

AFTER RECORDING RETURN TO:

SPRING MEADOWS, LLC

P.O. Box 650

BURLINGTON WA 98233



200712170150

Skagit County Auditor

12/17/2007 Page

1 of

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Grantor.	B.O.B. LLC and SPRING MEADOWS, LLC
Grantee.	B.O.B. LLC and SPRING MEADOWS, LLC
Abbrev. Leg.	Lots 1 through 4, CITY OF BURLINGTON BINDING SITE PLAN 1-00
Tax Parcel Nos.	8026-000-001-0000/P116509; 8026-000-002-0000/P116510; 8026-000-003-0000/P116511; and 8026-000-004-0000/P116512

## QUIT CLAIM DEED

### RECITALS

B.O.B. LLC, a Washington State limited liability company, is owner of the real property currently described as Lot 1 on EXHIBIT A, which is attached hereto and by this reference incorporated herein. SPRING MEADOWS, LLC, a Washington State limited liability company, is owner of the real property currently described as Lots 2, 3 and 4 on EXHIBIT A, which is attached hereto and by this reference incorporated herein. The sole members and beneficial owners of both limited liability companies are MICHAEL V. FOHN and MAUREEN FOHN, husband and wife.

The above-named parties wish to adjust the boundaries to their properties into a different configuration, described as Lots 1, 2, 3 and 4 on EXHIBIT C, which is attached hereto and by this reference incorporated herein. The adjustment will be accomplished by transferring a portion of the existing Lot 2 (which portion is described on EXHIBIT B, attached hereto and incorporated by this reference) to Lot 1, from Spring Meadows LLC to B.O.B. LLC, to be aggregated with the said Lot 1, and then adjusting the boundaries of Lots 2, 3 and 4 to the boundaries as described on EXHIBIT C, attached hereto.

### THEREFORE:

THE GRANTOR, SPRING MEADOWS, LLC, a Washington State limited liability company, for and in consideration of boundary line adjustment with no monetary consideration, conveys and quitclaims to the GRANTEE, B.O.B. LLC, a Washington State limited liability company, that portion of Lot 2, described on EXHIBIT B, attached hereto, to be aggregated with Lot 1, as described on EXHIBIT A, attached hereto. Following the conveyance and aggregation the said Lot 1 (B.O.B. property) will be as described on EXHIBIT C, attached hereto.

FURTHER, THE GRANTOR, SPRING MEADOWS, LLC, a Washington State limited liability company, owner of the remaining portion of Lot 2, and all of Lots 3 and 4, as described on EXHIBIT A, hereby conveys and quitclaims to itself, SPRING MEADOWS, LLC, a Washington limited liability company, the same property as

reconfigured and described on EXHIBIT C, which is attached hereto and by this reference incorporated herein, together with all after acquired title of the grantors therein.

A sketch is attached as EXHIBIT D, and by this reference incorporated herein.

DATED: DECEMBER 17th, 2007.

SPRING MEADOWS, LLC  
a Washington State limited liability company:

By: *Michael V. Fohn*  
MICHAEL V. FOHN, Member

The above described property will be combined or aggregated with contiguous property owned by the grantor. This lot boundary adjustment is not for the purpose of creating an additional lot.

*Margaret Fleck* 12/10/07  
PLANNING DIRECTOR DATE

5671  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

STATE OF WASHINGTON )

DEC 17 2007

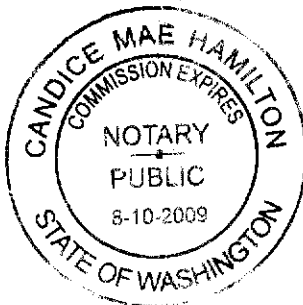
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Amount Paid \$  
Skagit Co. Treasurer  
By *de* Deputy

COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that MICHAEL V. FOHN is the person who appeared before me, and said person acknowledged that he signed this instrument and on oath stated that he is authorized to execute the instrument and acknowledged it as member of SPRING MEADOWS, LLC, a Washington limited liability company, to be the free and voluntary act of such parties for the uses and purposes mentioned in this instrument.

Dated: 12/17, 2007.



*Candice Mae Hamilton*  
CANDICE MAE HAMILTON

Printed Name:

NOTARY PUBLIC in and for the State of  
Washington, residing at *Sedro Woolley*

My appointment expires: 8/10/2009



**EXHIBIT A**  
**Legal Descriptions**  
**Before Boundary Line Adjustment**

**Lot 1 (B.O.B. Property) Before Adjustment**

Lot 1 of the City of Burlington Binding Site Plan, 1-00, approved March 1, 2000 and recorded March 3, 2000, under Auditors File Number 200003030001, being a portion of the Northwest Quarter of the Northwest Quarter of Section 8, Township 34 North, Range 4 East, WM.

Situate in the County of Skagit, State of Washington.

