

AFTER RECORDING RETURN TO:



200901150062

Skagit County Auditor

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9 2:51PM

Grantor. SUNSET WEST MANAGEMENT LLC  
Grantee. HILDE, Jack and Joan; SUNSET WEST MANAGEMENT LLC  
Abbrev. Leg. Ptn of N  $\frac{1}{2}$  of NE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of Sec. 27, T35N, R4EM, less road and S 392' of E 456'  
Tax Parcel Nos. 350427-2-001-0009/P37844

## QUIT CLAIM DEED

### RECITALS

SUNSET WEST MANAGEMENT LLC, a Washington limited liability company, is shown of record as owner of the real property described on EXHIBIT A, which is attached hereto and incorporated by this reference, hereafter referred to as the "Sunset West property," pursuant to deed recorded under Auditor's File No. 200310080090, records of Skagit County, Washington. The company is managed and completely owned by Rowland Dean Dietrich and Lois Dietrich. The Sunset West property was mistakenly conveyed to Sunset West Management LLC in earlier transfers made by Mr. and Mrs. Dietrich dealing with their own property. The property in fact is owned equally with Jack Hilde and Joan Hilde, husband and wife, pursuant to Real Estate Contract recorded under Auditor's File No. 755627 and Fulfillment Deed recorded under Auditor's File No. 200404020105, records of Skagit County, Washington.

JACK HILDE and JOAN HILDE, husband and wife, are owners of the real property currently described on EXHIBIT B (the "Hilde property"), which is attached hereto and by this reference incorporated herein.

The above named owners wish divide the Sunset West property between the owners and to adjust the boundaries to their properties by transferring a portion of the Sunset West property to the adjoining Hilde property.

That portion of the Sunset West property described as Tract X on EXHIBIT C will be conveyed to Mr. and Mrs. Hilde and the Hilde will release any interest in the remaining Sunset West property.

It is also the intention of the parties to create an easement for access and utilities through a portion of the Sunset West property being conveyed to Hilde for the benefit of the remaining Sunset West property.

A sketch is attached hereto as EXHIBIT D.

Following the adjustment, the Sunset West property will be as described on EXHIBIT E, attached hereto and incorporated by this reference, and the Hilde property will be as described on EXHIBIT F, which is attached hereto and incorporated by this reference.

**THEREFORE:**

THE GRANTOR, SUNSET WEST MANAGEMENT LLC, a Washington limited liability company, for the purpose of dividing jointly owned property among tenants in common and for the purpose of a boundary line adjustment, convey and quitclaim to:

THE GRANTEES, JACK HILDE and JOAN HILDE, husband and wife, that parcel of real property described as "Tract X" on EXHIBIT C, which is attached hereto and by this reference incorporated herein, together with all after acquired title of the Grantors therein,

RESERVING to the grantor, Sunset West Management LLC, an easement for ingress, egress and utilities, over, under and through that portion of the property conveyed, as described on EXHIBIT C, for the benefit of the remaining Sunset West property.

JACK HILDE and JOAN HILDE, husband and wife release and quit claim any interest or claim they may have in the remaining Sunset West property described on EXHIBIT E to Sunset West Management LLC, and quit claim and convey to Sunset West Management, LLC, an easement for ingress, egress and utilities as described on EXHIBIT C, attached hereto.

DATED: 1-6-09

SUNSET WEST MANAGEMENT LLC  
a Washington limited liability company:

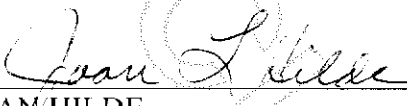
By:

  
Rowland Dean Dietrich, Member

By:

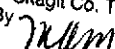
  
Lois Dietrich, Member

  
JACK HILDE

  
JOAN HILDE

120  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JAN 15 2009

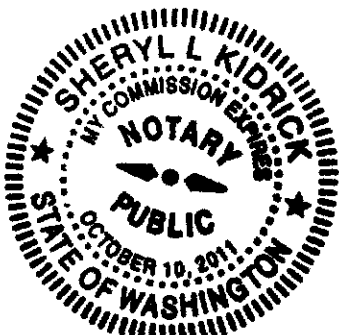
Amount Paid \$0  
Skagit Co. Treasurer  
By  Deputy



STATE OF WASHINGTON )  
 : SS  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that ROWLAND DEAN DIETRICH and LOIS DIETRICH are the persons who appeared before me, and said persons acknowledged that they signed this instrument and on oath stated that they are authorized to execute the instrument and acknowledged it as Members of SUNSET WEST MANAGEMENT LLC, to be the free and voluntary act of such parties for the uses and purposes mentioned in this instrument.

