point of beginning.

All Situate in the county of Skagit, state of Washington.



200611170145  
Skagit County Auditor

11/17/2006 Page 7 of 21 3:55PM

**EXHIBIT 3**  
(Welch to Welch BLA)

THAT PORTION OF THE NW  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$  OF SECTION 35, T 35 N., R 01 E.,  
W.M. DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF SAID NW  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$ ;  
THENCE S  $89^{\circ}35'35''$ W 200.96 FEET;  
THENCE N  $15^{\circ}03'50''$ W 82.19 FEET;  
THENCE S  $89^{\circ}35'35''$ W 11.06 FEET;  
THENCE N  $03^{\circ}41'57''$ E 120.79 FEET;  
THENCE N  $89^{\circ}35'35''$ E 228.88 FEET;  
THENCE S  $00^{\circ}56'08''$ W 200.06 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF THE NW  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$  OF SECTION  
35, T 35 N., R 01 E., W.M. DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF SAID NW  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$ ;  
THENCE S  $89^{\circ}35'35''$ W 200.96 FEET;  
THENCE S  $15^{\circ}03'50''$ E 193.26 FEET;  
THENCE S  $87^{\circ}24'41''$ E 147.69 FEET;  
THENCE N  $00^{\circ}56'08''$ E 194.74 FEET TO THE POINT OF BEGINNING.