**Lot 2 (Spring Meadows Property) Before Adjustment**

Lot 2 of the City of Burlington Binding Site Plan, 1-00, approved March 1, 2000 and recorded March 3, 2000, under Auditors File Number 200003030001, being a portion of the Northwest Quarter of the Northwest Quarter of Section 8, Township 34 North, Range 4 East, WM.

Situate in the County of Skagit, State of Washington.

**Lot 3 (Spring Meadows Property) Before Adjustment**

Lot 3 of the City of Burlington Binding Site Plan, 1-00, approved March 1, 2000 and recorded March 3, 2000, under Auditors File Number 200003030001, being a portion of the Northwest Quarter of the Northwest Quarter of Section 8, Township 34 North, Range 4 East, WM.

Situate in the County of Skagit, State of Washington.

**Lot 4 (Spring Meadows Property) Before Adjustment**

Lot 4 of the City of Burlington Binding Site Plan, 1-00, approved March 1, 2000 and recorded March 3, 2000, under Auditors File Number 200003030001, being a portion of the Northwest Quarter of the Northwest Quarter of Section 8, Township 34 North, Range 4 East, WM.

Situate in the County of Skagit, State of Washington.

Situate in the County of Skagit, State of Washington.



**EXHIBIT B**

**Description for Parcel to be Adjusted From Lot 2 (Spring Meadows Property)  
To Lot 1 (B.O.B. Property)**

That portion of Lot 2 of City of Burlington Binding Site Plan, 1-00, approved March 1, 2000 and recorded March 3, 2000, under Auditors File Number 200003030001, being a portion of the Northwest Quarter of the Northwest Quarter of Section 8, Township 34 North, Range 4 East, WM described as follows:

Beginning at the Northwest corner of said Lot 2; Thence South 0° 09' 29" East, along the West line of said Lot 2, a distance of 36.14 feet; Thence North 88° 40' 21" East 174.30 feet, more or less, to the East line of said Lot 2; Thence North 1° 19' 39" West, along the East line thereof, 36.13 feet to the Northeast corner of said Lot 2; Thence South 88° 40' 21" West 173.57 feet, more or less, to the point of Beginning.

Situate in the County of Skagit, State of Washington



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**EXHIBIT C**  
**Legal Description**  
**After Boundary Line Adjustment**

**Lot 1 After Adjustment**

Lot 1 of the City of Burlington Binding Site Plan, 1-00, approved March 1, 2000 and recorded March 3, 2000, under Auditors File Number 200003030001, being a portion of the Northwest Quarter of the Northwest Quarter of Section 8, Township 34 North, Range 4 East, WM.

**TOGETHER WITH** that portion of Lot 2 of said Binding Site Plan described as follows:

Beginning at the Northwest corner of said Lot 2; Thence South  $0^{\circ} 09' 29''$  East, along the West line of said Lot 2, a distance of 36.14 feet; Thence North  $88^{\circ} 40' 21''$  East 174.30 feet, more or less, to the East line of said Lot 2; Thence North  $1^{\circ} 19' 39''$  West, along the East line thereof, 36.13 feet to the Northeast corner of said Lot 2; Thence South  $88^{\circ} 40' 21''$  West 173.57 feet, more or less, to the point of Beginning.

Situate in the County of Skagit, State of Washington



**Exhibit C continued:**

**Lot 2 (Spring Meadows Property) After Adjustment**

Lot 2 of the City of Burlington Binding Site Plan, 1-00, approved March 1, 2000 and recorded March 3, 2000, under Auditors File Number 200003030001, being a portion of the Northwest Quarter of the Northwest Quarter of Section 8, Township 34 North, Range 4 East, WM.

**EXCEPT** that portion of said Lot 2 Beginning at the Northwest corner of said Lot 2; Thence South 0° 09' 29" East, along the West line of said Lot 2, a distance of 36.14 feet; Thence North 88° 40' 21" East 174.30 feet, more or less, to the East line of said Lot 2; Thence North 1° 19' 39" West, along the East line thereof, 36.13 feet to the Northeast corner of said Lot 2; Thence South 88° 40' 21" West 173.57 feet, more or less, to the point of Beginning.

**EXCEPT** that portion of said Lot 2 Beginning at the Southwest corner of said Lot 2; Thence North 88° 40' 21" East, along the South line thereof, 127.12 feet; Thence North 89° 47' 25" West 127.09 feet, to the West line of said Lot 2; Thence South 0° 09' 29" East, along said line, 3.41 feet to the point of Beginning.

**TOGETHER WITH** that portion of Lot 3 of said Binding Site Plan, Commencing at the Northwest corner of said Lot 3; Thence North 88° 40' 21" East, along the North line thereof, 127.12 feet to the TRUE POINT OF BEGINNING; Thence continue North 88° 40' 21" East 51.54 feet to the Northeast corner of said Lot 3; Thence South 0° 12' 35" West, along the East line thereof, 1.38 feet to a point which lies S 89° 47' 25" East from the true point of beginning; Thence North 89° 47' 25" West 51.52 feet to the TRUE POINT OF BEGINNING.

