



201101130030

Skagit County Auditor

1/13/2011 Page

1 of 10 9:39AM

When recorded return to:

Craig Sjostrom  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

**Quitclaim Deed**  
(Boundary Line Adjustment)

Grantor: Earline Swanson

Grantee: Lowell Dayton Irrevocable Grantor Trust

Legal Description: Ptn Tract 23, unrec. Plat Colony Mountain, 26-36-3

Assessor's Property Tax Parcel or Account Nos.: P48113; P48083; P48399

Reference Nos. of Documents Assigned or Released: N/A

BOUNDARY ADJUSTMENT  
Reviewed and approved  
in accordance with S.C. Code  
Code Chapter 14.18  
*Meredith R. Roder*  
SKAGIT CO. PLANNING & PERMIT CENTER  
Date: 12/18/2010

THIS INDENTURE, made this 9<sup>TH</sup> day of December, 2010, between Earline Swanson, an unmarried person, Grantor, and The Lowell Dayton Irrevocable Grantor Trust, u/a dated December 23<sup>rd</sup>, 2009, Fred Rusina, Trustee, Grantee.

**Recitals**

- a. Grantor is the owner of the property bearing Skagit County Assessor's parcel nos. P48083 and P48399, more particularly described in the attached Exhibit B.
- b. Grantee is the owner of the property bearing Skagit County Assessor's parcel no. P48113, more particularly described in the attached Exhibit A.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
# 89

JAN 13 2011

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

- c. The parties wish to adjust the boundaries between the said parcels, with a portion of Grantor's property, as described in the attached Exhibit C, being incorporated into Grantee's property.
- d. The adjusted description of Grantor's property is set forth in the attached Exhibit D.
- e. The adjusted description of Grantee's property is set forth in the attached Exhibit E.
- f. A diagram showing the adjusted boundaries of the two parcels is attached as Exhibit F.
- g. A separate boundary adjustment deed, further modifying the boundaries between the subject parcels, has been recorded contemporaneously herewith, under Skagit County Auditor's File No. 201101130031.

**Conveyance**

THEREFORE, for and in consideration of the said boundary line adjustment, and for no monetary consideration, grantor does hereby QUIT CLAIM to the grantee all of her interest in the real property lying and being in the county of Skagit and State of Washington, and described in the attached Exhibit C.

This boundary adjustment is not for the purposes of creating an additional building lot.

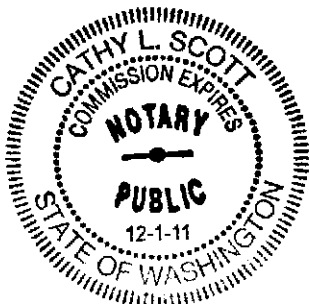
DATED: December 9, 2010

*Earline M. Swanson*  
EARLINE SWANSON

STATE OF WASHINGTON     )  
  :SS  
COUNTY OF SKAGIT     )

On this day personally appeared before me Earline Swanson, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 9 day of December, 2010.



*Cathy L. Scott*  
NOTARY PUBLIC in and for the State of Washington  
Residing at Bow  
My commission expires: 12-1-11  
Name: Cathy L. SCOTT



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**EXHIBIT A**

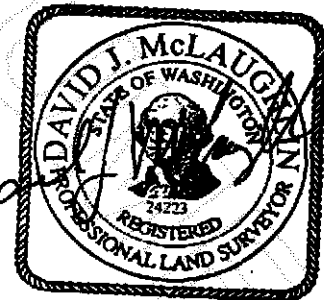
**LEGAL DESCRIPTION  
For  
LOWELL DAYTON  
OF ASSESSOR'S PARCEL P48113  
(DAYTON PROPERTY)  
BEFORE BOUNDARY ADJUSTMENT**

