

When Recorded Return to:

Elliott W Johnson Inc PS
711 S. First St
Mount Vernon, WA 98273



200905290103
Skagit County Auditor

5/29/2009 Page 1 of 6 2:49PM

Quit Claim Deed

Grantor(s): Kenneth A. Dahlstedt
Gary J. Dahlstedt
Barbara A. Dahlstedt

Grantee(s): Dahlstedt Family Properties, L.L.C.

Legal Description (abbreviated): Ptn Lot 1 and Lot 2 Skagit County SP 94-035

Assessor's Tax Parcel Number: 340309-3-005-0007 (P21293)

Reference (Auditor File Numbers of Documents assigned, released or amended):

Boundary Line Adjustment - Quit Claim Deed

For and in consideration of boundary line adjustment, and for no monetary consideration, **Kenneth A. Dahlstedt, Gary J. Dahlstedt & Barbara A. Dahlstedt**, ("Grantor") conveys and quit claims to **Dahlstedt Family Properties, L.L.C.**, a limited liability company ("Grantee") the following described real estate, situated in the County of Skagit, State of Washington, together with all after-acquired title of Grantor therein:

NEW LOT 1

Lot 1, Short Plat No. 94-035, approved May 24, 1995, recorded May 26, 1995 in Volume 11 of Short Plats, pages 207 and 208, under Auditor's File No. 9505260005,

Quit Claim Deed

H:\EWJ\Dahlstedt, Norm\Sierra Pacific\903 New Lot 1 QC Deed.wpd
4/7/9 13:03

Page 1 SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

1529
MAY 29 2009

Elliott W. Johnson Inc. P.S.
711 South First Street
Mount Vernon, WA 98273
(360) 336-6502 Fax 336-5616
Email: John@EWJLaw.com

Amount Paid \$ 0
Skagit Co. Treasurer
By *Mum* Deputy

and being a portion of the Northwest ¼ of the Southwest ¼ of Section 9, Township 34 North, Range 3 East, W.M.

TOGETHER WITH that portion of Lot 2, Skagit County Short Plat No. 94-035, approved May 24, 1995, and recorded May 26, 1995, in Volume 11 of Short Plats, pages 207 and 208, under Auditor's File No. 9505260005, records of Skagit County, Washington; being a portion of the Northwest ¼ of the Southwest ¼ of Section 9, Township 34 North, Range 3 East, W.M., lying Westerly of the following described line:

Beginning at the Northeast corner of said Lot 2;
thence North 89°36'55" West 237.14 feet along the North line of said Lot 2;
thence South 12°21'12" West 36.76 feet to a non-tangent point of curvature;
thence Southerly on said curve to the left (concave to the East) having a radius of 588.80 feet and an initial tangent bearing of South 10°34'53" West, through a central angle of 35°54'11" an arc distance of 368.96 feet;
thence South 89°36'55" East 161.97 feet to the Westerly line of said Lot 2 and the terminus of said line.

EXCEPT that portion of said Lot 1, Skagit County Short Plat No. 94-035, lying Easterly of the following described line:

Beginning at the Northeast corner of Lot 2 of said Short Plat;
thence North 89°36'55" West 237.14 feet along the North line of said Lot 2;
thence South 12°21'12" West 36.76 feet to a non-tangent point of curvature;
thence Southerly on said curve to the left (concave to the East) having a radius of 588.80 feet and an initial tangent bearing of South 10°34'53" West, through a central angle of 35°54'11", an arc distance of 368.96 feet;
thence South 89°36'55" East 161.97 feet to the Westerly line of said Lot 2 and the terminus of said line.

ALSO EXCEPT that portion of said Lot 1, Skagit County Short Plat No. 94-035, described as follows:

Beginning at the Northeast corner of said Lot 2, Short Plat No. 94-035;
thence South 89°33'10" West 237.14 feet (called North 89°36'55" West in said Short Plat) along the North line of said Lot 2;
thence North 11°43'29" East 74.79 feet;
thence North 20°41'53" East 71.71 feet;
thence North 89°33'10" East 196.82 feet parallel with the North line of said Lot 1 (called South 89°36'55" East in said Short Plat) to the East line of said Lot 1;



thence South 00°05'32" West 140.00 feet along said East line (called South 00°56'12" West in said Short Plat) to the point of Beginning,

AND ALSO EXCEPT that portion of said Lot 1, Skagit County Short Plat No. 94-035, described as follows:

