



200702130060
Skagit County Auditor

2/13/2007 Page 1 of 6 12:15PM

When recorded return to:

Skagit Valley RE
Partnership

1400 E. Kincaid

Mt. Vernon, WA 98273

Filed for record at request of:

Skagit Valley RE Partnership

QUIT CLAIM DEED

THE GRANTOR SKAGIT VALLEY REAL ESTATE PARTNERSHIP, a General Partnership

for and in consideration of **Boundary Line Adjustment** conveys and quit claims to

THE GRANTEE SKAGIT VALLEY REAL ESTATE PARTNERSHIP, a General Partnership

the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor(s) therein.

Ptn SW 1/4 of SE 1/4, 20-34-4 E WM & ptn Lots 1 & 2, Blk 1, Broadway Add. To Mt. Vernon.

Fully described in **Exhibit A** attached.

The property owned by the Grantor is legally described in **Exhibit A**. The parties desire to reconfigure said parcels in Exhibit A to each other. The resulting legal descriptions being on **Exhibit B**. This boundary adjustment is not for the purposes of creating an additional building lot.

Reviewed and Approved

City Engineer

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

643 2/9/2007

Tax #s P52384, P52385 and P26778

FEB 13 2007

Dated: 1/24, 2007

Amount Paid \$
Skagit Co. Treasurer
By Deputy

Dr. Mark Johnson-M.D.

Member of Management Committee

Dr. John Halsey M.D.-Managing Member

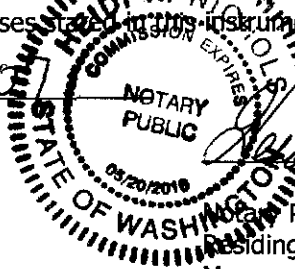
Dr. Pat Clark M.D.

Member of Management Committee

State of Washington }
County of Skagit } SS.

I certify that I know or have satisfactory evidence that **Dr. John Halsey M.D.** is the person who appeared before me, he/she is the **Managing Member of SKAGIT VALLEY REAL ESTATE PARTNERSHIP, a General Partnership** and he/she freely signed in his authorized capacity for the uses and purposes stated in this instrument.

Dated: Jan. 26, 2007

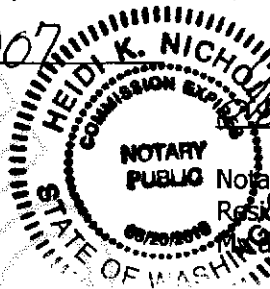


Notary Public in and for the State of Wash.
Residing at: Mount Vernon
My appointment expires: May 20, 2010

State of Washington }
County of Skagit } SS.

I certify that I know or have satisfactory evidence that Dr. Mark Johnson-M.D. is the person who appeared before me, he/she is the **Member of the Management Committee of SKAGIT VALLEY REAL ESTATE PARTNERSHIP, a General Partnership** and he/she freely signed in his authorized capacity for the uses and purposes stated in this instrument.

Dated: Jan. 29, 2007

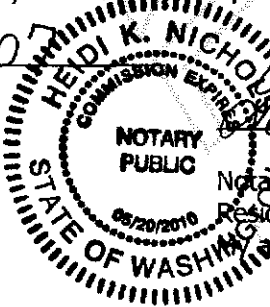


Heidi K. Nichols
Notary Public in and for the State of Wash.
Residing at: Mount Vernon
Appointment expires: May 20, 2010

State of Washington }
County of Skagit } SS.

I certify that I know or have satisfactory evidence that Dr. Pat Clark M.D. is the person who appeared before me, he/she is the **Member of the Management Committee of SKAGIT VALLEY REAL ESTATE PARTNERSHIP, a General Partnership** and he/she freely signed in his authorized capacity for the uses and purposes stated in this instrument.

Dated: Jan. 29, 2007



Heidi K. Nichols
Notary Public in and for the State of Wash.
Residing at: Mount Vernon
Appointment expires: May 20, 2010



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EXHIBIT "A"

Legal Descriptions Before Adjustment

Parcel "A" before Adjustment

That portion of the Southwest Quarter of the Southeast Quarter of Section 20, Township 34 North, Range 4 East, WM, described as follows:

Beginning at a point 30.83 feet South of the Northwest corner of said Southwest Quarter of the Southeast Quarter; Thence North 89° 47' 30" East, parallel to the North line of said Southwest Quarter of the Southeast Quarter 225.00 feet; Thence South 1° 08' 15" East, along the Westerly line of Block 1 of the plat of "Broadway Addition to Mount Vernon", as per plat recorded in Volume 6 of Plats, page 7, records of Skagit County, Washington, a distance of 260.00 feet to the North line of Broadway Street produced; Thence South 89° 47' 30" West 225.00 feet; Thence North 1° 08' 15" West, along the West line of said Southwest Quarter of the Southeast Quarter 260.00 feet to the point of Beginning.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Parcel "B" before Adjustment

