



200812120070
Skagit County Auditor

12/12/2008 Page 1 of 4 1:16PM

Name: Hansell Mitzel LLC

Address: P O Box 2523

City and State: Mount Vernon, WA 98273

Tax Account Number: Portion P122829 to P122828
Escrow #: JM-1491

QUIT CLAIM DEED

THE GRANTOR North Hill P.U.D. Homeowner's Association, a Washington non-profit corporation, which appears on the plat dedication and the recorded Covenant, Conditions and Restrictions as North Hill Homeowner's Association

for and in consideration of boundary line adjustment without consideration

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:

That portion of Tract A of the plat of "North Hill PUD" approved April 28, 2005 and recorded May 5, 2005 under Auditor's Fole No. 200505050094, described as follows:

Beginning at the most Northerly corner of Lot 28 of said plat; thence South 35 degrees 56' 17" West, along the Westerly line of said Lot 28, a distance of 304.12 feet to an angle point in said Lot 28; thence continuing along the Westerly line of said Lot 28 along the following courses, North 54 degrees 03' 43" West, 5.56 feet; thence South 35 degrees 56' 17" West 77.92 feet; thence South 81 degrees 25' 21" West 35.02 feet; thence leaving said Westerly line North 40 degrees 13' 58" East 407.73 feet to the point of beginning.

Subject to matters of record. Attached hereto are before and after Legal Descriptions of Tract A and Lot 28.

The above described property will be combined or aggregated with contiguous property to the Southeast owned by the Grantee. This boundary line adjustment is not for the purposes of creating an additional building lot.

This boundary line adjustment is approved by [Signature] the
Mount Vernon City Engineer.

Dated this 12 day of November, 2008.

North Hill P. U. D. Homeowner's Association by:

[Signature]
President

12/12/08 4009
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 12 2008

Amount Paid
By Skagit Co. Treasurer
By [Signature]

Legal Descriptions

Lot A before Boundary Line Adjustment

Lot 28 of the plat of "North Hill PUD" approved April 28, 2005 and recorded May 5, 2005 under Auditors File No. 200505050094, being a portion of the Southwest Quarter of Section 9, Township 34 North, Range 4 East, Wm.

Situate in the County of Skagit, State of Washington.

Lot B before Boundary Line Adjustment

Tract A of the plat of "North Hill PUD" approved April 28, 2005 and recorded May 5, 2005 under Auditors File No. 200505050094, being a portion of the Southwest Quarter of Section 9, Township 34 North, Range 4 East, Wm.

Situate in the County of Skagit, State of Washington.

Lot A after Boundary Line Adjustment

Lot 28 of the plat of "North Hill PUD" approved April 28, 2005 and recorded May 5, 2005 under Auditors File No. 200505050094, being a portion of the Southwest Quarter of Section 9, Township 34 North, Range 4 East, Wm.

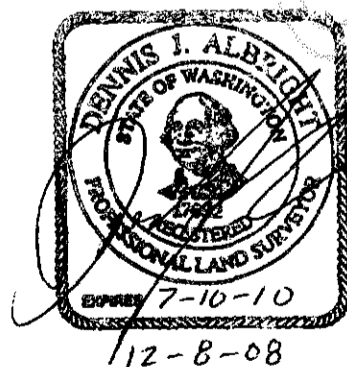
TOGETHER WITH that portion of Tract A of said plat described as follows:

Beginning at the most Northerly corner of said Lot 28; Thence South 35° 56' 17" West, along the Westerly line of said Lot 28 a distance of 304.12 feet to an angle point in said Lot 28; Thence continuing along the Westerly line of said Lot 28 the following courses, North 54° 03' 43" West 5.56 feet; Thence South 35° 56' 17" West 77.92 feet; Thence South 81° 25' 21" West 35.02 feet; Thence leaving said Westerly line North 40° 13' 58" East 407.73 feet to the point of beginning.

SUBJECT to a non-exclusive easement for ingress, egress and utilities over under and across that portion described as follows:

BEGINNING at the most Northerly corner of said Lot 28; Thence South 54° 03' 43" East, along the Northerly line of said Lot 28, a distance of 8.00 feet; Thence South 56° 25' 42" West 10.68 feet; Thence South 40° 13' 58" West 75.11 feet; Thence South 36° 10' 21" West 115.53 feet; Thence North 49° 46' 02" West 13.18 feet, more or less, to a point which lies South 40° 13' 58" West from the point of beginning; Thence North 40° 13' 58" East 200.00 feet to the point of **BEGINNING**.

Situate in the County of Skagit, State of Washington.



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Lot B after Boundary Line Adjustment

Tract A of the plat of "North Hill PUD" approved April 28, 2005 and recorded May 5, 2005 under Auditors File No. 200505050094, being a portion of the Southwest Quarter of Section 9, Township 34 North, Range 4 East, Wm.

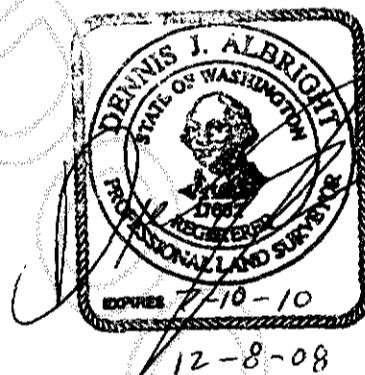
EXCEPT that portion described as follows:

Beginning at the most Northerly corner of Lot 28 of said plat; Thence South $35^{\circ} 56' 17''$ West, along the Westerly line of said Lot 28 a distance of 304.12 feet to an angle point in said Lot 28; Thence continuing along the Westerly line of said Lot 28 the following courses, North $54^{\circ} 03' 43''$ West 5.56 feet; Thence South $35^{\circ} 56' 17''$ West 77.92 feet; Thence South $81^{\circ} 25' 21''$ West 35.02 feet; Thence leaving said Westerly line North $40^{\circ} 13' 58''$ East 407.73 feet to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over under and across that portion described as follows:

