



200705100145

Skagit County Auditor

5/10/2007 Page 1 of 4 1:56PM

Name: Hansell Mitzel LLCAddress: P.O. Box 2523City and State: Mount Vernon, WA 98273Tax Account Number: P28882, P28788 and portion P29217
Escrow #: JM-1357

FIRST AMERICAN TITLE CO.

B90344E-2

QUIT CLAIM DEED

THE GRANTOR Hansell Mitzel LLC

for no consideration, boundary line adjustment only

conveys and quit claims to Hansell Mitzel LLC

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:

Parcel "A" and Parcel "B" as described on Page 2 hereof, each being a portion of the Southeast ¼ of Section 30, Township 34 North, Range 4 East, W.M.

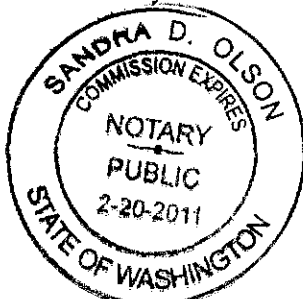
The Grantor owns two existing lots that will be recombined or reaggregated as described on Page 2 hereof. This boundary line adjustment is not for the purposes of creating an additional building lot.

This boundary line adjustment is approved by [Signature] the City Engineer of the City of Mount Vernon.Dated this 2nd day of MAY, 2007.Hansell Mitzel LLC by [Signature]
A Managing MemberSKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 10 2007

STATE OF WASHINGTON
COUNTY OF SKAGITAmount Paid \$
By Skagit Co. Treasurer
DeputyI certify that I know or have satisfactory evidence that Daniel Mitzel is the person who appeared before me, and said person acknowledged that he signed this instrument on oath that he was authorized to execute the instrument and acknowledged it as a Managing Member of Hansell Mitzel LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal the day and year last written above.

Sandra D. Olson
Notary Public in and for the State of Washington
Residing at Burlington Wa
My commission expires 2-20-11

Legal Descriptions after Boundary Line Adjustment

Parcel "A"

That portion of the Southeast Quarter of Section 30, Township 34 North, Range 4 East, WM, described as follows:

Commencing at the Northeast corner of said subdivision; Thence North 89° 40' 44" West, along the North line of said Southeast Quarter, a distance of 505.95 feet; Thence South 1° 12' 41" West, parallel with the West line of said East half, a distance of 585.00 feet; Thence North 89° 40' 44" West 10.27 feet to the West line of parcel conveyed to Skagit County by deed recorded under Auditors File number 593256 and the **TRUE POINT OF BEGINNING**; Thence continue North 89° 40' 44" West, parallel with the North line of said Southeast Quarter 358.19 feet to the center line of Cleveland Avenue produced South, as established in the City of Mount Vernon; Thence South 1° 53' 07" West, along the center line of Cleveland Avenue produced South, a distance of 474.90 feet to the North line of that certain 25 acre parcel as described in warranty deed recorded under Auditors file number 139995, dated March 3, 1920; Thence North 89° 59' 46" East, along said North line and said line produced, 644.95 feet, more or less, to the Westerly right of way of the Burlington Northern right of way; Thence North 4° 51' 16" East, along said right of way, 176.15 feet to the South line of the North 2/3 of the Northeast Quarter of the Southeast Quarter of said Section 30; Thence North 89° 53' 45" West, along the South line thereof, 292.25 feet to the West line of parcel conveyed to Skagit County by deed recorded under Auditors File number 593256; Thence North 1° 11' 56" East, along the West line thereof, 296.61 feet to the **TRUE POINT OF BEGINNING**.

