

When recorded return to:
Sea-Van Investments
4127 Eaglemont Drive
Mount Vernon, WA 98274



200806170072
Skagit County Auditor

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QUIT CLAIM DEED

Tax Account Number: P127044

THE GRANTOR, SEA-VAN INVESTMENTS ASSOCIATES, a Washington General Partnership,

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

THE GRANTEE, EAGLEMONT HOMEOWNERS ASSOCIATION, a Washington Nonprofit Corporation,

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 131, Re-Plat of LOT 131 OF EAGLEMONT, PHASE 1B, DIVISION 3, according to the plat thereof recorded under Skagit County Auditor's File No. 200712180117, records of Skagit County, Washington,

Fully described in "**Exhibit C**", attached hereto and by reference made a part hereof.

The property owned by GRANTOR AND GRANTEE prior to the **Boundary Line Adjustment** is fully described in "**Exhibit A**", attached hereto. The resulting properties after the **Boundary Line Adjustment** is fully described in "**Exhibit B**", attached hereto. That portion of the GRANTORS property conveyed to the GRANTEE is fully described in "**Exhibit C**", attached hereto. The resulting property configuration is delineated and shown on "**Exhibits D-1 and D-2**", attached hereto. This Boundary Line Adjustment is not for the purposes of creating an additional building lot.


Ed Young
Sea-Van Investments Associates

6/13/08
Date

APPROVED

The foregoing Quit Claim Deed adjusting boundary lines is hereby approved this 11th day of JUNE, 2008.

City of Mount Vernon

By: 
Its: City Engineer

1978
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

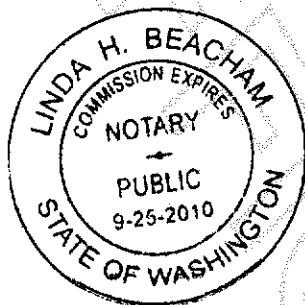
JUN 17 2008

Amount Paid \$
By Skagit Co. Treasurer
Deputy

State of Washington)
County of Skagit) SS

I certify that I know or have satisfactory evidence that **Ed Young** signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged to as the General Manager of **Sea-Van Investments Associates**, to be the free and voluntary act of such corporation for the uses and purposes mentioned in this instrument.

Dated this 13th day of June, 2008.



Linda Beacham
NOTARY PUBLIC for the State of Washington
Printed Name: Linda Beacham
Residing at: Mount Vernon
My Commission Expires: 9-25-2010



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EXHIBIT "A"

EXISTING LEGAL DESCRIPTIONS

GRANTOR: (Parcel # P127044)

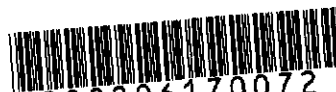
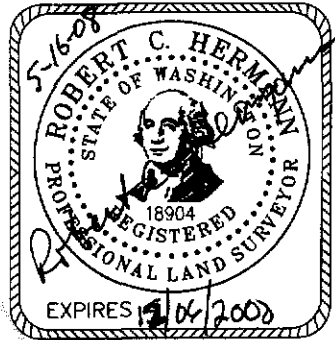
Lot 131, Re-Plat of LOT 131 OF EAGLEMONT, PHASE 1B, DIVISION 3, according to the plat thereof recorded under Skagit County Auditor's File No. 200712180117, records of Skagit County, Washington.

GRANTEE: (Parcel # N/A)

Parkview Lane, a Private Road, being Tract 1, Plat of EAGLEMONT, PHASE 1B, DIVISION 3, according to the plat thereof recorded under Skagit County Auditor's File No. 200410250250, records of Skagit County, Washington.

All situated in the County of Skagit, State of Washington.

