

After Recording Return To:

**Mike Cheek
22747 Gunderson Road
Mount Vernon, WA 98273**



201101200094
Skagit County Auditor

1/20/2011 Page 1 of 14 1:28PM

WARRANTY DEED
(Boundary Line Adjustment)

GRANTOR: MYRON M. CHEEK, as Trustee of the Linda V. Cheek Testamentary Trust

GRANTEE: MYRON M. CHEEK, a married man, as his separate estate

Legal Description:

Abbreviated Form: P24720: Ptn N NW NE S14 T34 R4EWM;
P24721, P24727 & P24706: Ptn N NW NE & N NE NW
S14 T34N R4EWM;
P24722: Ptn W NE NE S14 T34N R4EWM;
P96051: Ptn SW NE S14 T34N R4EWM; and
P24719: W NE NE S14 T34N R4EWM

Additional on: Exhibits A through F

Assessor's Tax Parcel Nos: 340414-1-002-0006; P24719
360414-1-004-0004; P24721
340414-1-003-0005; P24720
340414-1-005-0003; P24722
340414-2-001-0005; P24727
340414-1-006-0101; P96051
340414-0-012-0006; P24706

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
170

JAN 20 2011

Amount Paid \$0
Skagit Co. Treasurer
By *[Signature]* Deputy

THIS DEED is made this 18TH day of JANUARY, 2011, between **MYRON M. CHEEK**, as Trustee of the Linda V. Cheek Testamentary Trust, GRANTOR, and **MYRON M. CHEEK**, a married man, as his separate estate, GRANTEE.

BOUNDARY LINE ADJUSTMENT WARRANTY DEED - 1

N:\HOME\BRIANA - K\CHEEK, Mike\BLA\deed warranty (BLA) 1-3-11.doc

RECITALS

A. Grantor is the owner of Skagit County Assessor's Tax Parcel Numbers P96051, P24719, and P24722, more particularly described in the attached **Exhibit A**. Grantee is the owner of Skagit County Assessor's Tax Parcel Numbers P24706, P24720, P24721 and P24727, more particularly described in the attached **Exhibit B**. The parcels are contiguous.

B. Grantor and Grantee wish to adjust the boundaries between their respective parcels with that portion of P24719 described in **Exhibit C** and that portion of P24722 described in **Exhibit D** each to be conveyed by Grantor to Grantee and consolidated with Grantee's Parcel P24720.

C. The description of Grantor's property following the boundary line adjustment, consisting of a portion of Parcels P24719, P24722, and P96051, is set forth in the attached **Exhibit E**.

D. The description of Grantee's property following the boundary line adjustment, consisting of Parcels P24727, P24706, P24721 and P24720, and a portion of P24719 and P24722, is set forth in the attached **Exhibit F**.

E. The Boundary Line Adjustment is illustrated on the map set forth on the attached **Exhibit G**.

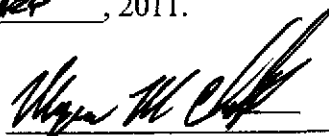
CONVEYANCE

THEREFORE, for and in consideration of the said boundary line adjustment, and for no monetary consideration, Grantor does hereby convey and warrant to the Grantee all of its interest, including any after acquired interest, in the real property described in the attached **Exhibits C and D**, all of which is situated in the County of Skagit, State of Washington.

The property conveyed by the Grantor (portions of P24722 and P24719) will be combined or aggregated with contiguous property owned by the Grantee (P24720).

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

Dated the 18th day of August, 2011.



MYRON M. CHEEK, as Trustee of the Linda V. Cheek
Testamentary Trust

BOUNDARY LINE ADJUSTMENT WARRANTY DEED - 2

N:\HOME\BRIANA - K\CHEEK, Mike\BLA\deed warranty (BLA) 1-3-11.doc



201101200094
Skagit County Auditor

APPROVED

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

Skagit County

By: *Howe Roach*

Date: *11/20/2011*

Title: *Senior Planner*

STATE OF WASHINGTON

} ss.

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that **MYRON M. CHEEK** is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it as the Trustee of the Linda V. Cheek Testamentary Trust, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this *18th* day of *January*, 2011.

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

Bruce G. Lisser
Printed Name

Bruce G. Lisser

NOTARY PUBLIC in and for the State of
Washington

My Commission

Expires *7-14-12*

BOUNDARY LINE ADJUSTMENT WARRANTY DEED - 3

N:\HOME\ BRIANA - K\CHEEK, Mike\BLA\deed warranty (BLA) 1-3-11.doc



201101200094

Skagit County Auditor

EXHIBIT "A"

**GRANTOR Linda V. Cheek Testamentary Trust Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-96051, P-24719 and P-24722)**

Parcel "A" (Skagit County Assessor's Parcel No. P-96051)

The East 63 feet of the Southwest 1/4 of the Northeast 1/4, Section 14, Township 34 North, Range 4 East, W.M.,

EXCEPT the South 30 feet thereof conveyed to Skagit County by deeds recorded October 22, 1921, and July 30, 1968, as Auditor's File Nos. 152535 and 716457.