SUBJECT TO an easement for sewer and water installation and maintenance, over and across, that portion of said Southeast Quarter of Section 30 commencing at the Northeast corner of said subdivision; Thence North 89° 40' 44" West, along the North line of said Southeast Quarter, a distance of 505.95 feet; Thence South 1° 12' 41" West, parallel with the West line of said East half, a distance of 585.00 feet; Thence North 89° 40' 44" West 10.27 feet to the West line of parcel conveyed to Skagit County by deed recorded under Auditors File number 593256; Thence South 1° 11' 56" West 296.61 feet to the South line of North 2/3 of the Northeast Quarter of the Southeast Quarter of said Section 30 and **THE TRUE POINT OF BEGINNING**; Thence continue South 1° 11' 56" West 176.11 feet to the North line of that certain 25 acre parcel as described in warranty deed recorded under Auditors file number 139995, dated March 3, 1920; Thence North 89° 59' 46" East, along said North line, 20.00 feet; Thence North 1° 11' 56" East 176.07 feet to the South line of North 2/3 of the Northeast Quarter of the Southeast Quarter of said Section 30; Thence North 89° 53' 45" West, along said line, 20.00 feet, more or less to the **TRUE POINT OF BEGINNING**.

Situate in the County of Skagit, State of Washington

Parcel "B"

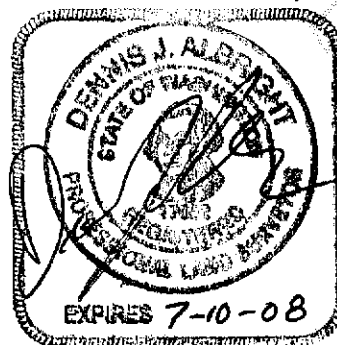
That portion of the Southeast Quarter of Section 30, Township 34 North, Range 4 East, WM, described as follows:

Commencing at the Northeast corner of said subdivision; Thence North 89° 40' 44" West, along the North line of said Southeast Quarter, a distance of 505.95 feet; Thence South 1° 12' 41" West, parallel with the West line of said East half, a distance of 585.00 feet; Thence North 89° 40' 44" West 10.27 feet to the West line of parcel conveyed to Skagit County by deed recorded under Auditors File number 593256; Thence continue North 89° 40' 44" West, parallel with the North line of said Southeast Quarter 139.49 feet to the East line of the West Half of the Northeast Quarter of the Southeast quarter of said Section 30 and **THE TRUE POINT OF BEGINNING**; Thence Continue North 89° 40' 44" West 218.70 feet to the center line of Cleveland Avenue produced South, as established in the City of Mount Vernon; Thence North 1° 53' 07" East, along the center line of Cleveland Avenue produced 345.15 feet to a point



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240.00 feet from the intersection of the center line produced South of Cleveland Avenue, as established in the City of Mount Vernon, and the center line of said Section 30; Thence South 89° 40' 44" East, parallel with the North line of said Southeast Quarter, 214.64 feet to the East line of the West Half of said Northeast Quarter of the Southeast Quarter; Thence South 1° 12' 41" West, along said line, a distance of 345.06 feet to the **TRUE POINT OF BEGINNING**.

Situate in the County of Skagit, State of Washington

~~Parcel "C"~~

The South One Third of the East Half of the Northeast Quarter of the Southeast Quarter of Section 30, Township 34 North, Range 4 East, W.M., that lies West of the Great Northern Railroad right of way.

EXCEPT that portion described as follows:

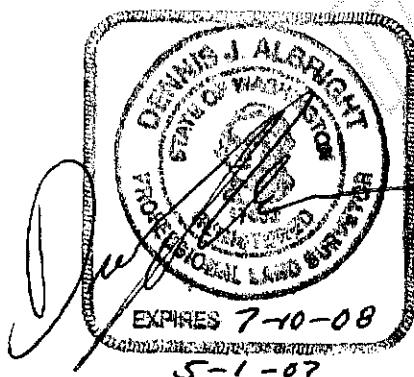
That portion of the Southeast Quarter of Section 30, Township 34 North, Range 4 East, WM, described as follows.

