

AFTER RECORDING RETURN TO:



200802140087  
Skagit County Auditor

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Grantor. RGN CONSTRUCTION, LLC  
Grantee. RGN CONSTRUCTION, LLC  
Abbrev. Leg. Lots D-23-A, D-23-B, D-23-C, D-23-D, D-23-E, and D-23-R, Amended P.U.D. and Re-plat of Lots D-20, D-21, D-23, D-24, and D-25, Maddox Creek P.U.D. Phase 3 per Mount Vernon Land-use No. LU-06-030, AFN 200607270145, being in a portion of the Northeast 1/4 of Section 28, Township 34 North, Range 4 East, W.M.,  
Tax Parcel Nos. 4900-004-023-0100/P124814; 4900-004-023-0200/P124815;  
4900-004-023-0300/P124816; 4900-004-023-0400/P124817;  
4900-004-023-0500/P124818; 4900-004-023-0600/P124819

## QUIT CLAIM DEED FOR BOUNDARY LINE ADJUSTMENT

### RECITALS

RGN CONSTRUCTION, LLC, a Washington limited liability company, is owner of the real property currently described as EXHIBITS A, B, C, D, E, and F on SCHEDULE 1, which is attached hereto and by this reference incorporated herein.

The above-named party wishes to adjust the boundaries to its properties into a different configuration, described on EXHIBITS G, H, I, J, K, and L on SCHEDULE 2, which is attached hereto and by this reference incorporated herein.

### THEREFORE:

**THE GRANTOR**, RGN CONSTRUCTION, LLC, a Washington limited liability company, for purpose of boundary line adjustment to reconfigure the boundaries of its property, and for no monetary consideration, conveys and quitclaims to:

**GRANTEE**, RGN CONSTRUCTION, LLC, a Washington limited liability company, those parcels of real property as described EXHIBITS G, H, I, J, K, and L on SCHEDULE 2, which is attached hereto and by this reference incorporated herein, together with all after acquired title of the grantor therein.

A sketch is attached as SCHEDULE 3, by this reference made a part hereof.

Dated: JANUARY 22, 2008

RGNC CONSTRUCTION, LLC:

By: [Signature]  
RICHARD NORD, Manager

[Signature]  
RICHARD NORD, individually

STATE OF WASHINGTON )

: SS

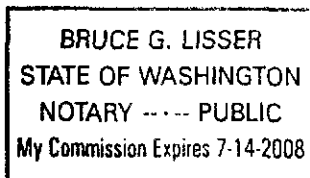
COUNTY OF SKAGIT )

On this day personally appeared before me, RICHARD NORD, to me known to be the Manager, of RGN CONSTRUCTION, LLC, the limited liability company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

Dated: January 22, 2008.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

454  
FEB 14 2008



[Signature]  
Printed Name: Bruce G. Lisser

NOTARY PUBLIC in and for the State of  
Washington, residing at Mount Vernon

My appointment expires: 7-14-08

Amount Paid 50  
By TRM Skagit Co. Treasurer  
Deputy

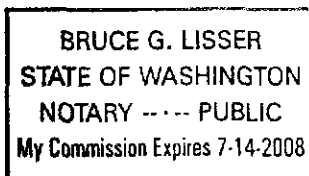
STATE OF WASHINGTON )

: SS

COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that RICHARD NORD is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 22, 2007.



[Signature]  
Printed Name: Bruce G. Lisser

NOTARY PUBLIC in and for the State of  
Washington, residing at Mount Vernon

My appointment expires: 7-14-08



**SCHEDULE 1**  
**Legal Descriptions**  
**Before Boundary Line Adjustment**

**Exhibit "A"**

**Lot D-23-A (Assessor's Parcel Number P-12414)**  
**Prior to Boundary Line Adjustment**

Lot D-23-A, Amended P.U.D. and Re-plat of Lots D-20, D-21, D-23, D-24, and D-25, Maddox Creek P.U.D. Phase 3 per Mount Vernon Land-use No. LU-06-030 recorded under Skagit County Auditor's File No. 200607270145, being in a portion of the Northeast 1/4 of Section 28, Township 34 North, Range 4 East, W.M.

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.



**Schedule 1, continued**

**Exhibit "B"**

**Lot D-23-B (Assessor's Parcel Number P-12415)  
Prior to Boundary Line Adjustment**

Lot D-23-B, Amended P.U.D. and Re-plat of Lots D-20, D-21, D-23, D-24, and D-25, Maddox Creek P.U.D. Phase 3 per Mount Vernon Land-use No. LU-06-030 recorded under Skagit County Auditor's File No. 200607270145, being in a portion of the Northeast 1/4 of Section 28, Township 34 North, Range 4 East, W.M.

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.