The Binding site plan as referenced above as recorded under Auditors File Number 200003030001 shows a common access and utility Easement 23 feet wide centered on the lot line between Lots 2 and 3. The intent of this Boundary Line Adjustment is to relinquish and vacate these common easements as shown on the original Binding Site Plan due to its non-alignment with the new lot lines.

Situate in the County of Skagit, State of Washington



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**Exhibit C, continued:**

**Lot 3 (Spring Meadows Property) After Adjustment**

Lot 3 of the City of Burlington Binding Site Plan, 1-00, approved March 1, 2000 and recorded March 3, 2000, under Auditors File Number 200003030001, being a portion of the Northwest Quarter of the Northwest Quarter of Section 8, Township 34 North, Range 4 East, WM.

**TOGETHER WITH** that portion of Lot 2 of said Binding Site Plan Beginning at the Southwest corner of said Lot 2; Thence North  $88^{\circ} 40' 21''$  East, along the South line thereof, 127.12 feet; Thence North  $89^{\circ} 47' 25''$  West 127.09 feet, to the West line of said Lot 2; Thence South  $0^{\circ} 09' 29''$  East, along said line, 3.41 feet to the point of Beginning,

**EXCEPT** that portion of said Lot 3 Commencing at the Northwest corner of said Lot 3; Thence North  $88^{\circ} 40' 21''$  East, along the North line thereof, 127.12 feet to the TRUE POINT OF BEGINNING; Thence continue North  $88^{\circ} 40' 21''$  East 51.54 feet to the Northeast corner of said Lot 3; Thence South  $0^{\circ} 12' 35''$  West, along the East line thereof, 1.38 feet to a point which lies S  $89^{\circ} 47' 25''$  East from the true point of beginning; Thence North  $89^{\circ} 47' 25''$  West 51.52 feet to the TRUE POINT OF BEGINNING.

**TOGETHER WITH** that portion of Lot 4 of said Binding Site Plan Beginning at the Northwest corner of said Lot 4; Thence South  $0^{\circ} 09' 29''$  E, along the West line thereof, 8.23 feet; Thence South  $89^{\circ} 47' 25''$  East 177.17 feet to the East line of said Lot 4; Thence North  $0^{\circ} 12' 35''$  East, along the East line thereof, 12.99 feet to the Northeast corner of said Lot 4; Thence South  $88^{\circ} 40' 21''$  West 177.29 feet to the point of Beginning.

The Binding site plan as referenced above as recorded under Auditors File Number 200003030001 shows a common access and utility Easement 23 feet wide centered on the lot lines between Lots 2 and 3 and Lots 3 and 4. The intent of this Boundary Line Adjustment is to relinquish and vacate these common easements as shown on the original Binding Site Plan due to its non-alignment with the new lot lines.

Situate in the County of Skagit, State of Washington.



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**Exhibit C, continued:**

**Lot 4 (Spring Meadows Property) After Adjustment**

Lot 4 of the City of Burlington Binding Site Plan, 1-00, approved March 1, 2000 and recorded March 3, 2000, under Auditors File Number 200003030001, being a portion of the Northwest Quarter of the Northwest Quarter of Section 8, Township 34 North, Range 4 East, WM.

**EXCEPT** that portion of said Lot 4 of said Binding Site Plan Beginning at the Northwest corner of Lot 4; Thence South 0° 09' 29" E, along the West line thereof, 8.23 feet; Thence South 89° 47' 25" East 177.17 feet to the East line of said Lot 4; Thence North 0° 12' 35" East, along the East line thereof, 12.99 feet to the Northeast corner of said Lot 4; Thence South 88° 40' 21" West 177.29 feet to the point of Beginning.

The Binding site plan as referenced above as recorded under Auditors File Number 200003030001 shows a common access and utility Easement 23 feet wide centered on the lot lines between Lots 3 and 4. The intent of this Boundary Line Adjustment is to relinquish and vacate the common easement as shown on the original Binding Site Plan due to its non-alignment with the new lot lines.

Situate in the County of Skagit, State of Washington.

**End of Exhibit C**

**CITY OF BURLINGTON APPROVAL**

**The above-described parcels have been reconfigured and will be combined or aggregated with contiguous property owned by the grantees. This Boundary Line Adjustment is not for the purpose of creating an additional building lot.**

**APPROVED**

Reviewed and approved in accordance with Burlington Municipal Code

City of Burlington,

By: Margaret Fleck  
Title: Planning Director

Date: 12/10/07





UNOFFICIAL DOCUMENT



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**EXHIBIT D**  
**Sketch**