Commencing at the Northeast corner of said subdivision; Thence North 89° 40' 44" West, along the North line of said Southeast Quarter, a distance of 505.95 feet; Thence South 1° 12' 41" West, parallel with the West line of said East half, a distance of 585.00 feet; Thence North 89° 40' 44" West 10.27 feet to the West line of parcel conveyed to Skagit County by deed recorded under Auditors File number 593256 and the **TRUE POINT OF BEGINNING**; Thence continue North 89° 40' 44" West, parallel with the North line of said Southeast Quarter 358.19 feet to the center line of Cleveland Avenue produced South, as established in the City of Mount Vernon; Thence South 1° 53' 07" West, along the center line of Cleveland Avenue produced South, a distance of 474.90 feet to the North line of that certain 25 acre parcel as described in warranty deed recorded under Auditors file number 139995, dated March 3, 1920; Thence North 89° 59' 46" East, along said North line and said line produced, 644.95 feet, more or less, to the Westerly right of way of the Burlington Northern right of way; Thence North 4° 51' 16" East, along said right of way, 176.15 feet to the South line of the North 2/3 of the Northeast Quarter of the Southeast Quarter of said Section 30; Thence North 89° 53' 45" West, along the South line thereof, 292.25 feet to the West line of parcel conveyed to Skagit County by deed recorded under Auditors File number 593256; Thence North 1° 11' 56" East, along the West line thereof, 296.61 feet to the **TRUE POINT OF BEGINNING**.

