



201008090063
Skagit County Auditor

8/9/2010 Page 1 of 7 10:44AM

RETURN TO:
SCHACHT & HICKS
PO BOX 1165
MOUNT VERNON WA 98273

DOCUMENT TITLE: Quit Claim Deed
GRANTOR: SEA-VAN, LLC, a Washington limited liability company
GRANTEE: FANCYWOOD INTERNATIONAL, LLC, a Washington limited liability company

ABBREVIATED LEGAL DESCRIPTION: Lot 67, Eaglemont Phase 1A
ADDITIONAL LEGAL DESCRIPTION ON Page 1 OF DOCUMENT.
ASSESSOR'S TAX PARCEL NUMBER: P104336

QUIT CLAIM DEED

The Grantor, SEA-VAN, LLC, a Washington limited liability company, for and in consideration of One Dollar (\$1.00) conveys and quit claims to FANCYWOOD INTERNATIONAL, LLC, a Washington limited liability company, all present and after acquired interest in and to the following described real estate, situate in the county of Skagit, state of Washington, to wit:

Eaglemont Phase 1A, Lot 67, Skagit County, Washington, as more fully described on EXHIBIT "A" attached hereto.

DATED: July 9, 2010. *AUG - 2nd*

SEA-VAN, LLC.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX BY

2406

AUG 09 2010

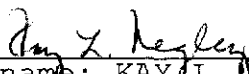
[Signature]
NGIE KIANG TIONG, Managing Member

Amount Paid \$ *32,401.00*
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that NGIE KIANG TIONG is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as Managing Member of SEA-VAN, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 2, 2010.


Printed name: KAY L. NEGLEY
Notary Public in and for the state of
Washington, residing at Mount Vernon
My appointment expires: 3-15-2010



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EAGLEMONT PHASE 1A, LOT 67, ACRES 216.76, TOGETHER WITH THAT PORTION OF SAID SECTION 27 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEASTERLY CORNER OF TRACT 202 IN THE PLAT OF EAGLEMONT, PHASE 1A; THENCE SOUTH 85 DEGREES 36' 34" WEST, A DISTANCE OF 68.47 FEET ALONG THE NORTHEASTERLY LINE THEREOF; THENCE SOUTH 37 DEGREES 10' 42" EAST, A DISTANCE OF 59.04 FEET TO THE EASTERLY LINE OF SAID TRACT 202; THENCE NORTH 31 DEGREES 56' 07" EAST, ALONG THE EASTERLY LINE THEREOF, A DISTANCE OF 61.61 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 4 EAST, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 42 IN THE PLAT OF EAGLEMONT, PHASE 1A, RECORDED JANUARY 25, 1994, IN VOLUME 15 OF PLATS, PAGES 130 TO 146, UNDER AUDITOR'S FILE NO. 9401250031; THENCE THE FOLLOWING COURSES ALONG THE SOUTH LINE OF LOTS 40, 41 AND 42 OF SAID PLAT: NORTH 45 DEGREES 52' 41" EAST, 28.14 FEET; SOUTH 89 DEGREES 37' 13" EAST, 49.78 FEET; SOUTH 89 DEGREES 37' 13" EAST, 70.01 FEET; SOUTH 89 DEGREES 37' 13" EAST, 13.73 FEET; SOUTH 53 DEGREES 14' 14" EAST, 69.12 FEET TO THE SOUTHEAST CORNER OF SAID LOT 40; THENCE NORTH 72 DEGREES 38' 16" WEST, 72.86 FEET; THENCE NORTH 89 DEGREES 37' 13" WEST, 139.56 FEET TO THE POINT OF BEGINNING. ALSO EXCEPT THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 4 EAST, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 21, OF THE PLAT OF EAGLEMONT, PHASE 1A, RECORDED JANUARY 25, 1994, IN VOLUME 15 OF PLATS, PAGES 130 TO 146, UNDER AUDITOR'S FILE NO. 94012520031, RECORDS OF SKAGIT COUNTY, AND THE TRUE POINT OF BEGINNING; THENCE NORTH 79 DEGREES 42' 12" WEST ALONG THE SOUTH LINE OF SAID LOT 21, A DISTANCE OF 75.04 FEET TO AN ANGLE POINT IN SAID SOUTH LINE; THENCE CONTINUE ALONG THE SOUTH LINE OF SAID LOT 21, SOUTH 38 DEGREES 52' 47" WEST, 16.30 FEET TO THE SOUTHWEST CORNER OF LOT 21; THENCE SOUTH 89 DEGREES 30' 23" EAST, A DISTANCE OF 84.07 FEET TO THE TRUE POINT OF BEGINNING. ALSO EXCEPT THAT PORTION OF SECTION 27 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF TRACT 202, IN SAID "PLAT OF EAGLEMONT PHASE 1A"; THENCE SOUTH 85 DEGREES 36' 34" WEST ALONG THE NORTHEASTERLY LINE OF SAID TRACT 202, A DISTANCE OF 68.47 FEET TO THE TRUE POINT OF BEGINNING OF THIS EXCEPTION; THENCE CONTINUE SOUTH 85 DEGREES 36' 34" WEST, A DISTANCE OF 60.17 FEET; THENCE NORTH 40 DEGREES 26' 15" WEST, A DISTANCE OF 43.54 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID TRACT 202; THENCE SOUTH 84 DEGREES 00' 58" EAST, A DISTANCE OF 22.04 FEET; THENCE NORTH 52 DEGREES 23' 42" EAST, A DISTANCE OF 36.99 FEET; THENCE SOUTH 37 DEGREES 10' 42" EAST, A DISTANCE OF 61.26 FEET TO THE TRUE POINT OF BEGINNING OF THIS EXCEPTION. ALSO EXCEPT THAT PORTION OF LOT 67, PLAT OF EAGLEMONT, PHASE 1A, AS RECORDED UNDER AUDITOR'S FILE NO. 9401250031, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING IN SECTION 27, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: COMMENCING