August 10, 2010

A tract of land in Section 23, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at a point on the westerly line of said Section 23, a distance of 482.39 feet on a bearing of N 01°34'14" W of the southwest corner of said Section 23; thence continuing on said westerly line N 01°34'14" W, a distance of 760.37 feet to an intersection with a curve having a radius of 3,030 feet, the center of which curve bears N 46°59'54" E; thence southwesterly on said curve to the left through a central angle of 3°33'50", an arc distance of 188.47 feet; thence S 46°33'56" E, a distance of 178.49 feet to a curve to the right having a radius of 1,050 feet, the center of which curve bears S 43°26'04" W; thence southeasterly along said curve to the left through a central angle of 21° 00'00", an arc distance of 384.85 feet; thence S 67°24'18" W, a distance of 505.62 feet to the point of beginning, also known as Tract 23 of the unrecorded survey of Colony Mountain.

Situate in Skagit County, Washington.



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**EXHIBIT B**

**LEGAL DESCRIPTION  
For  
LOWELL DAYTON  
OF ASSESSOR'S PARCELS P48083 & 48399  
(SWANSON PROPERTY)  
BEFORE BOUNDARY ADJUSTMENT**

August 10, 2010

The southeast quarter of the southeast quarter of Section 22,  
Township 36 North, Range 3 East, W.M.,

ALSO, that portion of the northeast quarter of the northeast  
quarter of Section 27, Township 36 North, Range 3 East, W.M.,  
lying northeasterly of a line which runs direct from the  
southeast corner of said northeast quarter of the northeast  
quarter to the northwest corner of said northeast quarter of the  
northeast quarter;

EXCEPT that portion of said southeast quarter of the southeast  
quarter described as follows:

Beginning at the northeast corner of the southeast quarter of the  
southeast quarter of said section; thence west for a distance of  
84.8 feet; thence S 45° E, a distance of 120 feet to the east  
line of said southeast quarter of the southeast quarter; thence  
North 84.8 feet to the true point of beginning, for use as a  
roadway.

Situate in Skagit County, Washington.



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**EXHIBIT C**

**BOUNDARY LINE ADJUSTMENT  
LEGAL DESCRIPTION  
For**

**LOWELL DAYTON  
OF A PORTION OF ASSESSOR'S PARCELS P48083 & P48399  
(SWANSON PROPERTY)  
TO BE AGGREGATED WITH ASSESSOR'S PARCEL P48113  
(DAYTON PROPERTY)**

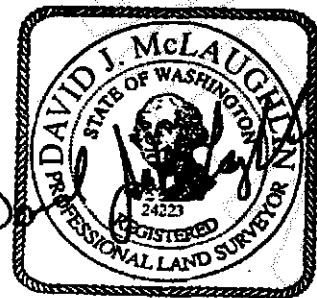
August 10, 2010

That portion of the southeast quarter of the southeast quarter of Section 22, Township 36 North, Range 3 East, W.M. described as follows:

Beginning at a point on the easterly line of said Section 22, a distance of 727.37 feet from the southeast corner of said Section 22; thence N 01°34'14" W along said westerly line, a distance of 498.18 feet to a point which lies 84.8 feet from the northeast corner of the southeast quarter of the southeast quarter of said Section 22; thence N 45°53'28" W, a distance of 121.34 feet to a point on the north line of the southeast quarter of the southeast quarter of said Section 22 which lies 84.8 feet from the northeast corner of the southeast quarter of the southeast quarter of said Section 22; thence S 89°47'18" W along the north line of the southeast quarter of the southeast quarter of said Section 22, a distance of 75.27 feet; thence S 01°34'14" E, a distance of 513.51 feet; thence S 65°14'01" E, a distance of 117.72 feet to the point of curvature of a curve to the left having a radius of 320.00 feet; thence easterly along said curve through a central angle of 10°28'39" and an arc distance of 58.42 feet to the east line of the southeast quarter of the southeast quarter of said Section 22 and point of beginning of this description.

Situate in Skagit County, Washington.

Containing 84,503 square feet.