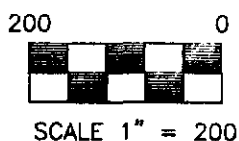
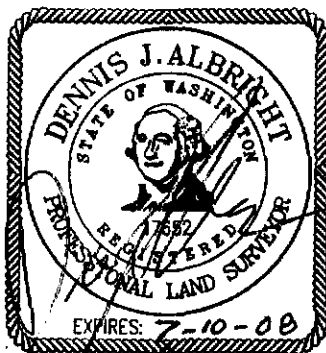
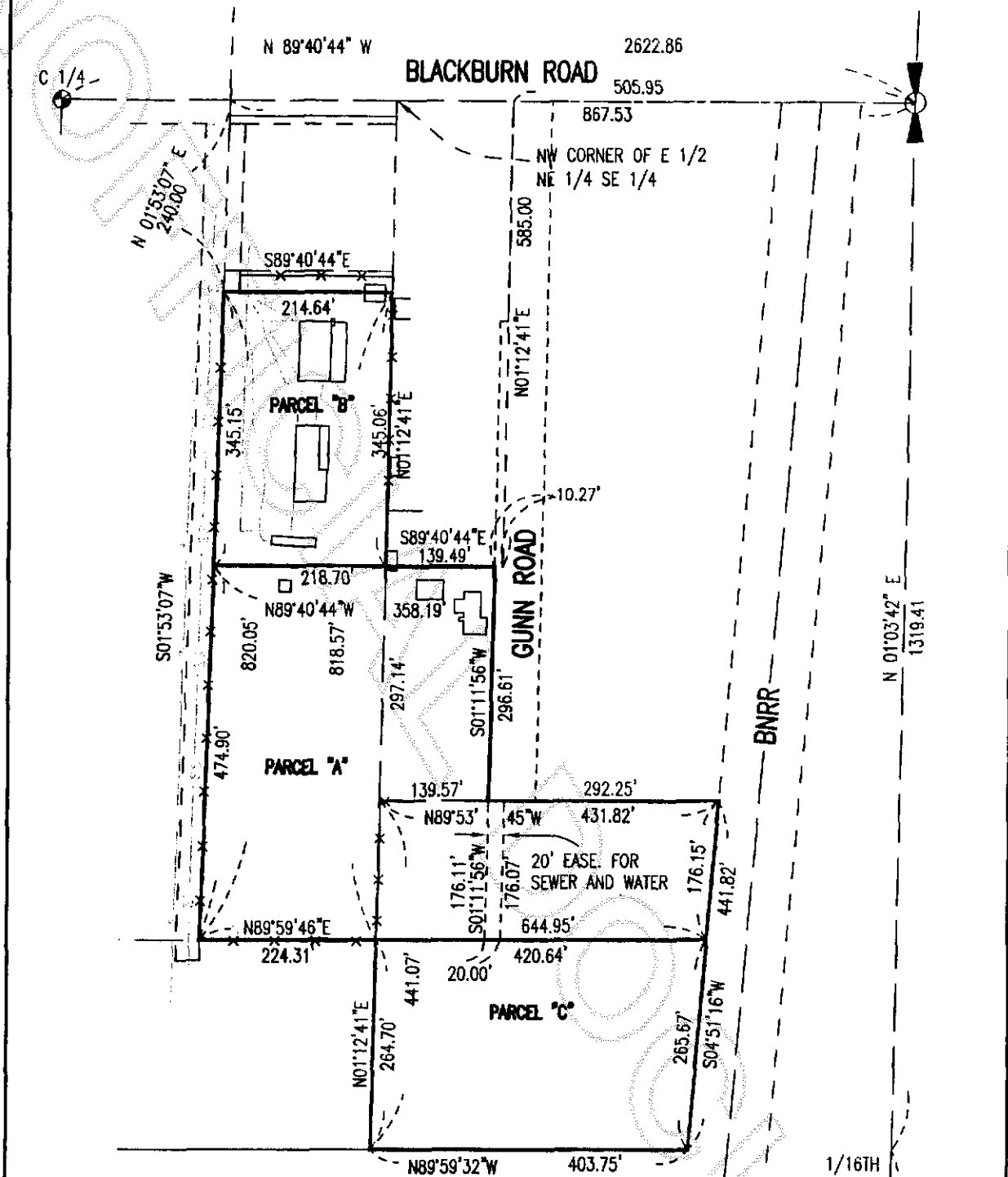
TOGETHER WITH an easement for sewer and water installation and maintenance, over and across, that portion of said Southeast Quarter of Section 30 commencing at the Northeast corner of said subdivision; Thence North 89° 40' 44" West, along the North line of said Southeast Quarter, a distance of 505.95 feet; Thence South 1° 12' 41" West, parallel with the West line of said East half, a distance of 585.00 feet; Thence North 89° 40' 44" West 10.27 feet to the West line of parcel conveyed to Skagit County by deed recorded under Auditors File number 593256; Thence South 1° 11' 56" West 296.61 feet to the South line of North 2/3 of the Northeast Quarter of the Southeast Quarter of said Section 30 and **THE TRUE POINT OF BEGINNING**; Thence continue South 1° 11' 56" West 176.11 feet to the North line of that certain 25 acre parcel as described in warranty deed recorded under Auditors file number 139995, dated March 3, 1920; Thence North 89° 59' 46" East, along said North line, 20.00 feet; Thence North 1° 11' 56" East 176.07 feet to the South line of North 2/3 of the Northeast Quarter of the Southeast Quarter of said Section 30; Thence North 89° 53' 45" West, along said line, 20.00 feet, more or less to the **TRUE POINT OF BEGINNING**.



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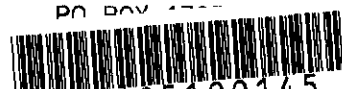
BOUNDARY LINE ADJUSTMENT



- BEFORE BOUNDARY LINE ADJUSTMENT
- AFTER BOUNDARY LINE ADJUSTMENT
- SS— EXISTING SEWER LINE
- W— EXISTING WATER LINE
- P — EXISTING POWER LINE

DRAWN BY: DJA	HANSELL / MITZEL LLC
DATE: 5-1-07	BOUNDARY LINE ADJUSTMENT
DWG. NO.: 271BLA.DWG	SECTION 30, TOWNSHIP 34 NORTH
APPROVED BY:	RANGE 4 EAST, W.M.

SOUND DEV. GROUP



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