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AT THE NORTHEASTERLY MOST CORNER OF TRACT "F", PLAT OF EAGLEMONT, PHASE 1B, DIVISION 1, AS RECORDED UNDER AUDITOR'S FILE NO. 200201160127; THENCE NORTH 82 DEGREES 41' 37" WEST, ALONG THE NORTHERLY LINE OF SAID TRACT, 57.36 FEET TO THE INTERSECTION WITH THE LINE COMMON TO SAID LOT 67 AND LOT 68 OF SAID PLAT OF EAGLEMONT, PHASE 1A; THENCE NORTH 50 DEGREES 41' 02" EAST, ALONG SAID COMMON LINE, 61.47 FEET; THENCE NORTH 39 DEGREES 16' 38" EAST, ALONG SAID COMMON LINE, 339.08 FEET; THENCE SOUTH 80 DEGREES 34' 06" EAST, ALONG SAID COMMON LINE, 104.98 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 1 DEGREE 51' 02" WEST, ALONG SAID COMMON LINE, 207.80 FEET; THENCE SOUTH 16 DEGREES 26' 38" EAST, ALONG SAID COMMON LINE, 49.31 FEET; THENCE SOUTH 70 DEGREES 36' 26" EAST, ALONG SAID COMMON LINE, 56.84 FEET; THENCE LEAVING SAID COMMON LINE, NORTH 16 DEGREES 38' 43" WEST, 188.11 FEET; THENCE NORTH 1 DEGREE 51' 02" EAST, 92.04 FEET TO A POINT WHICH LIES SOUTH 80 DEGREES 34' 06" EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 80 DEGREES 34' 06" WEST, 10.09 FEET TO THE TRUE POINT OF BEGINNING. ALSO EXCEPT THAT PORTION OF LOT 67, PLAT OF EAGLEMONT, PHASE 1A, AS RECORDED UNDER AUDITOR'S FILE NO. 9401250031, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING IN SECTION 27, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT WHERE SAID LOT 67 AND LOT 68 OF SAID PLAT MEET THE SOUTHWESTERLY MARGIN OF BEAVER POND DRIVE AS SHOWN ON SHEET 10 OF 17 OF SAID PLAT; THENCE ALONG THE LINE COMMON TO SAID LOTS 67 AND 68 THROUGH THE FOLLOWING COURSES AND DISTANCES: SOUTH 65 DEGREES 16' 30" WEST, 163.76 FEET; THENCE NORTH 36 DEGREES 19' 42" WEST, 39.47 FEET; THENCE NORTH 63 DEGREES 41' 25" WEST, 77.50 FEET; THENCE SOUTH 49 DEGREES 34' 03" WEST, 29.21 FEET; THENCE SOUTH 4 DEGREES 32' 42" EAST, 27.88 FEET; THENCE SOUTH 61 DEGREES 56' 42" WEST, 64.30 FEET TO AN ANGLE POINT IN SAID COMMON LINE AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID COMMON LINE, SOUTH 61 DEGREES 56' 42" WEST, 23.87 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS POINT WHICH BEARS NORTH 55 DEGREES 26' 22" WEST, 75.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27 DEGREES 00' 51", AN ARC DISTANCE OF 35.36 FEET TO A POINT ON SAID COMMON LINE WHICH LIES NORTH 21 DEGREES 32' 52" WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 21 DEGREES 32' 52" EAST, ALONG SAID COMMON LINE, 23.08 FEET TO THE TRUE POINT OF BEGINNING. ALSO EXCEPT THAT PORTION OF LOT 67, PLAT OF EAGLEMONT, PHASE 1A, AS RECORDED UNDER AUDITOR'S FILE NO. 9401250031, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING IN SECTION 27, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE POINT WHERE SAID LOT 67 AND LOT 68 OF SAID PLAT MEET THE SOUTHWESTERLY MARGIN OF BEAVER POND DRIVE AS SHOWN ON SHEET 10 OF 17 OF SAID PLAT; THENCE ALONG THE LINE COMMON TO SAID LOTS 67 AND 68 THROUGH THE FOLLOWING COURSES AND DISTANCES: SOUTH 65 DEGREES 16' 30" WEST, 163.76 FEET; THENCE NORTH 36 DEGREES 19' 42" WEST, 39.47 FEET; THENCE NORTH 63 DEGREES 41' 25" WEST, 77.50 FEET; THENCE SOUTH 49 DEGREES 34' 03" WEST, 29.21 FEET;