Beginning at the Northeast corner of said Lot 2, Short Plat No. 94-035;
thence South 89°33'10" West 237.14 feet (called North 89°36'55" West in said Short Plat) along the North line of said Lot 2;
thence South 11°32'02" West 36.76 feet (called South 12°21'12" West in previous descriptions) to a non-tangent point of curvature;
thence Southerly on said curve to the left (concave to the East) having a radius of 588.80 feet and an initial tangent bearing of South 09°44'01" West (called South 10°34'53" West in previous descriptions), through a central angle of 35°54'11", an arc distance of 368.96 feet to the TRUE POINT OF BEGINNING;
thence North 89°33'10" East 161.97 feet (called South 89°36'55" East in previous descriptions), to the Westerly line of said Lot 2;
thence South 00°05'32" West 202.17 feet along said Westerly line (called South 00°56'12" West in said Short Plat) to a point on said non-tangent curve extended;
thence Northwesterly on said curve to the right (concave to the Northeast) having a radius of 588.80 feet and an initial tangent bearing of North 51°28'00" West, through a central angle of 25°17'50", an arc distance of 259.97 feet to the TRUE POINT OF BEGINNING;

TOGETHER WITH that portion of said Lot 2, Short Plat No. 94-035, lying southerly of the following described line:

Beginning at the Northeast corner of said Lot 2, Short Plat No. 94-035;
thence South 89°33'10" West 237.14 feet (called North 89°36'55" West in said Short Plat) along the North line of said Lot 2;
thence South 11°32'02" West 36.76 feet (called South 12°21'12" West in previous descriptions) to a non-tangent point of curvature;
thence Southerly on said curve to the left (concave to the East) having a radius of 588.80 feet and an initial tangent bearing of South 09°44'01" West (called South 10°34'53" West in previous descriptions), through a central angle of 35°54'11", an arc distance of 368.96 feet;
thence North 89°33'10" East 161.97 feet (called South 89°36'55" East in previous descriptions), to the Westerly line of said Lot 2;
thence South 00°05'32" West 202.17 feet along said Westerly line (called South 00°56'12" West in said Short Plat) to a point on said non-tangent curve extended and the TRUE POINT OF BEGINNING of said line;



thence Southeasterly on said curve to the left (concave to the Northeast) having a radius of 588.80 feet and an initial tangent bearing of South 51°28'00" East , through a central angle of 03°38'17", an arc distance of 37.38 feet to the East line of said Lot 2 and the terminus of said line.

SUBJECT TO an easement for access, ingress, egress and utilities over, under and upon that portion of said Lot 2, Short Plat No. 94-035 lying southerly of the following described line:

Beginning at the Northeast corner of said Lot 2, Short Plat No. 94-035;
thence South 89°33'10" West 237.14 feet (called North 89°36'55" West in said Short Plat) along the North line of said Lot 2;
thence South 11°32'02" West 36.76 feet (called South 12°21'12" West in previous descriptions) to a non-tangent point of curvature;
thence Southerly on said curve to the left (concave to the East) having a radius of 588.80 feet and an initial tangent bearing of South 09°44'01" West (called South 10°34'53" West in previous descriptions), through a central angle of 35°54'11", an arc distance of 368.96 feet;
thence North 89°33'10" East 161.97 feet (called South 89°36'55" East in previous descriptions), to the Westerly line of said Lot 2;
thence South 00°05'32" West 202.17 feet along said Westerly line (called South 00°56'12" West in said Short Plat) to a point on said non-tangent curve extended and the TRUE POINT OF BEGINNING of said line;
thence Southeasterly on said curve to the left (concave to the Northeast) having a radius of 588.80 feet and an initial tangent bearing of South 51°28'00" East , through a central angle of 03°38'17", an arc distance of 37.39 feet to the East line of said Lot 2 and the terminus of said line.

ALSO SUBJECT TO an easement for sanitary sewer over, under and upon the Easterly 30 feet of the above described tract as shown on Record of Survey of Boundary Line Adjustment No. PLO9-0219, recorded under Auditor's File No. 200905290102, records of Skagit County, Washington.

AND ALSO SUBJECT TO easements, reservations restriction, covenants, leases and other instruments of record.

Situated in the Skagit County, Washington.

SUBJECT TO all encumbrances and defects of record.

The above described property will be combined or aggregated with contiguous property owned by

Quit Claim Deed

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H:\EWJ\Dahstedt, Norm\Sierra Pacific\903 New Lot 1 QC Deed.wpd
4/7/9 13:03

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Skagit County Auditor

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6 2:49PM



SECTION CORNER
3" BRASS DISK
W/IN CASE
(JANUARY 2008)
30.00' W
30.00' N

WEST 1/4 CORNER
3" BRASS DISK
W/IN CASE
(JANUARY 2008)

SECTION CORNER
1" IRON PIPE
W/IN CASE
(JANUARY 2008)

ROS AFN 9804270070
LOT 3 SP 7-89

P21284
DARLSTEDT FAMILY PROPERTIES LLC
13048 FARM TO MARKET RD.
MOUNT VERNON, WA 98273
(SP NO. 94-035 - N 89°36'55" W, 1332.44')
N 89°33'10" E 1332.40'
NORTH LINE OF
LOT 1, SP NO. 94-035
1302.40'