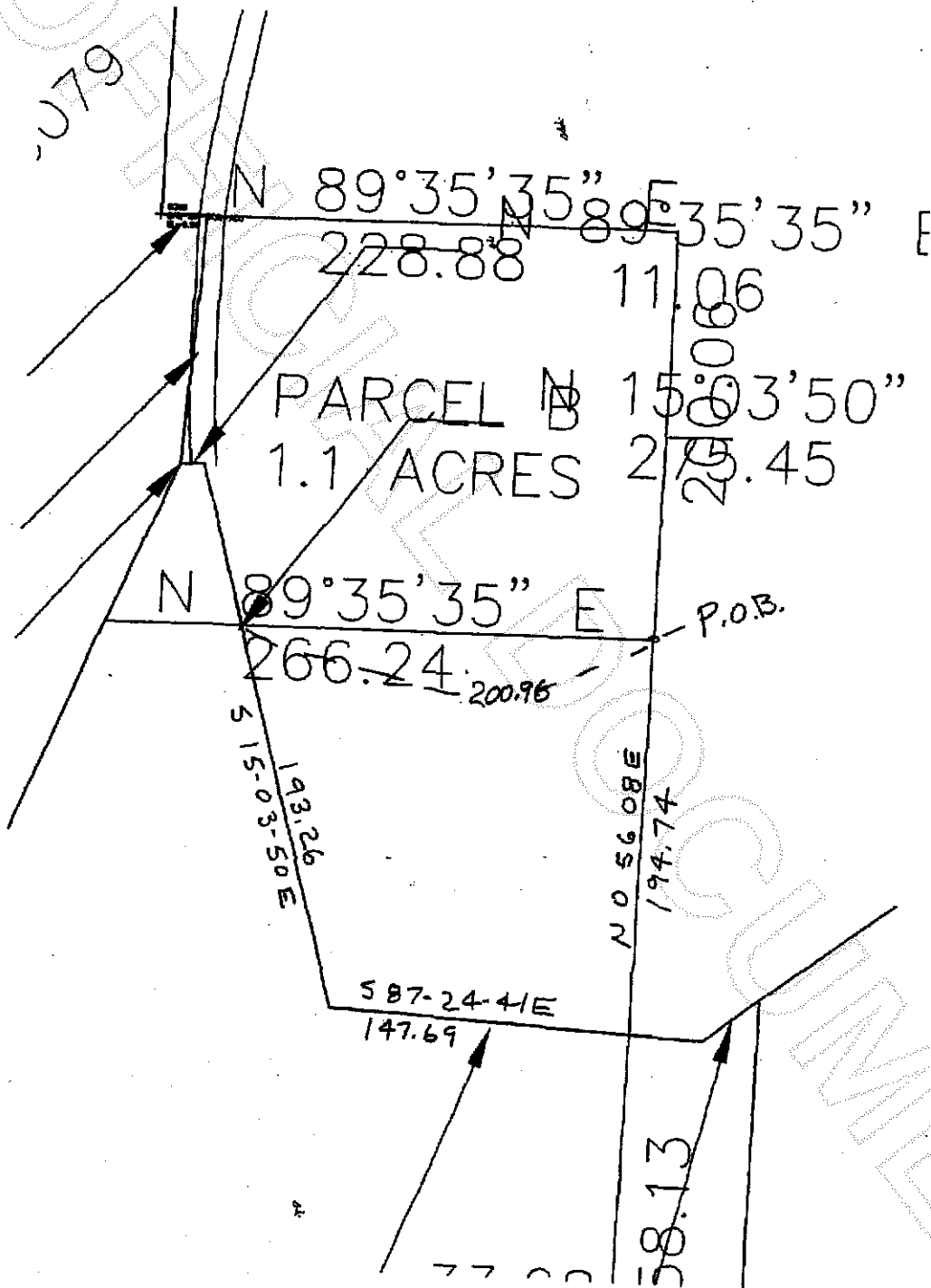


200611170145  
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EXHIBIT 4  
(Welch to Welch BLA)

Portion of Tract A to Tract C



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**EXHIBIT 5**  
(Welch to Welch BLA)

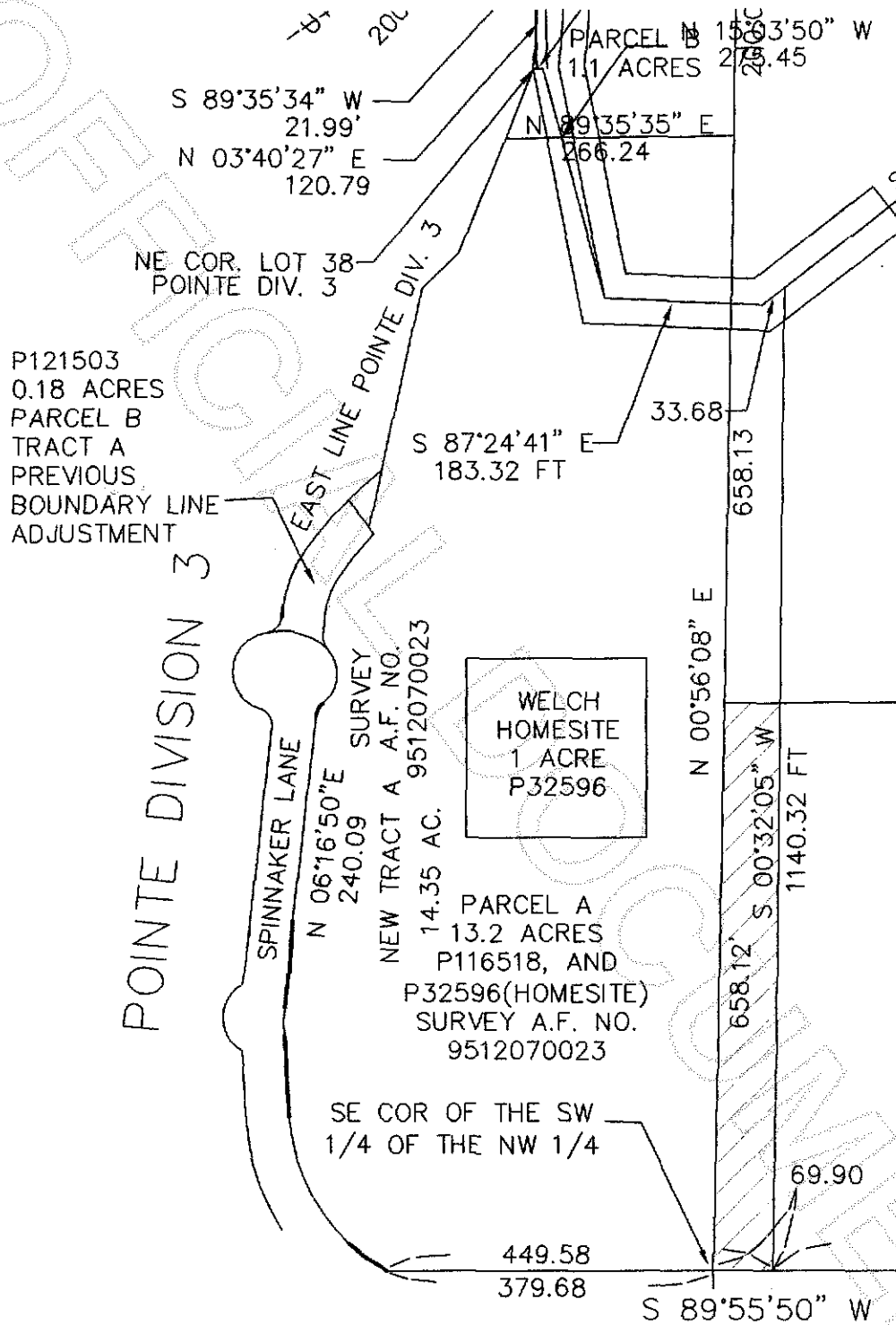
BEGINNING AT THE SE CORNER OF THE SW  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$  OF SECTION 35, T 35 N.,  
R 01 E., W.M.;  
THENCE N 00°56'08"E 658.12 FEET;  
THENCE N 89°45'44"E 65.29 FEET;  
THENCE S 00°32'05"W 658.24 FEET;  
THENCE S 89°55'50"W 69.90 FEET TO THE POINT OF BEGINNING.