BEGINNING at the most Northerly corner of said Lot 28; Thence South $54^{\circ} 03' 43''$ East, along the Northerly line of said Lot 28, a distance of 8.00 feet; Thence South $56^{\circ} 25' 42''$ West 10.68 feet; Thence South $40^{\circ} 13' 58''$ West 75.11 feet; Thence South $36^{\circ} 10' 21''$ West 115.53 feet; Thence North $49^{\circ} 46' 02''$ West 13.18 feet, more or less, to a point which lies South $40^{\circ} 13' 58''$ West from the point of beginning; Thence North $40^{\circ} 13' 58''$ East 200.00 feet to the point of **BEGINNING**.

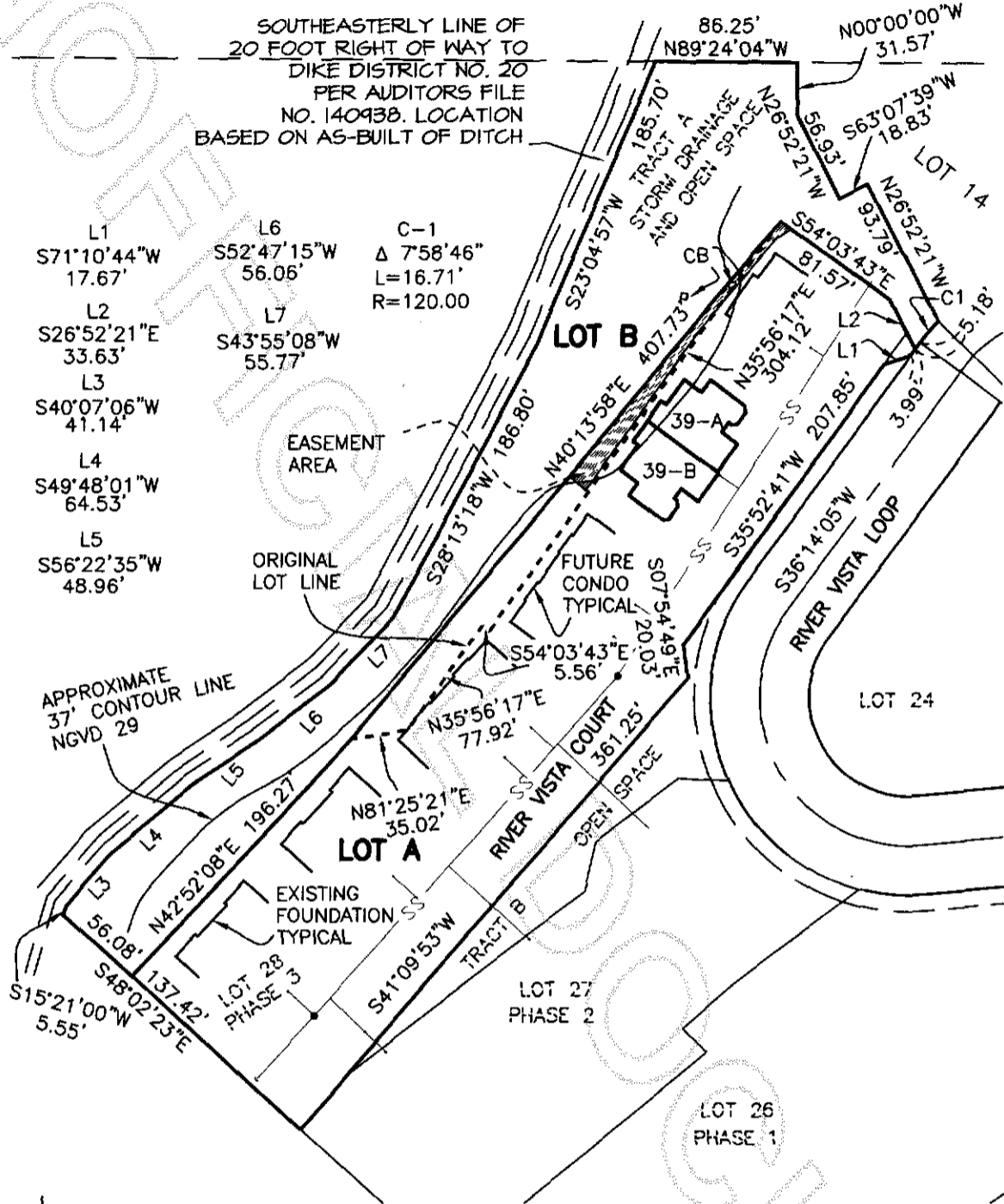
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BLA EXHIBIT

PORTION OF THE SW 1/4 OF SECTION 9, T.34 N, R.4 E. WM

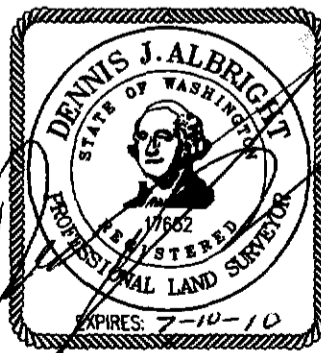


LOT A, TAX PARCEL P122828
BEFORE BLA = 70,608 SQ FT
AFTER BLA = 75,939 SQ FT

LOT B, TAX PARCEL P122829
BEFORE BLA = 49,888 SQ FT
AFTER BLA = 44,557 SQ FT

LEGEND

--SS-- EXISTING SEWER LINE
----- ORIGINAL LOT LINE



12-8-08



Scale 1" = 100'

Sound Development Group

ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES

12-8-08



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