

AFTER RECORDING RETURN DOCUMENT TO:

YOUNGQUIST & BETZ
Attorneys at Law
904 South Third Street
Mount Vernon, WA 98273



200903160136

Skagit County Auditor

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GRANTOR(S): Cedar Hills Development, LLC, a Washington Limited Liability Company

GRANTEE(S): Dale A. Hektner, a single man, as his separate property

ABBREV. Leg. W1/2 of SW ¼ Sec.28, Twp. 34 N, R4EWM

Tax Parcel Nos. P28036

QUIT CLAIM DEED

RECITALS

GRANTOR is the owner of real property currently described on Exhibit "B," which Exhibit is attached hereto and by this reference made a part hereof as though fully set forth. GRANTEE is the owner of real property currently described on Exhibit "A," which Exhibit is attached hereto and by this reference made a part hereof as though fully set forth.

The above-named parties wish to adjust their boundaries into a different configuration by transferring a portion of the property described on Exhibit "B" to attach to the property described on Exhibit "A." The portion described on Exhibit "B" to be transferred to the property described on Exhibit "A" is described on Exhibit "C," which Exhibit is attached hereto and by this reference made a part hereof as though fully set forth.

Following the boundary line adjustment, GRANTOR'S property will be described as set forth on Exhibit "D," which Exhibit is attached hereto and by this reference made a part hereof as though fully set forth. Following the boundary line adjustment, GRANTEE'S property will be described as set forth on Exhibit "E," which Exhibit is attached hereto and by this reference made a part hereof as though fully set forth.

The property lines of the two respective parties prior to this boundary line adjustment are as set forth on a sketch marked Exhibit "F," which Exhibit is attached hereto and by this reference made a part hereof as though fully set forth.

THEREFORE:

THE GRANTOR, GREGG DAVIDSON, Managing Member of CEDAR HILLS DEVELOPMENT, LLC, a Washington Limited Liability Company, for and in consideration of a boundary line adjustment with no monetary consideration, conveys and quit claims to **DALE A. HEKTNER, a single man, as his separate property**, that parcel of real property described on Exhibit "C," which is attached hereto and by this reference made a part hereof as though fully set forth (being a portion of GRANTORS' property described on Exhibit "B," together with all after-acquired title of GRANTORS herein, to be combined with the property described on Exhibit "A."

DATED this 21st day of JANUARY, 2009.

7000
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 16 2009

Amount Paid \$ 0
By YF Skagit Co. Treasurer Deputy

**CEDAR HILLS DEVELOPMENT, LLC, a
Washington Limited Liability Company**

By 
GREGG DAVIDSON, Managing Member

STATE OF WASHINGTON)
: SS
COUNTY OF SKAGIT)

On this 21st day of JANUARY, 2009, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **GREGG DAVIDSON**, to me known to be the Managing Member of **CEDAR HILLS DEVELOPMENT, LLC**, the LLC that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said LLC, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument.

GIVEN under my hand and official seal this 21st day of JANUARY, 2009

BRUCE G. LISSER
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 7-14-2012

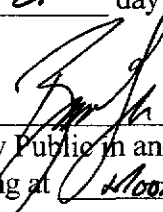

Notary Public in and for the State of Washington,
residing at 110025 YERSON



Exhibit "A"

**Hektner
Parcel Prior to Boundary Line Adjustment
(P-64346)**

Lot 15, Plat of Cedar Hills No. 3, as per plat recorded in Volume 9 of Plats, pages 36 and 37, records of Skagit County, Washington.

TOGETHER WITH that portion of Lot 14 of said Plat of Cedar Hills No. 3, described as follows:

BEGINNING at the Southwest corner of said Lot 14;
thence North 48°07'00" East 27.69 feet along the Southeasterly line of said Lot 14;
thence North 24°51'39" West 132.31 feet to the Northwest corner of said Lot 14;
thence South 14°11'00" East 142.89 feet along the Westerly line of said Lot 14 to the 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.



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Exhibit "B"

**Cedar Hills Development, LLC
Parcel Prior to Boundary Line Adjustment
(P-28036)**

The West 1/2 of the Southwest 1/4 of Section 28, Township 34 North, Range 4 East, W.M.;

EXCEPT the South 20 acres thereof,

EXCEPT the County road along the North line thereof;

AND EXCEPT that portion thereof described as follows:

BEGINNING at the intersection of the South line of the County road along the North line of said Northwest 1/4 of the Southwest 1/4 with the East line of said subdivision;
thence West 530 feet;
thence South 660 feet;
thence East 530 feet to the East line of said Northwest 1/4 of the Southwest 1/4;
thence North along the East line of said Northwest 1/4 of the Southwest 1/4, 660 feet to the
POINT OF BEGINNING;

AND ALSO EXCEPT the Plats of "Cedar Hills No. 1", "Cedar Hills No. 2", and "Cedar Hills No. 3",

AND ALSO EXCEPT that portion of the Southwest 1/4 of the Southwest 1/4 of Section 28, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the Northwest corner of Lot 17 of the Plat of "Cedar Hills No. 3", as per plat recorded in Volume 9 of Plats, pages 36 and 37, records of Skagit County, Washington;
thence North 82°37'00" East, along the Northerly line of said Lot 17 and its Easterly projection, a distance of 162.41 feet to the Westerly line of Lot 18 of said plat;
thence North 07°23'00" West, along said Westerly line, a distance of 50.63 feet to the Northwest corner of said Lot 18;
thence South 65°18'08" West, a distance of 170.12 feet to the POINT OF BEGINNING.