**Schedule 1, continued**

**Exhibit "C"**

**Lot D-23-C (Assessor's Parcel Number P-124816)  
Prior to Boundary Line Adjustment**

Lot D-23-C, Amended P.U.D. and Re-plat of Lots D-20, D-21, D-23, D-24, and D-25, Maddox Creek P.U.D. Phase 3 per Mount Vernon Land-use No. LU-06-030 recorded under Skagit County Auditor's File No. 200607270145, being in a portion of the Northeast 1/4 of Section 28, Township 34 North, Range 4 East, W.M.

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.



**Schedule 1, continued**

**Exhibit "D"**

**Lot D-23-D (Assessor's Parcel Number P-124817)  
Prior to Boundary Line Adjustment**

Lot D-23-D, Amended P.U.D. and Re-plat of Lots D-20, D-21, D-23, D-24, and D-25, Maddox Creek P.U.D. Phase 3 per Mount Vernon Land-use No. LU-06-030 recorded under Skagit County Auditor's File No. 200607270145, being in a portion of the Northeast 1/4 of Section 28, Township 34 North, Range 4 East, W.M.

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.



**Schedule 1, continued**

**Exhibit "E"**

**Lot D-23-E (Assessor's Parcel Number P-12418)  
Prior to Boundary Line Adjustment**

Lot D-23-E, Amended P.U.D. and Re-plat of Lots D-20, D-21, D-23, D-24, and D-25, Maddox Creek P.U.D. Phase 3 per Mount Vernon Land-use No. LU-06-030 recorded under Skagit County Auditor's File No. 200607270145, being in a portion of the Northeast 1/4 of Section 28, Township 34 North, Range 4 East, W.M.

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.



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**Schedule 1, continued**

**Exhibit "F"**

**Lot D-23-R (Assessor's Parcel Number P-124819)  
Prior to Boundary Line Adjustment**

Lot D-23-R, Amended P.U.D. and Re-plat of Lots D-20, D-21, D-23, D-24, and D-25, Maddox Creek P.U.D. Phase 3 per Mount Vernon Land-use No. LU-06-030 recorded under Skagit County Auditor's File No. 200607270145, being in a portion of the Northeast 1/4 of Section 28, Township 34 North, Range 4 East, W.M.

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.

**End of Schedule 1**

**SCHEDULE 2**  
**Legal Descriptions**  
**After Boundary Line Adjustment**

**Exhibit "G"**

**Lot D-23-A (Revised)**  
**After Boundary Line Adjustment**

That portion of Lots D-23-A, D-23-B, D-23-C, D-23-D, D-23-E, and D-23-R as shown on Amended P.U.D. and Re-plat of Lots D-20, D-21, D-23, D-24, and D-25, Maddox Creek P.U.D. Phase 3 per Mount Vernon Land-use No. LU-06-030 recorded under Skagit County Auditor's File No. 200607270145, being in a portion of the Northeast 1/4 of Section 28, Township 34 North, Range 4 East, W.M., and being more particularly described as follows:

Commencing at the Southerly most corner of said Lot D-23-R;  
thence North 54°38'47" East along the Southeasterly line of said Lot D-23-R for a distance of 100.22 feet;  
thence North 36°16'52" West for a distance of 72.19 feet;  
thence North 53°43'08" East for a distance of 35.00 feet;  
thence North 36°16'52" West for a distance of 3.00 feet;  
thence North 53°43'08" East for a distance of 20.19 feet;  
thence North 36°16'52" West for a distance of 3.00 feet;  
thence North 53°43'08" East for a distance of 20.19 feet;  
thence North 36°16'52" West for a distance of 5.00 feet;  
thence North 53°43'08" East for a distance of 20.19 feet;  
thence North 36°16'52" West for a distance of 3.00 feet to the TRUE POINT OF BEGINNING;  
thence North 53°43'08" East for a distance of 35.00 feet;  
thence South 36°16'52" East for a distance of 54.00 feet;  
thence South 53°43'08" West for a distance of 35.00 feet, more or less, to a point bearing South 36°16'52" East from the TRUE POINT OF BEGINNING;  
thence North 36°16'52" West for a distance of 54.00 feet, more or less, to the TRUE POINT OF BEGINNING.

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

Situate in the County of Skagit, State of Washington.

Containing 1,890 sq. ft.