Lot 1, Block 1, "Broadway Addition to Mount Vernon", as per plat recorded in Volume 6 of Plats, page 7, records of Skagit County, Washington,

EXCEPT the South 41.00 feet thereof,

AND EXCEPT all that portion thereof lying North of a line that is 30.83 feet south of and parallel to the North line of the Southwest Quarter of the Southeast Quarter of Section 20, Township 34 North, Range 4 East, WM.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Parcel "C" before Adjustment

Lot 2, Block 1, "Broadway Addition to Mount Vernon", as per plat recorded in Volume 6 of Plats, page 7, records of Skagit County, Washington,

TOGETHER WITH that portion of vacated alley as vacated by the City of Mount Vernon, Ordinance No. 3067, as recorded September 12, 2001, under Auditors File No. 200109120026.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Parcel "D" before Adjustment

The South 41.00 feet of Lot 1, Block 1, "Broadway Addition to Mount Vernon", as per plat recorded in Volume 6 of Plats, page 7, records of Skagit County, Washington,

TOGETHER WITH that portion of vacated alley as vacated by the City of Mount Vernon, Ordinance No. 3067, as recorded September 12, 2001, under Auditors File No. 200109120026.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



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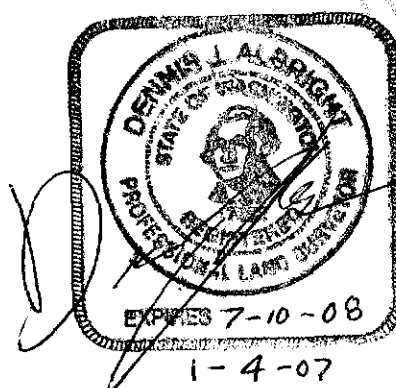


EXHIBIT "B"

Legal Descriptions After Adjustment

Parcel "A" after Adjustment

That portion of the Southwest Quarter of the Southeast Quarter of Section 20, Township 34 North, Range 4 East, WM, described as follows:

Beginning at a point 30.83 feet South of the Northwest corner of said Southwest Quarter of the Southeast Quarter; Thence North $89^{\circ} 48' 35''$ East, parallel to the North line of said Southwest Quarter of the Southeast Quarter 203.81 feet, more or less, to the northerly extension of the East line (East face of building) of the existing medical building as the same exists on January 1, 2007; Thence South $0^{\circ} 22' 16''$ East, along the line of the East face of the existing building and the same projected a distance of 134.45 feet, more or less, to the Southeast corner of said building; Thence South $89^{\circ} 37' 44''$ West, along the Southerly face of the existing building, a distance of 22.83 feet; Thence South $0^{\circ} 13' 17''$ East 125.39 feet more or less, to the Northerly margin of Broadway Street; Thence South $89^{\circ} 46' 43''$ West, along said margin, 177.30 feet to the West line of said Southwest Quarter of the Southeast Quarter of Section 20; Thence North $1^{\circ} 06' 35''$ West, along said line, 260.05 feet to the point of Beginning.

The basis of bearing for the above legal description is North $1^{\circ} 06' 35''$ West between the found South Quarter corner and the found and accepted $1/16^{\text{th}}$ corner on Kincaid Street.

Situate in the City of Mount Vernon, County of Skagit, State of Washington

Parcel "B" after Adjustment

That portion of the Southwest Quarter of the Southeast Quarter of Section 20, Township 34 North, Range 4 East, WM, described as follows:

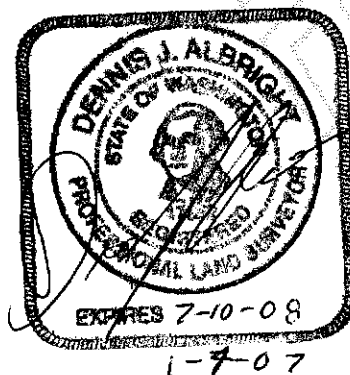
Commencing at a point 30.83 feet South of the Northwest corner of said Southwest Quarter of the Southeast Quarter; Thence North $89^{\circ} 48' 35''$ East, parallel to the North line of said Southwest Quarter of the Southeast Quarter 203.81 feet, more or less, to the northerly extension of the East line (East face of building) of the existing medical building as the same exists on January 1, 2007 and **THE TRUE POINT OF BEGINNING**; Thence South $0^{\circ} 22' 16''$ East, along the line of the East face of the existing building and the same projected a distance of 73.95 feet, Thence North $89^{\circ} 47' 39''$ East 99.89 feet to the West margin of South 15th Street; Thence North $1^{\circ} 09' 02''$ West, along said line, 73.94 feet to a point which lies North $89^{\circ} 48' 35''$ East from the true point of beginning; Thence South $89^{\circ} 48' 35''$ West 98.89 feet to **THE TRUE POINT OF BEGINNING**.