200611170145

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EXHIBIT 6  
(Welch to Welch BLA)



200611170145

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**EXHIBIT 7**  
(Welch to Welch BLA)

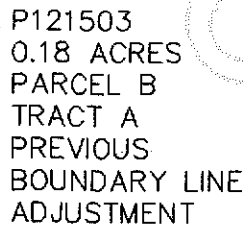
COMMENCING AT THE SE CORNER OF THE SW ¼ OF THE NW ¼ OF SECTION 35, T 35  
N., R 01 E., W.M.;  
THENCE N 00°56'08"E 658.12 FEET TO THE POINT OF BEGINNING;  
THENCE N 00°56'08"E 463.38 FEET;  
THENCE S 87°24'41"E 35.63 FEET;  
THENCE N 52°14'36"E 33.68 FEET;  
THENCE S 00°32'05"W 482.08 FEET;  
THENCE S 89°45'44"W 65.29 FEET TO THE POINT OF BEGINNING.



200611170145

Skagit County Auditor

(Welch to Welch BLA)

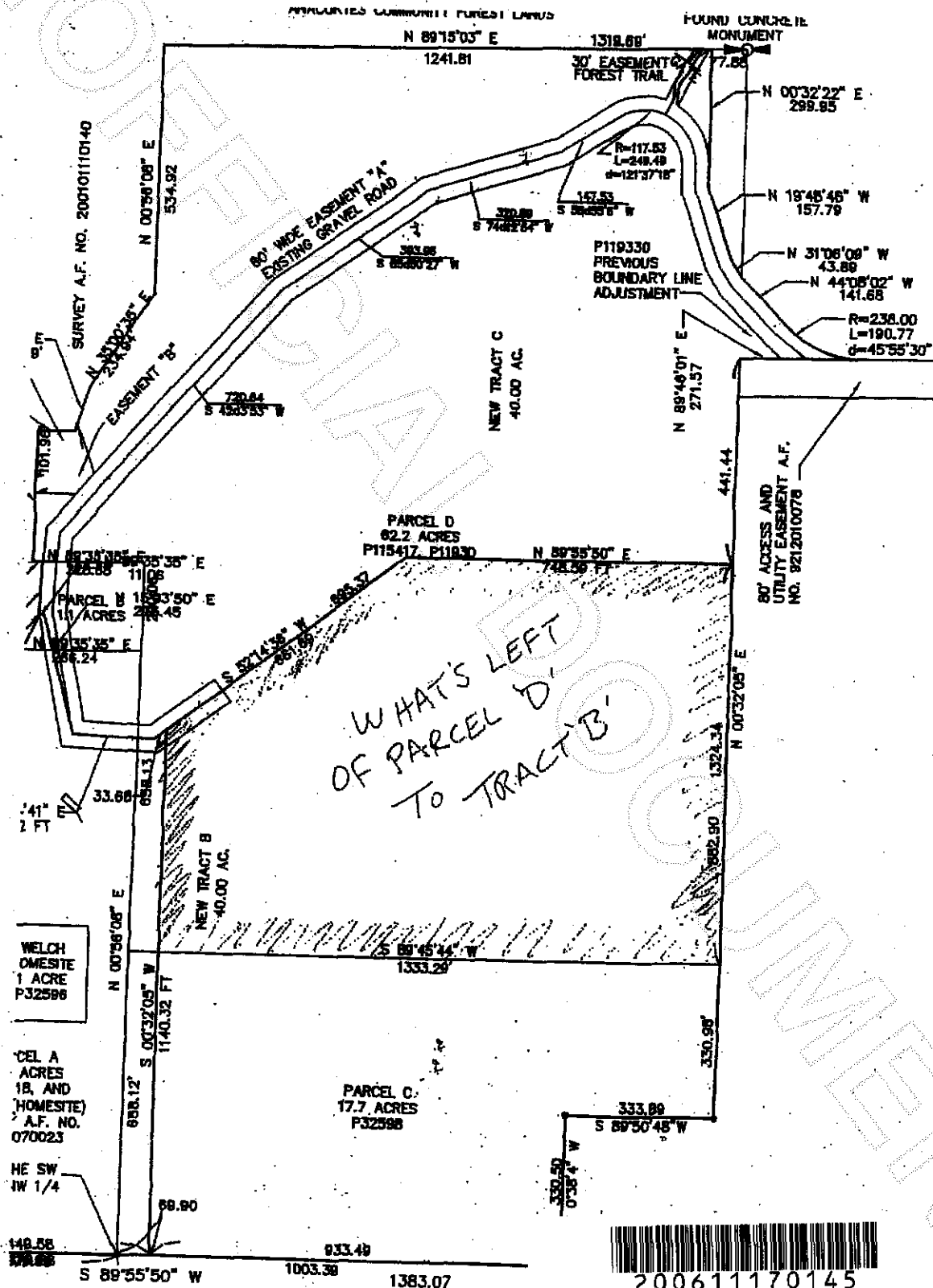


**EXHIBIT 9**  
(Welch to Welch BLA)

COMMENCING AT THE SE CORNER OF THE SW ¼ OF THE NW ¼ OF SECTION 35, T 35  
N., R 01 E., W.M.;  
THENCE N 00°56'08"E 658.12 FEET;  
THENCE N 89°45'44"E 65.29 FEET TO THE POINT OF BEGINNING  
THENCE N 89°45'44"E 1268.00 FEET;  
THENCE N 00°32'05"E 882.90 FEET;  
THENCE S 89°55'50"W 748.59 FEET;  
THENCE S 52°14'36"W 661.69 FEET;  
THENCE S 00°32'05"W 482.08 FEET TO THE POINT OF BEGINNING.



EXHIBIT 10  
(Welch to Welch BLA)



**EXHIBIT 11**  
(Welch to Welch BLA)  
Reconfigured Tract "A"

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 35, T. 35 N., R. 01 E., W.M.; THENCE S 89°55'50"W ALONG THE SOUTH LINE OF SAID SW ¼ A DISTANCE OF 379.68 FEET TO THE EAST LINE OF THE PLAT OF THE POINT, DIVISION 3; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PLAT TO THE NORTHEAST CORNER OF LOT 38 OF SAID PLAT; THENCE N 89°35'35"E A DISTANCE OF 11.06 FEET; THENCE S 15°03'50" E A DISTANCE OF 275.45 FEET ; THENCE S 87°24'41"E A DISTANCE OF 183.32 FEET; THENCE N 52°14'36"E A DISTANCE OF 33.68 FEET; THENCE S 00°32'05"W A DISTANCE OF 1140.32 FEET; THENCE S 89°55'50"W ALONG THE SOUTH LINE OF SAID SW ¼ A DISTANCE OF 69.90 FEET TO THE POINT OF BEGINNING.

**TOGETHER WITH AND SUBJECT TO THE ACCESS AND UTILITY EASEMENT "A" AS DESCRIBED IN EXHIBIT 15 HERETO; AND**

**TOGETHER WITH EASEMENT "B" AND THE TRAIL EASEMENT AS DESCRIBED IN EXHIBIT 15 HERETO.**

Situate in the County of Skagit, state of Washington.