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**Schedule 2, continued**

**Exhibit "H"**

**Lot D-23-B (Revised)  
After Boundary Line Adjustment**

That portion of Lots D-23-A, D-23-B, D-23-C, D-23-D, D-23-E, and D-23-R as shown on Amended P.U.D. and Re-plat of Lots D-20, D-21, D-23, D-24, and D-25, Maddox Creek P.U.D. Phase 3 per Mount Vernon Land-use No. LU-06-030 recorded under Skagit County Auditor's File No. 200607270145, being in a portion of the Northeast 1/4 of Section 28, Township 34 North, Range 4 East, W.M., and being more particularly described as follows:

Commencing at the Southerly most corner of said Lot D-23-R;  
thence North  $54^{\circ}38'47''$  East along the Southeasterly line of said Lot D-23-R for a distance of 100.22 feet;  
thence North  $36^{\circ}16'52''$  West for a distance of 72.19 feet;  
thence North  $53^{\circ}43'08''$  East for a distance of 35.00 feet;  
thence North  $36^{\circ}16'52''$  West for a distance of 3.00 feet;  
thence North  $53^{\circ}43'08''$  East for a distance of 20.19 feet;  
thence North  $36^{\circ}16'52''$  West for a distance of 3.00 feet;  
thence North  $53^{\circ}43'08''$  East for a distance of 20.19 feet;  
thence North  $36^{\circ}16'52''$  West for a distance of 5.00 feet  
to the TRUE POINT OF BEGINNING;  
thence North  $53^{\circ}43'08''$  East for a distance of 20.19 feet, more or less, to a point on the Westerly line of Lot D-23-A Revised;  
thence South  $36^{\circ}16'52''$  East along said Southwesterly line, or line extended, for a distance of 55.00 feet;  
thence South  $53^{\circ}43'08''$  West for a distance of 20.19 feet, more or less, to a point bearing South  $36^{\circ}16'52''$  East from the TRUE POINT OF BEGINNING;  
thence North  $36^{\circ}16'52''$  West for a distance of 55.00 feet, more or less, to the TRUE POINT OF BEGINNING.

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

Situate in the County of Skagit, State of Washington.

Containing 1,111 sq. ft.

**Schedule 2, continued**

**Exhibit "I"**

**Lot D-23-C (Revised)  
After Boundary Line Adjustment**

That portion of Lots D-23-A, D-23-B, D-23-C, D-23-D, D-23-E, and D-23-R as shown on Amended P.U.D. and Re-plat of Lots D-20, D-21, D-23, D-24, and D-25, Maddox Creek P.U.D. Phase 3 per Mount Vernon Land-use No. LU-06-030 recorded under Skagit County Auditor's File No. 200607270145, being in a portion of the Northeast 1/4 of Section 28, Township 34 North, Range 4 East, W.M., and being more particularly described as follows:

Commencing at the Southerly most corner of said Lot D-23-R;  
thence North  $54^{\circ}38'47''$  East along the Southeasterly line of said Lot D-23-R for a distance of 100.22 feet;  
thence North  $36^{\circ}16'52''$  West for a distance of 72.19 feet;  
thence North  $53^{\circ}43'08''$  East for a distance of 35.00 feet;  
thence North  $36^{\circ}16'52''$  West for a distance of 3.00 feet;  
thence North  $53^{\circ}43'08''$  East for a distance of 20.19 feet;  
thence North  $36^{\circ}16'52''$  West for a distance of 3.00 feet to the TRUE POINT OF BEGINNING;  
thence North  $53^{\circ}43'08''$  East for a distance of 20.19 feet, more or less, to a point on the Southwesterly line of Lot D-23-B Revised;  
thence South  $36^{\circ}16'52''$  East along said Southwesterly line, or line extended, for a distance of 55.00 feet;  
thence South  $53^{\circ}43'08''$  West for a distance of 20.19 feet, more or less, to a point bearing South  $36^{\circ}16'52''$  East from the TRUE POINT OF BEGINNING;  
thence North  $36^{\circ}16'52''$  West for a distance of 55.00 feet, more or less, to the TRUE POINT OF BEGINNING.

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

Situate in the County of Skagit, State of Washington.

Containing 1,111 sq. ft.



**Schedule 2, continued**

**Exhibit "J"**

**Lot D-23-D (Revised)  
After Boundary Line Adjustment**

That portion of Lots D-23-A, D-23-B, D-23-C, D-23-D, D-23-E, and D-23-R as shown on Amended P.U.D. and Re-plat of Lots D-20, D-21, D-23, D-24, and D-25, Maddox Creek P.U.D. Phase 3 per Mount Vernon Land-use No. LU-06-030 recorded under Skagit County Auditor's File No. 200607270145, being in a portion of the Northeast 1/4 of Section 28, Township 34 North, Range 4 East, W.M., and being more particularly described as follows:

Commencing at the Southerly most corner of said Lot D-23-R;  
thence North 54°38'47" East along the Southeasterly line of said Lot D-23-R for a distance of 100.22 feet;  
thence North 36°16'52" West for a distance of 72.19 feet;  
thence North 53°43'08" East for a distance of 35.00 feet;  
thence North 36°16'52" West for a distance of 3.00 feet to the TRUE POINT OF BEGINNING;  
thence North 53°43'08" East for a distance of 20.19 feet, more or less, to the Southwesterly line of Lot D-23-C Revised;  
thence South 36°16'52" East along said Southwesterly line for a distance of 52.00 feet to the Southerly most corner of said Lot D-23-C Revised;  
thence South 53°43'08" West for a distance of 20.19 feet, more or less, to a point bearing South 36°16'52" East from the TRUE POINT OF BEGINNING;  
thence North 36°16'52" West for a distance of 52.00 feet, more or less, to the TRUE POINT OF BEGINNING.