The basis of bearing for the above legal description is North $1^{\circ} 06' 35''$ West between the found South Quarter corner and the found and accepted $1/16^{\text{th}}$ corner on Kincaid Street.

Situate in the City of Mount Vernon, County of Skagit, State of Washington



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Legal Descriptions After Adjustment**Parcel "C" after Adjustment**

That portion of the Southwest Quarter of the Southeast Quarter of Section 20, Township 34 North, Range 4 East, WM, described as follows:

Commencing at a point 30.83 feet South of the Northwest corner of said Southwest Quarter of the Southeast Quarter; Thence North 89° 48' 35" East, parallel to the North line of said Southwest Quarter of the Southeast Quarter 203.81 feet, more or less, to the northerly extension of the East line (East face of building) of the existing medical building as the same exists on January 1, 2007; Thence South 0° 22' 16" East, along the line of the East face of the existing building and the same projected a distance of 114.84 feet to **THE TRUE POINT OF BEGINNING**; Thence continue South 0° 22' 16" East 19.61 feet, more or less, to the Southeast corner of said building; Thence South 89° 37' 44" West, along the Southerly face of the existing building, a distance of 22.83 feet; Thence South 0° 13' 17" East 125.39 feet more or less, to the Northerly margin of Broadway Street; Thence North 89° 46' 43" East, along said margin, 125.58 feet to the West margin of South 15th Street; Thence North 1° 09' 02" West, along said line, 145.05 feet to a point which lies North 89° 47' 39" East from the true point of beginning; Thence South 89° 47' 39" West 100.45 feet to **THE TRUE POINT OF BEGINNING**.

The basis of bearing for the above legal description is North 1° 06' 35" West between the found South Quarter corner and the found and accepted 1/16th corner on Kincaid Street.

Situate in the City of Mount Vernon, County of Skagit, State of Washington

Parcel "D" after Adjustment

That portion of the Southwest Quarter of the Southeast Quarter of Section 20, Township 34 North, Range 4 East, WM, described as follows:

Commencing at a point 30.83 feet South of the Northwest corner of said Southwest Quarter of the Southeast Quarter; Thence North 89° 48' 35" East, parallel to the North line of said Southwest Quarter of the Southeast Quarter 203.81 feet, more or less, to the northerly extension of the East line (East face of building) of the existing medical building as the same exists on January 1, 2007; Thence South 0° 22' 16" East, along the line of the East face of the existing building and the same projected a distance of 73.95 feet to **THE TRUE POINT OF BEGINNING**; Thence continue South 0° 22' 16" East 40.89 feet; Thence North 89° 47' 39" East 100.45 feet to the West margin of South 15th Street; Thence North 1° 09' 02" West, along said line, 40.89 feet to a point which lies North 89° 48' 35" East from the true point of beginning; Thence South 89° 48' 35" West 99.89 feet to **THE TRUE POINT OF BEGINNING**.

The basis of bearing for the above legal description is North 1° 06' 35" West between the found South Quarter corner and the found and accepted 1/16th corner on Kincaid Street.