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**EXHIBIT D**

**LEGAL DESCRIPTION  
For  
LOWELL DAYTON  
OF ASSESSOR'S PARCELS P48083 & P48399  
(SWANSON PROPERTY)  
AFTER BOUNDARY ADJUSTMENT**

August 10, 2010

That portion of said Tract 23 of the unrecorded survey of Colony Mountain in Section 23, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at a point on the westerly line of said Section 23, a distance of 482.39 feet from the southwest corner of said Section 23; thence N 01°34'14" W along said westerly line, a distance of 244.98 feet to the point of curvature of a non-tangent curve to the left having a radius of 320.00 feet, the center of said curve bears N 14°17'20" E; thence easterly along said curve through a central angle of 49°14'52" and an arc distance of 275.05 feet; thence N 55°02'28" E, a distance of 104.25 feet to the point of curvature of a curve to the left having a radius of 25.00 feet; thence northeasterly along said curve through a central angle of 93°00'53" and an arc distance of 40.59 feet to a point on the southwesterly line of the Colony Mountain Road and point of curvature of a non-tangent curve to the right having a radius of 1050.00 feet, the center of said curve bears S 51°56'54" W; thence southeasterly along the southwesterly line of said Colony Mountain Road and said curve through a central angle of 12°29'10" and an arc distance of 228.82 feet to the southeast corner of said Tract 23; thence S 67°24'18" W, a distance of 505.62 feet to the point of beginning of this description.

TOGETHER WITH that portion of the northeast quarter of the northeast quarter of Section 27, Township 36 North, Range 3 East, W.M., lying northeasterly of a line which runs direct from the southeast corner of said northeast quarter of the northeast quarter to the northwest corner of said northeast quarter of the northeast quarter;

TOGETHER WITH the southeast quarter of the southeast quarter of Section 22, Township 36 North, Range 3 East, W.M.,



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UNRECORDED  
EXCEPT that portion of the southeast quarter of the southeast quarter of Section 22, Township 36 North, Range 3 East, W.M. described as follows:

Beginning at a point on the easterly line of said Section 22, a distance of 727.37 feet from the southeast corner of said Section 22; thence N 01°34'14" W along said westerly line, a distance of 498.18 feet to a point which lies 84.8 feet from the northeast corner of the southeast quarter of the southeast quarter of said Section 22; thence N 45°53'28" W, a distance of 121.34 feet to a point on the north line of the southeast quarter of the southeast quarter of said Section 22 which lies 84.8 feet from the northeast corner of the southeast quarter of the southeast quarter of said Section 22; thence S 89°47'18" W along the north line of the southeast quarter of the southeast quarter of said Section 22, a distance of 75.27 feet; thence S 01°34'14" E, a distance of 513.51 feet; thence S 65°14'01" E, a distance of 117.72 feet to the point of curvature of a curve to the left having a radius of 320.00 feet; thence easterly along said curve through a central angle of 10°28'39" and an arc distance of 58.42 feet to the east line of the southeast quarter of the southeast quarter of said Section 22 and point of beginning of this description.

Situate in Skagit County, Washington.



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**EXHIBIT E**

**LEGAL DESCRIPTION  
For  
LOWELL DAYTON  
OF ASSESSOR'S PARCEL P48113  
(DAYTON PROPERTY)  
AFTER BOUNDARY ADJUSTMENT**

August 10, 2010

That portion of the southeast quarter of the southeast quarter of Section 22, Township 36 North, Range 3 East, W.M. described as follows:

Beginning at a point on the easterly line of said Section 22, a distance of 727.37 feet from the southeast corner of said Section 22; thence N 01°34'14" W along said westerly line, a distance of 498.18 feet to a point which lies 84.8 feet from the northeast corner of the southeast quarter of the southeast quarter of said Section 22; thence N 45°53'28" W, a distance of 121.34 feet to a point on the north line of the southeast quarter of the southeast quarter of said Section 22 which lies 84.8 feet from the northeast corner of the southeast quarter of the southeast quarter of said Section 22; thence S 89°47'18" W along the north line of the southeast quarter of the southeast quarter of said Section 22, a distance of 75.27 feet; thence S 01°34'14" E, a distance of 513.51 feet; thence S 65°14'01" E, a distance of 117.72 feet to the point of curvature of a curve to the left having a radius of 320.00 feet; thence easterly along said curve through a central angle of 10°28'39" and an arc distance of 58.42 feet to the east line of the southeast quarter of the southeast quarter of said Section 22 and point of beginning of this description.