Reserving unto the grantors, their heirs, successors and assigns, a non-exclusive easement for drainage purposes over, under and across the Easterly 20 feet, as measured at right angles to the East line of the above-described parcel.

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

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Exhibit "C"

CEAR HILLS DEVELOPMENTS LLC

Portion of the ~~John F. Hill, et al~~, Parcel (P-28036)
Boundary Line Adjusted to Hektner Parcel (P-64346)

That portion of the West 1/2 of the Southwest 1/4 of Section 28, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the Southwest corner of Lot 15, "Plat of Cedar Hills No. 3" as per plat recorded in Volume 9 of Plats, pages 36 and 37, records of Skagit County, Washington;
thence South 1°09'15" West along the West line of said Southwest 1/4 for a distance of 10.00 feet;
thence South 87°40'24" East for a distance of 39.24 feet, more or less, to a point bearing South 65°42'41" West from the Southeast corner of said Lot 15, "Plat of Cedar Hills No. 3";
thence North 65°42'41" East for a distance of 89.69 feet, more or less, to said Southeast corner of Lot 15;
thence South 78°10'00" West along the Southerly line of said Lot 15 for a distance of 123.37 feet (shown as 123.35 on the face of said plat), more or less, to the POINT OF BEGINNING;

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

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Containing 1,389 square feet

The above-described parcel will be combined or aggregated with contiguous property to the North owned by the Grantee (P-64346).

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

APPROVED

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

Skagit County

By: *Greg Roeder*
Title: *Senior Planner*

Date: *4/21/2009*



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Exhibit "D"

**Hektner
Parcel Description After Boundary Line Adjustment
(P-64346)**

Lot 15, Plat of Cedar Hills No. 3, as per plat recorded in Volume 9 of Plats, pages 36 and 37, records of Skagit County, Washington.

TOGETHER WITH that portion of Lot 14 of said Plat of Cedar Hills No. 3, described as follows:

BEGINNING at the Southwest corner of said Lot 14;
thence North 48°07'00" East 27.69 feet along the Southeasterly line of said Lot 14;
thence North 24°51'39" West 132.31 feet to the Northwest corner of said Lot 14;
thence South 14°11'00" East 142.89 feet along the Westerly line of said Lot 14 to the POINT OF BEGINNING.

AND ALSO TOGETHER WITH that portion of the West 1/2 of the Southwest 1/4 of Section 28, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the Southwest corner of Lot 15, "Plat of Cedar Hills No. 3" as per plat recorded in Volume 9 of Plats, pages 36 and 37, records of Skagit County, Washington;
thence South 1°09'15" West along the West line of said Southwest 1/4 for a distance of 10.00 feet;
thence South 87°40'24" East for a distance of 39.24 feet, more or less, to a point bearing South 65°42'41" West from the Southeast corner of said Lot 15, "Plat of Cedar Hills No. 3";
thence North 65°42'41" East for a distance of 89.69 feet, more or less, to said Southeast corner of Lot 15;
thence South 78°10'00" West along the Southerly line of said Lot 15 for a distance of 123.37 feet (shown as 123.35 on the face of said plat), more or less, to the POINT OF BEGINNING;

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Exhibit "E"

**Cedar Hills Development, LLC
Parcel Description After Boundary Line Adjustment
(P-28036)**

The West 1/2 of the Southwest 1/4 of Section 28, Township 34 North, Range 4 East, W.M.;

EXCEPT the South 20 acres thereof,

EXCEPT the County road along the North line thereof;

AND EXCEPT that portion thereof described as follows:

BEGINNING at the intersection of the South line of the County road along the North line of said Northwest 1/4 of the Southwest 1/4 with the East line of said subdivision;
thence West 530 feet;
thence South 660 feet;
thence East 530 feet to the East line of said Northwest 1/4 of the Southwest 1/4;
thence North along the East line of said Northwest 1/4 of the Southwest 1/4, 660 feet to the
POINT OF BEGINNING;

AND ALSO EXCEPT the Plats of "Cedar Hills No. 1", "Cedar Hills No. 2", and "Cedar Hills No. 3",

AND ALSO EXCEPT that portion of the Southwest 1/4 of the Southwest 1/4 of Section 28, Township 34 North, Range 4 East, W.M., described as follows:

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thence South 65°18'08" West, a distance of 170.12 feet to the POINT OF BEGINNING.

Reserving unto the grantors, their heirs, successors and assigns, a non-exclusive easement for drainage purposes over, under and across the Easterly 20 feet, as measured at right angles to the East line of the above-described parcel.

AND ALSO EXCEPT that portion of the West 1/2 of the Southwest 1/4 of Section 28, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the Southwest corner of Lot 15, "Plat of Cedar Hills No. 3" as per plat recorded in Volume 9 of Plats, pages 36 and 37, records of Skagit County, Washington;
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thence South 87°40'24" East for a distance of 39.24 feet, more or less, to a point bearing South 65°42'41" West from the Southeast corner of said Lot 15, "Plat of Cedar Hills No. 3";
thence North 65°42'41" East for a distance of 89.69 feet, more or less, to said Southeast corner of Lot 15;
thence South 78°10'00" West along the Southerly line of said Lot 15 for a distance of 123.37 feet (shown as 123.35 on the face of said plat), more or less, to the POINT OF BEGINNING;

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