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

Situate in the County of Skagit, State of Washington.

Containing 1,050 sq. ft.



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**Schedule 2, continued**

**Exhibit "K"**

**Lot D-23-E (Revised)  
After Boundary Line Adjustment**

That portion of Lots D-23-A, D-23-B, D-23-C, D-23-D, D-23-E, and D-23-R as shown on Amended P.U.D. and Re-plat of Lots D-20, D-21, D-23, D-24, and D-25, Maddox Creek P.U.D. Phase 3 per Mount Vernon Land-use No. LU-06-030 recorded under Skagit County Auditor's File No. 200607270145, being in a portion of the Northeast 1/4 of Section 28, Township 34 North, Range 4 East, W.M., and being more particularly described as follows:

Commencing at the Southerly most corner of said Lot D-23-R;  
thence North 54°38'47" East along the Southeasterly line of said Lot D-23-R for a distance of 100.22 feet;  
thence North 36°16'52" West for a distance of 72.19 feet to the TRUE POINT OF BEGINNING.  
thence North 53°48'08" East for a distance of 35.00 feet, more or less, to the Southwesterly line of Lot D-23-D Revised;  
thence South 36°16'52" East along said Southwesterly line, or line extended, for a distance of 52.00 feet;  
thence South 53°48'08" West for a distance of 35.00 feet, more or less, to a point bearing South 36°16'52" East from the TRUE POINT OF BEGINNING;  
thence North 36°16'52" West for a distance of 52.00 feet, more or less, to the TRUE POINT OF BEGINNING.

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

Situate in the County of Skagit, State of Washington.

Containing 1,820 sq. ft.



**Schedule 2, continued**

**Exhibit "L"**

**Lot D-23-R (Revised)  
After Boundary Line Adjustment**

Lots D-23-A, D-23-B, D-23-C, D-23-D, D-23-E, and D-23-R as shown on Amended P.U.D. and Re-plat of Lots D-20, D-21, D-23, D-24, and D-25, Maddox Creek P.U.D. Phase 3 per Mount Vernon Land-use No. LU-06-030 recorded under Skagit County Auditor's File No. 200607270145, being in a portion of the Northeast 1/4 of Section 28, Township 34 North, Range 4 East, W.M., and

EXCEPT that portion described as follows:

Commencing at the Southerly most corner of said Lot D-23-R;  
thence North 54°38'47" East along the Southeasterly line of said Lot D-23-R for a distance of 100.22 feet;  
thence North 36°16'52" West for a distance of 72.19 feet to the TRUE POINT OF BEGINNING;  
thence North 53°43'08" East for a distance of 35.00 feet;  
thence North 36°16'52" West for a distance of 3.00 feet;  
thence North 53°43'08" East for a distance of 20.19 feet;  
thence North 36°16'52" West for a distance of 3.00 feet;  
thence North 53°43'08" East for a distance of 20.19 feet;  
thence North 36°16'52" West for a distance of 5.00 feet;  
thence North 53°43'08" East for a distance of 20.19 feet;  
thence North 36°16'52" West for a distance of 3.00 feet;  
thence North 53°43'08" East for a distance of 35.00 feet;  
thence South 36°16'52" East for a distance of 54.00 feet;  
thence South 53°43'08" West for a distance of 35.00 feet;  
thence South 36°16'52" East for a distance of 4.00 feet;  
thence South 53°43'08" West for a distance of 20.19 feet;  
thence South 36°16'52" East for a distance of 5.00 feet;  
thence South 53°43'08" West for a distance of 40.38 feet;  
thence South 36°16'52" East for a distance of 3.00 feet;  
thence South 53°43'08" West for a distance of 35.00 feet, more or less, to a point bearing South 36°16'52" East from the TRUE POINT OF BEGINNING;  
thence North 36°16'52" West for a distance of 52.00 feet, more or less, to the TRUE POINT OF BEGINNING.

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

Situate in the County of Skagit, State of Washington.

**End of Schedule 2**



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**Approval:**

The above described properties are to be adjusted as described to conform with the as-constructed building lines.

This Boundary Line Adjustment is not for the purpose of creating an additional building lot.

**APPROVED**

The foregoing Quit Claim Deed adjusting boundary lines is hereby approved this

day of FEBRUARY, 2008.

City of Mount Vernon

By: 

Its City Engineer



200802140087

Skagit County Auditor

# SCHEDULE 3 Sketch

