



200709250060
Skagit County Auditor

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When recorded return to:

Ash Ventures
2205 S. 19th St
Mt. Vernon, WA 98274

Filed for record at request of:

Ash Ventures

QUIT CLAIM DEED

THE GRANTOR ASH VENTURES, L.L.C., a Washington Limited Liability Company

for and in consideration of **None-Boundary Line Adjustment** conveys and quit claims to

THE GRANTEE ASH VENTURES, L.L.C., a Washington Limited Liability Company

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. Lot 16 and Lots 17 and 18 MOUNT VERNON HEIGHTS ADDITION, MOUNT VERNON

Fully described in **Exhibit A** attached.

The property owned by the Grantors is legally described in **Exhibit A**. The Grantors desire to re-define the existing lot lines as more specifically described in **Exhibit B attached hereto**. The resulting configuration is delineated on **Exhibit C** attached hereto. This boundary adjustment is not for the purposes of creating an additional building lot.

Tax # P53928

4525
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated: August 29, 2007

SEP 25 2007

Charles E. Ash II
CHARLES E. ASH II
Member

Amount Paid \$ 8
By MAH Skagit Co. Treasurer Deputy

State of Washington }
County of Skagit } SS.

I certify that I know or have satisfactory evidence that **CHARLES E. ASH II** is the person who appeared before me, he/she is the Member of **ASH VENTURES, L.L.C., a Washington Limited Liability Company** and he/she freely signed in his/her authorized capacity for the uses and purposes stated in this instrument.

Dated: August 29 2007

SHARON R. ANTHONY
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-6-2009

Sharon R. Anthony
Notary Public in and for the State of Wash
Residing at: Mount Vernon
My appointment expires: 9-6-2009

LISSE & ASSOCIATES, PLLC

320 Milwaukee St, PO Box 1109, Mount Vernon WA 98273 (360) 419-7442 FAX (360) 419-0581

Exhibit "A"

**Ash Ventures Ownership Prior to Boundary Line Adjustment
Assessor's Parcel Number P-53928**

Lot 16, EXCEPT the South 30 feet thereof, all of Lots 17 and 18, Block 4, "Mount Vernon Heights Addition, Mount Vernon, Wash.," as per plat recorded in Volume 5 of Plats, page 47, records of Skagit County, Washington.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, liens, leases, court causes and other instruments of record.

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



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Exhibit "B"

Parcel Descriptions After Boundary Line Adjustment

Parcel 1

The North 9.96 feet of Lot 17 (as measured perpendicular to the North line), TOGETHER WITH all of Lot 18, Block 4, "Mount Vernon Heights Addition, Mount Vernon, Wash.," as per plat recorded in Volume 5 of Plats, page 47, records of Skagit County, Washington.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

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

Containing 10,231 sq. ft.

Parcel 2

Lot 16, EXCEPT the South 30.00 feet thereof (as measured perpendicular to the South line); TOGETHER WITH Lot 17, EXCEPT the North 9.96 feet thereof (as measured perpendicular to the North line), Block 4, "Mount Vernon Heights Addition, Mount Vernon, Wash.," as per plat recorded in Volume 5 of Plats, page 47, records of Skagit County, Washington.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

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

Containing 10,114 sq. ft.

The above-described parcels are reconfigurations of existing platted lots that have been conveyed as described in Exhibit "A" since 1988+/-, but have never been combined via Boundary Line Adjustment. The above-described Parcels 1 and 2 represent the revised descriptions for the two lots, Parcel 1 having an existing residence and Parcel 2 being available for new home construction.

APPROVED

The foregoing Quit Claim Deed adjusting boundary lines is hereby approved this 25th day of SEPTEMBER, 2007.

City of Mount Vernon

By: [Signature]
Its City Engineer



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BLA PARCEL 1
10230.8 Sq.ft.

N89°58'26"E

N89°58'26"E

332.

333.01

N. 14TH ST.

BLA PARCEL:
10230.8 Sq.ft.

BLA PARCEL 2
10113.7 Sq.ft.

N 15TH ST

51°03'54" N

33°54'8"

ASH VENTURE BOUNDARY LINE ADJUSTMENT
PORTION OF THE PLAT OF
MOUNT VERNON HEIGHTS ADDITION

MOUNT VERNON HEIGHTS ADDITION

MOUNT VERNON HEIGHTS ADDITION

AUGUST 2007

HIGHLAND 58°58'26"W ST

509°58'26"

333.17^a

7 65 10 15 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100

7 65 10 15 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100

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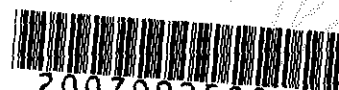
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