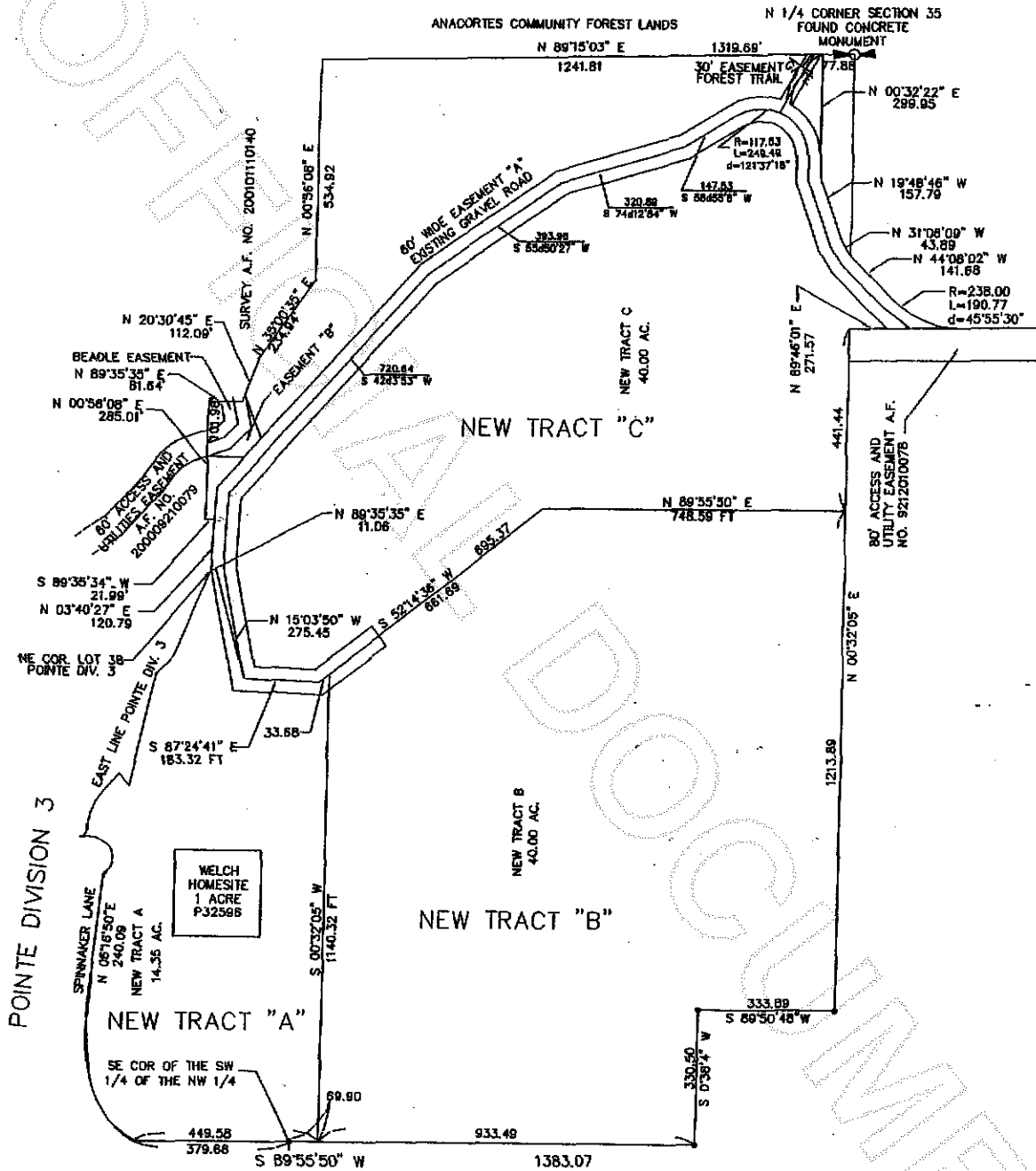


200611170145

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EXHIBIT 12  
(Welch to Welch BLA)  
Reconfigured Lots



200611170145

Skagit County Auditor

**EXHIBIT 13**  
(Welch to Welch BLA)  
Reconfigured Tract "B"

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 35, T. 35 N., R. 01 E., W.M.; THENCE N 89°55'50"E A DISTANCE OF 69.90 FEET TO THE POINT OF BEGINNING; THENCE N 89°55'50"E A DISTANCE OF 933.49 FEET; THENCE N 0°38'04"E A DISTANCE OF 330.50 FEET; THENCE N 89°50'48"E A DISTANCE OF 333.89 FEET TO THE EAST LINE OF SAID NORTHWEST ¼; THENCE N 00°32'05"E ALONG SAID EAST LINE A DISTANCE OF 1213.83 FEET; THENCE S 89°55'50"W A DISTANCE OF 748.59 FEET; THENCE S 52°14'36"W A DISTANCE OF 661.69 FEET; THENCE S 00°32'05"W A DISTANCE OF 1140.32 FEET TO THE POINT OF BEGINNING.