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THENCE SOUTH 4 DEGREES 32' 42" EAST, 27.88 FEET; THENCE SOUTH 61 DEGREES 56' 42" WEST, 64.30 FEET TO AN ANGLE POINT IN SAID COMMON LINE; THENCE LEAVING SAID COMMON LINE, SOUTH 61 DEGREES 56' 42" WEST, 25.16 FEET TO AN ANGLE POINT IN SAID COMMON LINE; THENCE CONTINUING SOUTH 61 DEGREES 56' 42" WEST, ALONG SAID COMMON LINE, 114.57 FEET; THENCE NORTH 51 DEGREES 02' 26" EAST, 92.50 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36 DEGREES 48' 15", AN ARC DISTANCE OF 32.12 FEET TO A POINT ON SAID COMMON LINE AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 9 DEGREES 50' 57", AN ARC DISTANCE OF 8.59 FEET; THENCE NORTH 4 DEGREES 23' 14" EAST, 53.87 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22 DEGREES 57' 27", AN ARC DISTANCE OF 40.07 FEET TO THE INTERSECTION OF SAID LOTS 67 AND 68 WITH THE SOUTH MARGIN OF SAID BEAVER POND DRIVE AND THE TERMINUS OF THIS LINE DESCRIPTION. ALSO TOGETHER WITH THAT PORTION OF LOT 68, PLAT OF EAGLEMONT, PHASE 1A, AS RECORDED UNDER AUDITOR'S FILE NO. 9401250031, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING IN SECTION 27, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEASTERLY MOST CORNER OF TRACT "F", PLAT OF EAGLEMONT, PHASE 1B, DIVISION 1, AS RECORDED UNDER AUDITOR'S FILE NO. 200201160127; THENCE NORTH 82 DEGREES 42' 37" WEST, ALONG THE NORTHERLY LINE OF SAID TRACT, 57.36 FEET TO THE INTERSECTION WITH THE LINE COMMON TO SAID LOT 68 AND LOT 67 OF SAID PLAT OF EAGLEMONT, PHASE 1A; THENCE NORTH 50 DEGREES 41' 02" EAST, ALONG SAID COMMON LINE, 61.47 FEET; THENCE NORTH 39 DEGREES 16' 38" EAST, ALONG SAID COMMON LINE, 339.08 FEET; THENCE SOUTH 80 DEGREES 34' 06" EAST, ALONG SAID COMMON LINE, 104.98 FEET; THENCE SOUTH 1 DEGREE 51' 02" WEST, ALONG SAID COMMON LINE, 207.80 FEET; THENCE SOUTH 16 DEGREES 26' 38" EAST, ALONG SAID COMMON LINE, 49.31 FEET; THENCE SOUTH 70 DEGREES 35' 26" EAST, ALONG SAID COMMON LINE, 56.84 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 70 DEGREES 35' 26" EAST, ALONG SAID COMMON LINE, 34.62 FEET TO THE NORTHERLY MARGIN OF BEAVER POND DRIVE AS SHOWN ON SAID PLAT OF EAGLEMONT, PHASE 1A; THENCE SOUTH 80 DEGREES 09' 05" WEST, ALONG SAID NORTHERLY MARGIN, 7.79 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 380.00 FEET; THENCE WESTERLY, ALONG SAID MARGIN AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3 DEGREES 04' 01", AN ARC DISTANCE OF 20.34 FEET; THENCE NORTH 16 DEGREES 38' 43" WEST, 17.59 FEET TO THE TRUE POINT OF BEGINNING. ALSO TOGETHER WITH THAT PORTION OF LOT 68, PLAT OF EAGLEMONT, PHASE 1A, AS RECORDED UNDER AUDITOR'S FILE NO. 9401250031, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING IN SECTION 27, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE POINT WHERE SAID LOT 68 AND LOT 67 OF SAID PLAT MEET THE SOUTHWESTERLY MARGIN OF BEAVER POND DRIVE AS SHOWN ON SHEET