DAVID EVANS & ASSOCIATES, INC.
1620 W. MARINE VIEW DRIVE, SUITE 200
EVERETT, WA 98201
TEL: (425) 259-4099 - FAX: (425) 259-3230



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EXHIBIT "B"

REVISED LEGAL DESCRIPTIONS

GRANTOR: (Parcel # P127044)

Lot 131, Re-Plat of LOT 131 OF EAGLEMONT, PHASE 1B, DIVISION 3, according to the plat thereof recorded under Skagit County Auditor's File No. 200712180117, records of Skagit County, Washington;

LESS THAT portion of Lot 131, Re-Plat of LOT 131 OF EAGLEMONT, PHASE 1B, DIVISION 3, according to the plat thereof recorded under Skagit County Auditor's File No. 200712180117, records of Skagit County, Washington, described as follows:

BEGINNING at the most northeasterly corner of said Lot 131, said point also being the most southwesterly corner of said Parkview Lane, a Private Road, being Tract 1, Plat of EAGLEMONT, PHASE 1B, DIVISION 3, according to the plat thereof recorded under Skagit County Auditor's File No. 200410250250, records of Skagit County, Washington;
Thence South $28^{\circ}52'13''$ West along the easterly line of said Lot 131 a distance of 85.62 feet to a point on said line;
Thence leaving said line North $61^{\circ}07'47''$ West a distance of 35.76 feet;
Thence North $06^{\circ}57'57''$ East a distance of 11.37 feet to an angle point on the northerly line of said Lot 131;
Thence North $28^{\circ}52'13''$ East along the northerly line thereof a distance of 75.07 feet to the most northerly corner of said Lot 131, said point also being on the southwesterly margin of said Parkview Lane, a Private Road;
Thence South $61^{\circ}07'47''$ East along said margin a distance of 40.00 feet to the POINT OF BEGINNING.

GRANTEE: (Parcel # N/A)

Parkview Lane, a Private Road, being Tract 1, Plat of EAGLEMONT, PHASE 1B, DIVISION 3, according to the plat thereof recorded under Skagit County Auditor's File No. 200410250250, records of Skagit County, Washington;

TOGETHER WITH that portion of Lot 131, Re-Plat of LOT 131 OF EAGLEMONT, PHASE 1B, DIVISION 3, according to the plat thereof recorded under Skagit County Auditor's File No. 200712180117, records of Skagit County, Washington, described as follows:

BEGINNING at the most northeasterly corner of said Lot 131, said point also being the most southwesterly corner of said Parkview Lane, a Private Road;
Thence South $28^{\circ}52'13''$ West along the easterly line of said Lot 131 a distance of 85.62 feet to a point on said line;
Thence leaving said line North $61^{\circ}07'47''$ West a distance of 35.76 feet;
Thence North $06^{\circ}57'57''$ East a distance of 11.37 feet to an angle point on the northerly line of said Lot 131;
Thence North $28^{\circ}52'13''$ East along the northerly line thereof a distance of 75.07 feet to the most northerly corner of said Lot 131, said point also being on the southwesterly margin of said Parkview Lane, a Private Road;
Thence South $61^{\circ}07'47''$ East along said margin a distance of 40.00 feet to the POINT OF BEGINNING.

All situated in the County of Skagit, State of Washington.

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EXHIBIT "C"

LEGAL DESCRIPTION (Conveyance to Eaglemont Homeowners Association)

THAT portion of Lot 131, Re-Plat of LOT 131 OF EAGLEMONT, PHASE 1B, DIVISION 3, according to the plat thereof recorded under Skagit County Auditor's File No. 200712180117, records of Skagit County, Washington, described as follows:

BEGINNING at the most northeasterly corner of said Lot 131, said point also being the most southwesterly corner of said Parkview Lane, a Private Road, being Tract 1, Plat of EAGLEMONT, PHASE 1B, DIVISION 3, according to the plat thereof recorded under Skagit County Auditor's File No. 200410250250, records of Skagit County, Washington;
Thence South $28^{\circ}52'13''$ West along the easterly line of said Lot 131 a distance of 85.62 feet to a point on said line;
Thence leaving said line North $61^{\circ}07'47''$ West a distance of 35.76 feet;
Thence North $06^{\circ}57'57''$ East a distance of 11.37 feet to an angle point on the northerly line of said Lot 131;
Thence North $28^{\circ}52'13''$ East along the northerly line thereof a distance of 75.07 feet to the most northerly corner of said Lot 131, said point also being on the southwesterly margin of said Parkview Lane, a Private Road;
Thence South $61^{\circ}07'47''$ East along said margin a distance of 40.00 feet to the POINT OF BEGINNING.