NEW LOT 1
LOT 1
SP NO. 94-035
PARCEL B

P21293
DARLSTEDT FAMILY PROPERTIES LLC
USING FARM TO MARKET RD,
MOUNT VERNON, WA 98273

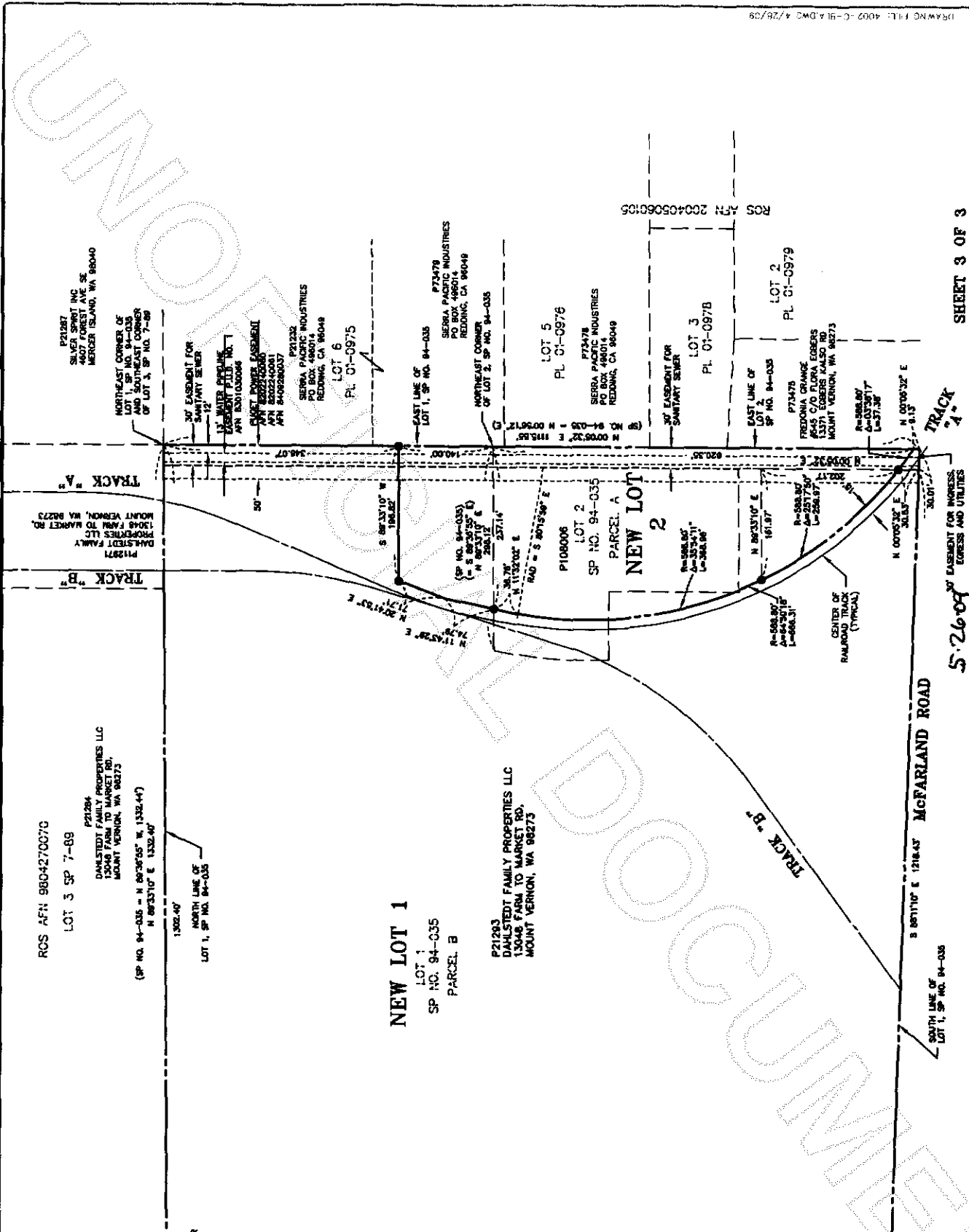
NEW LOT 2
LOT 2
SP NO. 94-035
PARCEL A

LOT AREA
NEW LOT 1 1,281,516 SQ FT 28.99 ACRES
NEW LOT 2 150,138 SQ FT 3.45 ACRES

P108006
GARY J DARLSTEDT
KENNETH A DARLSTEDT
BARBARA ANNI HERNANDEZ
13048 FARM TO MARKET RD MOUNT
VERNON, WA 98273



20090529103
Skagit County Auditor



SHEET 3 OF 3

BOUNDARY LINE ADJUSTMENT IN A PORTION OF
SHORT PLAT NO. 94-035
NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 9, T. 34 N., R. 3 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: DARLSTEDT FAMILY PROPERTIES, L.L.C.



PP 263 PG 42
SERAFU ENGINEERING & SURVEYING SCALE: 1" = 100'
MOUNT VERNON, WA 98273 360-557-2556
ASSUMED JOB NO. 4002