**TOGETHER WITH AND SUBJECT TO THE ACCESS AND UTILITY EASEMENT "A" AS DESCRIBED IN EXHIBIT 15 HERETO; AND**

**TOGETHER WITH EASEMENT "B" AND THE TRAIL EASEMENT AS DESCRIBED IN EXHIBIT 15 HERETO.**

Situate in the County of Skagit, state of Washington.



200611170145  
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**EXHIBIT 14**  
(Welch to Welch BLA)  
Reconfigured Tract "C"

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 35, T. 35 N., R. 01 E., W.M.; THENCE N 89°55'50"E A DISTANCE OF 69.90 FEET; THENCE N 00°32'05"E A DISTANCE OF 1140.32 FEET TO THE POINT OF BEGINNING; THENCE N 52°14'36"E A DISTANCE OF 661.69 FEET; THENCE N 89°55'50"E A DISTANCE OF 748.59 FEET; THENCE N 00°32'05"E A DISTANCE OF 441.44 FEET; THENCE N 89°46'01"E A DISTANCE OF 271.57 FEET; THENCE ALONG A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 238.00 FEET, DELTA ANGLE OF 45°55'30", LENGTH OF 190.77 FEET, AND A CHORD BEARING OF N 67°16'14"W; THENCE N 44°08'02"W A DISTANCE OF 141.68; THENCE N 31°06'09"W A DISTANCE OF 43.89 FEET; THENCE N 19°48'46"W A DISTANCE OF 157.79 FEET; THENCE N 00°32'22"E A DISTANCE OF 299.95 FEET TO THE NORTH LINE OF SAID NORTHWEST ¼; THENCE S 89°15'03"W ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 1241.81 FEET; THENCE S 00°56'08"W A DISTANCE OF 534.92 FEET; THENCE S 35°00'35"W A DISTANCE OF 234.94 FEET; THENCE S 20°30'45"W A DISTANCE OF 112.09 FEET; THENCE S 89°35'35"W A DISTANCE OF 81.64 FEET; THENCE S 00°56'08" W A DISTANCE OF 285.01 FEET; THENCE N 89°35'34"E A DISTANCE OF 21.94 FEET; THENCE S 03°40'56"W A DISTANCE OF 120.79 FEET; THENCE N 89°35'35"E A DISTANCE OF 11.06 FEET; THENCE S 15°03'50" E A DISTANCE OF 275.45 FEET; THENCE S 87°24'41"E A DISTANCE OF 183.32 FEET; THENCE N 52°14'36"E A DISTANCE OF 33.68 FEET TO THE POINT OF BEGINNING;

**TOGETHER WITH AND SUBJECT TO THE ACCESS AND UTILITY EASEMENT AS DESCRIBED IN EXHIBIT 15 HERETO; AND**

**SUBJECT TO EASEMENT "B" AND THE TRAIL EASEMENT AS DESCRIBED IN EXHIBIT 15 HERETO; AND**

**TOGETHER WITH THAT CERTAIN GRANT OF EASEMENT DESCRIBED IN INSTRUMENT DATED JUNE 27, 1994 AND RECORDED UNDER AUDITOR'S FILE NO. 9408120107; AND**

**TOGETHER WITH THAT CERTAIN EASEMENT, INCLUDING THE TERMS, COVENANTS, AND PROVISIONS THEREOF GRANTED BY INSTRUMENT RECORDED DECEMBER 1, 1992 AND RECORDED UNDER AUDITOR'S FILE NO. 9212010078; AND**



200611170145  
Skagit County Auditor

**EXCEPT THAT PORTION OF THE NORTHEAST ¼ OF THE NORTHWEST ¼,  
DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTH ¼ CORNER OF SECTION 35; THENCE SOUTH  
89°15'03" WEST, 77.88 FEET ALONG THE NORTH LINE OF SAID SECTION;  
THENCE SOUTH 0°32'05" WEST, 299.95 FEET; THENCE SOUTH 19°48'46" EAST,  
157.79 FEET; THENCE SOUTH 31°06'09" EAST 43.89 FEET TO THE EAST LINE  
OF THE NORTHWEST ¼ OF SAID SECTION; THENCE NORTH 0°32'05" EAST,  
487.01 FEET TO THE TRUE POINT OF BEGINNING.**