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10 OF 17 OF SAID PLAT; THENCE ALONG THE LINE COMMON TO SAID LOTS 67 AND 68 THROUGH THE FOLLOWING COURSES AND DISTANCES: SOUTH 65 DEGREES 16' 30" WEST, 163.76 FEET; THENCE NORTH 36 DEGREES 19' 42" WEST, 39.47 FEET; THENCE NORTH 63 DEGREES 41' 25" WEST, 77.50 FEET; THENCE SOUTH 49 DEGREES 34' 03" WEST, 29.21 FEET; THENCE SOUTH 4 DEGREES 32' 42" EAST, 27.88 FEET; THENCE SOUTH 61 DEGREES 56' 42" WEST, 64.39 FEET TO AN ANGLE POINT IN SAID COMMON LINE; THENCE NORTH 21 DEGREES 32' 52" WEST, 23.08 FEET TO THE TRUE POINT OF BEGINNING AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS POINT WHICH BEARS NORTH 82 DEGREES 27' 13" WEST, 75.00 FEET; THENCE LEAVING SAID COMMON LINE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3 DEGREES 09' 33", AN ARC DISTANCE OF 4.14 FEET; THENCE NORTH 4 DEGREES 23' 14" EAST, 53.87 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23 DEGREES 13' 31", AN ARC DISTANCE OF 50.67 FEET TO THE INTERSECTION OF SAID LOTS 67 AND 68 WITH THE SOUTH MARGIN OF SAID BEAVER POND DRIVE AND THE TERMINUS OF THIS LINE DESCRIPTION. ALSO TOGETHER WITH THAT PORTION OF LOT 68, PLAT OF EAGLEMONT, PHASE 1A, AS RECORDED UNDER AUDITOR'S FILE NO. 9401250031, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING IN SECTION 27, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT WHERE SAID LOT 68 AND LOT 67 OF SAID PLAT MEET THE SOUTHWESTERLY MARGIN OF BEAVER POND DRIVE AS SHOWN ON SHEET 10 OF 17 OF SAID PLAT; THENCE ALONG THE LINE COMMON TO SAID LOTS 67 AND 68 THROUGH THE FOLLOWING COURSES AND DISTANCES: SOUTH 65 DEGREES 16' 30" WEST, 163.76 FEET; THENCE NORTH 36 DEGREES 19' 42" WEST, 39.47 FEET; THENCE NORTH 63 DEGREES 41' 25" WEST, 77.50 FEET; THENCE SOUTH 49 DEGREES 34' 03" WEST, 29.21 FEET; THENCE SOUTH 4 DEGREES 32' 42" EAST, 27.88 FEET; THENCE SOUTH 61 DEGREES 56' 42" WEST, 64.30 FEET TO AN ANGLE POINT IN SAID COMMON LINE; THENCE LEAVING SAID COMMON LINE, SOUTH 61 DEGREES 56' 42" WEST, 25.16 FEET TO AN ANGLE IN SAID COMMON LINE; AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 61 DEGREES 56' 42" WEST, ALONG SAID COMMON LINE, 114.57 FEET; THENCE NORTH 51 DEGREES 02' 26" EAST, 92.50 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36 DEGREES 48' 15", AN ARC DISTANCE OF 32.12 FEET TO A POINT ON SAID COMMON LINE AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS POINT WHICH BEARS NORTH 69 DEGREES 57' 04" EAST, 75 FEET; THENCE SOUTHEASTERLY, ALONG SAID COMMON LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1 DEGREE 29' 56", AN ARC DISTANCE OF 1.96 FEET TO A POINT ON SAID COMMON LINE WHICH LIES NORTH 21 DEGREES 32' 52" WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 21 DEGREES 32' 52" EAST, ALONG SAID COMMON LINE, 31.21 FEET TO THE TRUE POINT OF BEGINNING. ALSO TOGETHER WITH THAT PORTION OF LOT 132, PLAT OF EAGLEMONT, PHASE 1B, DIVISION 3, AS RECORDED UNDER AUDITOR'S FILE NO. 200410250250, LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT

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THE MOST EASTERLY CORNER OF SAID LOT 132; THENCE SOUTH 47 DEGREE 28' 52" WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 132, 26.28 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 85.00 FEET; THENCE SOUTHWESTERLY, FOLLOWING SAID SOUTHEASTERLY LINE OF SAID LOT 132 ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 18 DEGREES 36' 39", AN ARC DISTANCE OF 27.61 FEET TO THE END OF SAID CURVE; THENCE SOUTH 28 DEGREES 52' 13" WEST, CONTINUING ALONG SAID SOUTHEASTERLY LINE OF SAID LOT 132, 11.27 FEET TO THE TRUE POINT OF BEGINNING OF SAID DESCRIBED LINE; THENCE NORTH 64 DEGREES 49' 44" WEST, 109.16 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 132 AND THE END OF SAID DESCRIBED LINE, SAID POINT LYING NORTH 8 DEGREES 33' 11" EAST, 13.34 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT 132. ALSO EXCEPT ANY PORTION OF NEW PLAT FOR 2007 #4883 EAGLEMONT PHASE 1B DIV 5 AND 6 RECORDED UNDER AF#200601100170. ALSO EXCEPT THAT PORTION OF LOT 67, PLAT OF EAGLEMONT, PHASE 1A, AS RECORDED UNDER AUDITOR'S FILE NO. 9401250031, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING IN SECTION 27, TOWNSHIP 34, RANGE 4 EAST, LYING SOUTHERLY, EASTERLY AND NORTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHWEST CORNER OF TRACT Q, PLAT OF EAGLEMONT, PHASE 1B, DIVISION 4, AS RECORDED UNDER AUDITOR'S FILE NO. 200508080162, RECORDS OF SAID COUNTY AND STATE; THENCE NORTH 78 DEGREES 17' 14" WEST ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID TRACT Q, 80.00 FEET; THENCE SOUTH 11 DEGREES 42' 46" WEST, PARALLEL WITH THE WEST LINE OF SAID TRACT Q, 237.65 FEET TO THE NORTHERLY EDGE OF A WETLAND BUFFER AS SHOWN ON SHEET 5 OF 5 OF SAID PLAT OF EAGLEMONT, PHASE 1B, DIVISION 4; THENCE SOUTH 73 DEGREES 32' 43" EAST ALONG SAID NORTHERLY EDGE, 32.25 FEET TO AN ANGLE POINT THEREON; THENCE SOUTH 49 DEGREES 37' 47" EAST, CONTINUING ALONG SAID NORTHERLY EDGE, 34.60 FEET TO ITS INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID TRACT Q; THENCE NORTH 85 DEGREES 58' 54" EAST ALONG SAID WESTERLY EXTENSION, 17.90 FEET TO THE SOUTHWEST CORNER OF SAID TRACT Q AND THE END OF SAID DESCRIBED LINE.

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