DATED: 1-6-09



Sheryl L. Kidrick

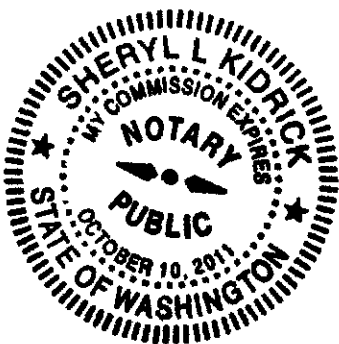
Printed Name: Sheryl L. Kidrick  
NOTARY PUBLIC in and for the State of  
Washington, residing at Mount Vernon

My appointment expires: 10-10-11

STATE OF WASHINGTON )  
 : SS  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that JACK HILDE and JOAN HILDE are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: 1-6-09



Sheryl L. Kidrick

Printed Name: Sheryl L. Kidrick  
NOTARY PUBLIC in and for the State of  
Washington, residing at Mount Vernon

My appointment expires: 10-10-11



**EXHIBIT A**

**Sunset West Property Before Division and Boundary Line Adjustment**

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST  
QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

LESS ROAD AND SOUTH 392 FEET OF EAST 456 FEET,

AND ALSO EXCEPT THAT PORTION CONVEYED TO MOSER, ENGBERG,  
GEISENDORF, VANDERPOL, HOLLEMAN, ANNEMA, RAMBO AND PAULK ON  
FEBRUARY 25, 2004 BY DEED RECORDED UNDER AUDITOR'S FILE NO.  
200402250060, RECORDS OF SKAGIT COUNTY.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

**EXHIBIT B**  
**Hilde Property Before Boundary Line Adjustment**

THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER  
OF THE SOUTHWEST QUARTER SECTION 22, TOWNSHIP 35 NORTH,  
RANGE 4 EAST, W.M

SITUATE IN SKAGIT COUNTY, WASHINGTON



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**EXHIBIT C**

**Portion of Sunset West Property to be Transferred to Hilde  
As Division of Jointly Owned Property and as Boundary Line Adjustment**

Transfer Parcel Tract X, Sunset West Management, LLC to Hilde

A portion of the North Half of the Northeast Quarter of the Northwest Quarter of Section 27, Township 35 North, Range 4 East, W.M., more particularly described as follows:

Beginning at the Northeast corner of said Northwest Quarter of Section 27; thence South 0 Degrees 30'12" East along the East line of said Northwest Quarter a distance of 274.44 feet to the North line of the South 392 feet of said North half of the Northeast Quarter of the Northwest Quarter; thence South 89 Degrees 36'02" West along said North line of the South 392 feet, a distance of 1357.83 feet to the West line of said Northeast Quarter of the Northwest Quarter; thence North 1 Degree 21'18" West along said West line of the Northeast Quarter of the Northwest Quarter, a distance of 274.68 feet to the North line of said Northeast Quarter of the Northwest Quarter; thence North 89 Degree 36'33" East along the North line of said Northeast Quarter of the Northwest Quarter, a distance of 1361.91 feet to the Point of Beginning, EXCEPT that portion conveyed to Skagit County for Collins Road right-of-way.

RESERVING a Non-Exclusive Easement for ingress, egress and utilities for the benefit of the remaining Sunset West property, described on EXHIBIT E, below, over, under and across the following described parcel:

The North 30 feet of the South 422 feet of the East 556 feet of the North Half of the Northeast Quarter of the Northwest Quarter of Section 27, Township 35 North, Range 4 East, W.M.