**Situate in the County of Skagit, state of Washington.**



**200611170145  
Skagit County Auditor**

**EXHIBIT 15**  
(Welch to Welch BLA)  
Easements After Adjustment

**ACCESS AND UTILITY EASEMENT "A," AN EASEMENT OVER TRACTS A, B, AND C FOR THE BENEFIT OF TRACTS A, B, AND C:**

A 60.00 FOOT WIDE ACCESS AND UTILITIES EASEMENT OVER PORTIONS OF TRACTS A, B, AND C FOR THE EXCLUSIVE BENEFIT OF SAID TRACTS BEING 30.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE; COMMENCING AT THE NORTH ¼ CORNER OF SECTION 35, T.35 N., R 01 E., W.M.; THENCE SOUTH 0°32'05" WEST ALONG THE EAST LINE OF THE NORTHWEST ¼ OF SAID SECTION A DISTANCE OF 661.56 FEET; THENCE NORTH 89°46'01" EAST A DISTANCE OF 148.36 FEET TO THE POINT OF BEGINNING; THENCE NORTH 53°06'09" WEST A DISTANCE OF 86.41 FEET; THENCE NORTH 44°08'01" WEST A DISTANCE OF 145.10 FEET; THENCE NORTH 31°06'09" WEST A DISTANCE OF 50.29 FEET; THENCE NORTH 19°48'46" WEST A DISTANCE OF 166.14 FEET; THENCE NORTH 0°32'22" WEST A DISTANCE OF 53.80 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 117.53 FEET, LENGTH OF 249.49 FEET, AND A DELTA ANGLE OF 121°37'18"; THENCE SOUTH 58°55'06" WEST A DISTANCE OF 147.53 FEET; THENCE SOUTH 74°12'54" WEST A DISTANCE OF 320.89 FEET; THENCE SOUTH 55°50'27" WEST A DISTANCE OF 393.96 FEET; THENCE SOUTH 42°03'53" WEST A DISTANCE OF 720.64 FEET; THENCE SOUTH 3°41'57" WEST A DISTANCE OF 183.73 FEET THENCE SOUTH 11°04'54" EAST A DISTANCE OF 272.94 FEET; THENCE SOUTH 87°24'41" EAST A DISTANCE OF 183.32 FEET; THENCE NORTH 52°14'36" EAST A DISTANCE OF 185.50 FEET AND THE TERMINATION OF SAID LINE.

**EASEMENT "B," AN EASEMENT OVER TRACT C FOR THE BENEFIT OF TRACTS A AND B DESCRIBED AS FOLLOWS:**

COMMENCING AT THE NE CORNER OF LOT 38, "THE POINTE" DIV. 3, A.F. NO. 9611050014; THENCE N 03°40'27" E A DISTANCE OF 120.79 FEET; THENCE S 89°35'34" W A DISTANCE OF 21.99 FEET; THENCE N 00°56'08" E A DISTANCE OF 151.31 FEET TO THE POINT OF BEGINNING; THENCE S 90°00'00" E A DISTANCE OF 91.32; THENCE N 42°03'53" E A DISTANCE OF 60.00 FEET; THENCE N 21°24'29" W A DISTANCE OF 113.95 FEET; THENCE S 20°30'45" W A DISTANCE OF 17.34 FEET; THENCE S 85°35'35" W A DISTANCE OF 81.64 FEET; THENCE S 00°56'08" W A DISTANCE OF 133.71 TO THE POINT OF BEGINNING.

**TRAIL EASEMENT:**

A 30.00 FOOT WIDE TRAIL ACCESS OVER TRACT C FOR THE EXCLUSIVE BENEFIT OF TRACTS A AND B BEING 15.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE; COMMENCING AT THE NORTH ¼ CORNER OF SECTION 35, T.35 N., R 01 E., W.M.; THENCE SOUTH 89°15'03" WEST ALONG THE NORTH LINE OF THE NORTHWEST ¼ OF SAID SECTION A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 30° WEST A DISTANCE OF 163.60 FEET AND THE TERMINATION OF SAID LINE.



200611170145  
Skagit County Auditor