All situated in the County of Skagit, State of Washington.

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PLAT OF EAGLEMONT
PHASE 1A
AF #9401250031

LOT 67



0 100
SCALE: 1"=100'

LOT 67
GOLF COURSE

PLAT OF EAGLEMONT
PHASE 1B DIV. 3
AF #200410250250

TRACT 1

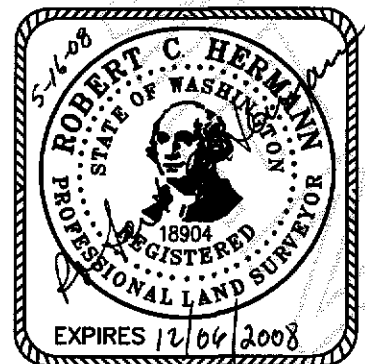
TRACT K
OPEN SPACE

AREA AFTER ADJUSTMENT
TRACT 1: 35,542 SF
LOT 131: 8242 SF

- (A) EXISTING UTILITY EASEMENT PER REPLAT OF LOT 131, EAGLEMONT PHASE 1B, DIV. 3, AF #200712180117.
- (B) EXISTING UTILITY EASEMENT PER EAGLEMONT PHASE 1B, DIV. 3, AF #200410250250.
- (C) INGRESS, EGRESS AND UTILITY EASEMENT PER REPLAT OF LOT 131, EAGLEMONT PHASE 1B, DIV. 3, AF #200712180117.
- (D) EXISTING SANITARY SEWER EASEMENT PER EAGLEMONT PHASE 1A, AF #9401250031.
- (E) EXISTING WATER LINE EASEMENT PER EAGLEMONT PHASE 1A, AF #9401250031.
- (F) LOTS 131, 131A AND 183 PER RE-PLAT OF LOT 131 OF EAGLEMONT PHASE 1B, DIV 3, AF #200410250250.
- (G) UTILITY EASEMENT PER AF #200706120026.



**DAVID EVANS
AND ASSOCIATES INC.**
1620 W. Marine View Drive, Suite 200
Everett Washington 98201
Phone: 425.259.4099



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EXHIBIT D-2

AFTER ADJUSTMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N01°20'52"E	1.97'
L2	N88°39'08"W	50.00'
L3	N01°20'52"E	1.97'
L4	N47°28'52"E	19.70'
L5	N46°16'25"W	22.41'
L6	N43°43'35"E	30.00'
L7	N46°16'25"W	36.37'
L8	N47°28'52"E	41.72'
L9	N28°52'13"E	21.17'
L10	N28°52'13"E	21.17'
L11	N61°07'47"W	40.00'
L12	N61°07'47"W	50.00'
L13	N28°52'13"E	75.07'
L14	N87°31'30"E	52.63'
L15	N72°20'17"W	33.24'
L16	N52°43'03"E	46.97'
L17	N28°17'17"W	12.62'
L18	N28°52'13"E	85.62'
L19	N61°07'47"W	10.00'
L20	N28°52'13"E	8.72'
L21	N61°07'47"W	35.76'
L22	N06°57'57"E	11.37'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	27°35'25"	75.00'	36.12'
C2	27°35'25"	125.00'	60.20'
C3	28°23'44"	175.00'	86.73'
C4	28°23'44"	125.00'	61.95'
C5	9°51'09"	125.00'	21.49'
C6	9°51'09"	75.00'	12.90'
C7	93°45'17"	20.00'	32.73'
C8	86°14'43"	10.00'	15.05'
C9	18°36'39"	35.00'	11.37'
C10	18°36'39"	85.00'	27.61'



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