TOGETHER WITH a tract of land in Section 23, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at a point on the westerly line of said Section 23, a distance of 482.39 feet on a bearing of N 01°34'14" W of the southwest corner of said Section 23; thence continuing on said westerly line N 01°34'14" W, a distance of 760.37 feet to an intersection with a curve having a radius of 3,030 feet, the center of which curve bears N 46°59'54" E; thence southwesterly on said curve to the left through a central angle of 3°33'50", an arc distance of 188.47 feet; thence S 46°33'56" E, a distance of 178.49 feet to a curve to the right having a radius of 1,050 feet, the center of which curve bears S 43°26'04" W; thence southeasterly along said curve to the left through a central



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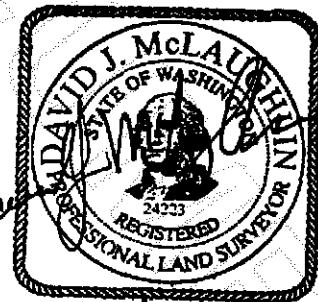
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angle of  $21^{\circ} 00' 00''$ , an arc distance of 384.85 feet; thence  $S 67^{\circ} 24' 18'' W$ , a distance of 505.62 feet to the point of beginning, also known as Tract 23 of the unrecorded survey of Colony Mountain.

EXCEPT that portion of said Tract 23 of the unrecorded survey of Colony Mountain in Section 23, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at a point on the westerly line of said Section 23, a distance of 482.39 feet from the southwest corner of said Section 23; thence  $N 01^{\circ} 34' 14'' W$  along said westerly line, a distance of 244.98 feet to the point of curvature of a non-tangent curve to the left having a radius of 320.00 feet, the center of said curve bears  $N 14^{\circ} 17' 20'' E$ ; thence easterly along said curve through a central angle of  $49^{\circ} 14' 52''$  and an arc distance of 275.05 feet; thence  $N 55^{\circ} 02' 28'' E$ , a distance of 104.25 feet to the point of curvature of a curve to the left having a radius of 25.00 feet; thence northeasterly along said curve through a central angle of  $93^{\circ} 00' 53''$  and an arc distance of 40.59 feet to a point on the southwesterly line of the Colony Mountain Road and point of curvature of a non-tangent curve to the right having a radius of 1050.00 feet, the center of said curve bears  $S 51^{\circ} 56' 54'' W$ ; thence southeasterly along the southwesterly line of said Colony Mountain Road and said curve through a central angle of  $12^{\circ} 29' 10''$  and an arc distance of 228.82 feet to the southeast corner of said Tract 23; thence  $S 67^{\circ} 24' 18'' W$ , a distance of 505.62 feet to the point of beginning of this description.

Situate in Skagit County, Washington.



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EXHIBIT F

COLONY MOUNTAIN ROAD

LOT A  
P48083

84,503 S.F.  
LOT B  
P48113

84,503 S.F.

22 23  
27 26

LOT A  
P48399



0 NORTH 300  
SCALE FEET



PORTIONS OF  
SECS. 22, 23 & 27 TWP.36 N., RGE 3E., W.M.



Leonard, Boudinot & Skodje Inc.  
PROFESSIONAL ENGINEERS & LAND SURVEYORS  
603 South First Street, P.O. Box 1228  
Mount Vernon, WA 98273  
Tel: 360-336-5751 Fax: 360-336-3981

BLA EXHIBIT MAP  
FOR  
LOWELL DAYTON

BLA  
ADJUSTMENT

DRAWING NO. 2  
JOB # 07058  
8-4-2010



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