**Approval**

The above-described tract will be combined or aggregated with contiguous property owned by the Grantee.

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

**APPROVED**

Reviewed and approved in accordance with Skagit County Code, Chapter 14.18.700.

Skagit County

By: Joan Roder

Date: 1/8/2009

Title: Senior Planner



# EXHIBIT D

A

S/P 01-76

P37126

DEITRICH

P37127

P37129

HILDE

P37128

ORIGINAL PROPERTY LINE

TRANSFER PARCEL X

ADJUSTED PROPERTY LINE

30' EASEMENT

SURVEY  
AF 200402250059

ROLLING RIDGE ESTATES NO. 1

PLAT NO. 3987

ROLLING PLACE

PLACE

DRIVE

COLLINS ROAD

P37818

P37792

S/P 90-84

P96075

P37807

P37846

S/P 29-84

1

P37845

S/P 06-89  
LOT 2, S/P 29-84

P37848



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**EXHIBIT E**  
**Sunset West Property After Division of Jointly Owned Property**  
**and Boundary Line Adjustment**

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LESS ROAD AND SOUTH 392 FEET OF EAST 456 FEET.

AND ALSO EXCEPT THAT PORTION CONVEYED TO MOSER, ENGBERG, GEISENDORF, VANDERPOL, HOLLEMAN, ANNEMA, RAMBO AND PAULK ON FEBRUARY 25, 2004, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 200402250060, RECORDS OF SKAGIT COUNTY.

AND ALSO EXCEPT THE FOLLOWING DESCRIBED PARCEL :

A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 27; THENCE SOUTH 0 DEGREES 30'12" EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 274.44 FEET TO THE NORTH LINE OF THE SOUTH 392 FEET OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 36'02" WEST ALONG SAID NORTH LINE OF THE SOUTH 392 FEET, A DISTANCE OF 1357.83 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 1 DEGREE 21'18" WEST ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 274.68 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89 DEGREE 36'33" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 1361.91 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY FOR COLLINS ROAD RIGHT-OF-WAY.

AND TOGETHER WITH A NON-EXCLUSIVE EASEMENT 30 FEET WIDE FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED PARCEL:

THE NORTH 30 FEET OF THE SOUTH 422 FEET OF THE EAST 556 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



**EXHIBIT F**  
**Hilde Property After Division of Jointly Owned Property and**  
**Boundary Line Adjustment**

THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER  
OF THE SOUTHWEST QUARTER SECTION 22, TOWNSHIP 35 NORTH,  
RANGE 4 EAST, W.M.,

TOGETHER WITH A PORTION OF THE NORTH HALF OF THE NORTHEAST  
QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 35  
NORTH, RANGE 4 EAST, W.M., MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER  
OF SECTION 27; THENCE SOUTH 0 DEGREES 30'12" EAST ALONG THE EAST  
LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 274.44 FEET TO THE  
NORTH LINE OF THE SOUTH 392 FEET OF SAID NORTH HALF OF THE  
NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 89  
DEGREES 36'02" WEST ALONG SAID NORTH LINE OF THE SOUTH 392 FEET, A  
DISTANCE OF 1357.83 FEET TO THE WEST LINE OF SAID NORTHEAST  
QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 1 DEGREE 21'18"  
WEST ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF THE  
NORTHWEST QUARTER, A DISTANCE OF 274.68 FEET TO THE NORTH LINE  
OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE  
NORTH 89 DEGREE 36'33" EAST ALONG THE NORTH LINE OF SAID  
NORTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF  
1361.91 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION  
CONVEYED TO SKAGIT COUNTY FOR COLLINS ROAD RIGHT-OF-WAY.

SUBJECT TO A NON-EXCLUSIVE EASEMENT 30 FEET WIDE FOR INGRESS,  
EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE FOLLOWING  
DESCRIBED PARCEL:

THE NORTH 30 FEET OF THE SOUTH 422 FEET OF THE EAST 556 FEET OF THE  
NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST  
QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