Situate in the City of Mount Vernon, County of Skagit, State of Washington



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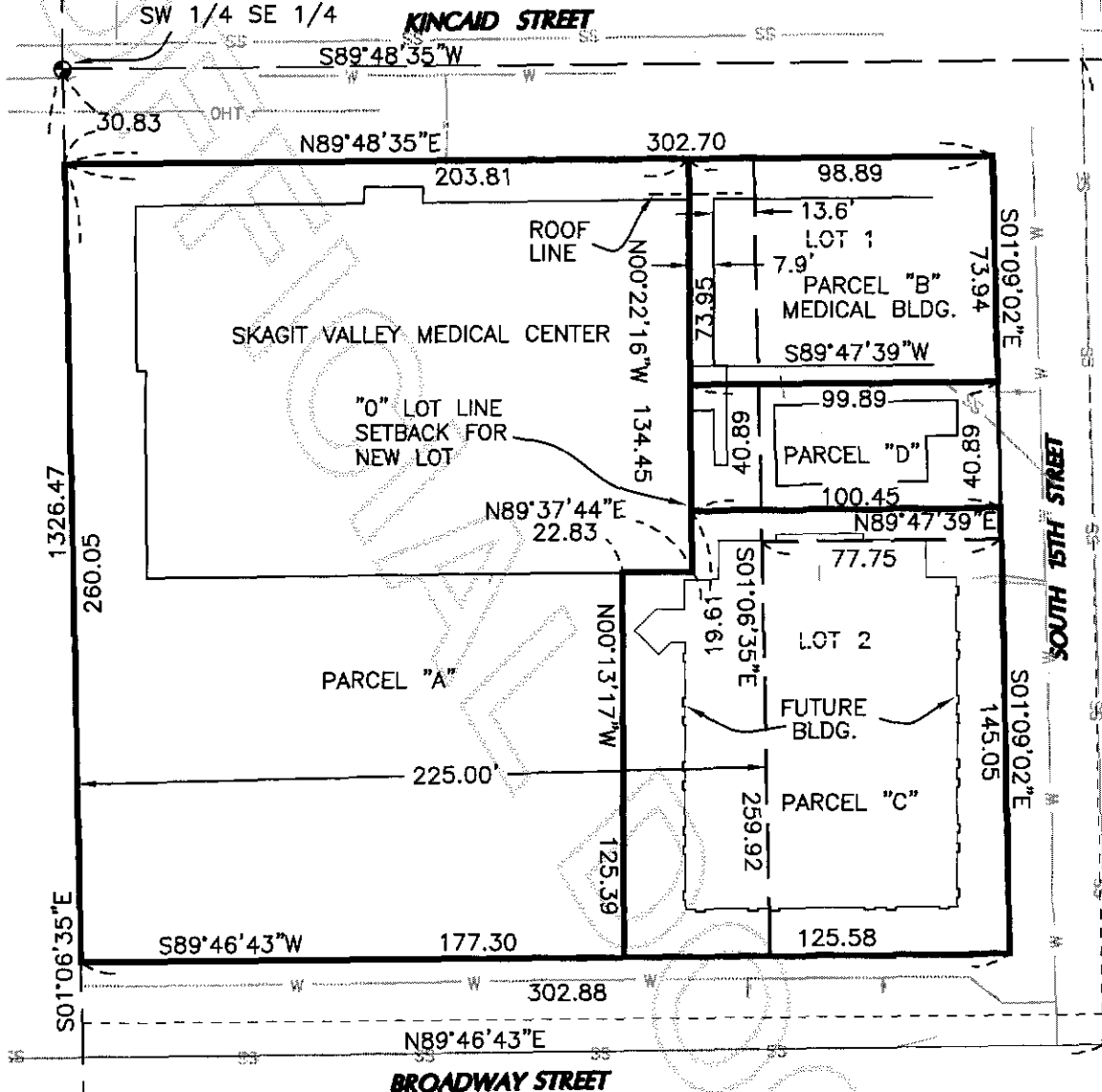
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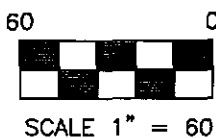
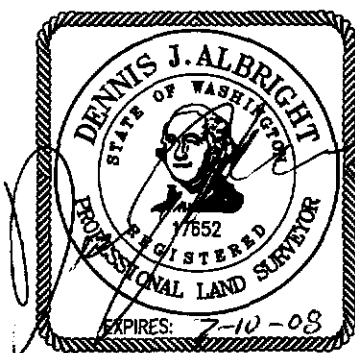


BOUNDARY LINE ADJUSTMENT

FOUND 1 1/2" IP IN
CASE, 7-22-04, 69/19,
1/16th ACCEPTED AS
THE NW CORNER OF THE
SW 1/4 SE 1/4



FND. 2 1/2" IP IN
CASE, 7-22-04,
69/19



- — BEFORE BOUNDARY LINE ADJUSTMENT
- AFTER BOUNDARY LINE ADJUSTMENT
- SS— EXISTING SEWER LINE
- W— EXISTING WATER LINE
- OHT— EXISTING TELEPHONE LINE

DRAWN BY: DJA
DATE: 1-2-07
DWG. NO.: 062SURV.DWG
APPROVED BY:

SKAGIT COUNTY REAL ESTATE
PARTNERSHIP
BOUNDARY LINE ADJUSTMENT
SECTION 20, TOWNSHIP 34 NORTH
RANGE 4 EAST, W.M.

SOUND DEV. GROUP
PO BOX 1705
MOUNT VERNON, WASHINGTON 98273
(360) 404-2010 062S-06



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Skagit County Auditor