Parcel "B" (Skagit County Assessor's Parcel Nos. P-24719 and P-24722)

The West 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 14, Township 34 North, Range 4 East, W.M.,

ALSO the South 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 34 North, Range 4 East, W.M.

EXCEPT that portion of said South 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 34 North, Range 4 East, W.M., said portion being more particularly described as follows:

BEGINNING at the Northwest corner of said subdivision;
thence South 89°14'42" East 583.38 feet along the North line of said subdivision;
thence South 14°52'00" East 100.00 feet;
thence South 89°21'37" East 66.55 feet;
thence South 00°38'23" West 572.83 feet to the South line of said subdivision;
thence North 89°21'37" West 647.26 feet to the Southwest corner of said subdivision;
thence North 01°52'19" West 671.01 feet along the West line of said subdivision to the POINT OF BEGINNING.

ALL OF THE ABOVE PARCELS BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

All of the above situate in the County of Skagit, State of Washington.



EXHIBIT "B"

**GRANTOR Myron M. Cheek Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-24720, P-24721, P-24727 and P-24706)**

Parcel "A" (Skagit County Assessor's Parcel No. P-24720)

The North 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 14,
Township 34 North, Range 4 East, W.M.,

EXCEPT the West 198 feet thereof,

AND EXCEPT the following described tract:

BEGINNING at a point on the South line of said North 1/2 of the Northwest
1/4 of the Northwest 1/4 of the Northeast 1/4, 198 feet East of the Southwest
corner thereof;
thence North 475 feet;
thence East 550 feet;
thence South 475 feet to the South line of said subdivision;
thence West along said South line, 550 feet to the POINT OF BEGINNING.

TOGETHER WITH a non-exclusive easement for ingress, egress and operating and
maintaining an open pit mine over and across a strip of land 50 feet in width, being the North
50 feet of the Northeast 1/4, of the Northwest 1/4 of Section 14, Township 34 North, Range 4
East, W.M. All lying Easterly of State Highway No. 9 and the North 50 feet of the West 198
feet to the Northwest 1/4 of the Northeast 1/4, of said Section 14.

Parcel "B" (Skagit County Assessor's Parcel No. P-24721)

The West 198 feet of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 14,
Township 34 North, Range 4 East, W.M.

Parcel "C" (Skagit County Assessor's Parcel No. P-24727)

The North 50 feet of the Northeast 1/4 of the Northwest 1/4 of Section 14, Township 34
North, Range 4 East, W.M., lying Easterly of State Highway 9.



201101200094
Skagit County Auditor

1/20/2011 Page 5 of 14 1:26PM

Parcel "D" (Skagit County Assessor's Parcel No. P-24706)

That portion of the Northeast 1/4 of the Northwest 1/4 of Section 14, Township 34 North, Range 4 East, W.M., lying Northerly and Easterly of the following described line:

BEGINNING at the Northeast corner of said subdivision;
thence South 0°25'05" East along the East line of said subdivision, a distance of 216 feet;
thence North 64°23'53" West, a distance of 191.82 feet;
thence North 39°46'55" East a distance of 37.5 feet to the POINT OF BEGINNING of said line;
thence South 53°08'04" East, a distance of 186.20 feet to the terminal point of said line;

EXCEPT the North 50 feet of said Northeast 1/4 of the Northwest 1/4 lying Easterly of State Highway No. 9;

AND EXCEPT any portion of said Northeast 1/4 of the Northwest 1/4 lying Northwesterly of the Southeasterly right-of-way margin of State Highway No. 9.

ALL OF THE ABOVE PARCELS BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

All of the above situate in the County of Skagit, State of Washington.



201101200094

Skagit County Auditor

1/20/2011 Page 6 of 14 1:26PM

EXHIBIT "C"

**Portion of Linda V. Cheek Testamentary Trust Parcel
(Skagit County Assessor's Parcel No. P-24722)
to be conveyed to
Myron M. Cheek Parcel (Skagit County Assessor's Parcel No. P-24720)**

That portion of the South 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 34 North, Range 4 East, W.M., being more particularly described as follows:

Commencing at the Northwest corner of said subdivision;
thence South 89°14'42" East along the North line of said South 1/2 of the
Northwest 1/4 of the Northeast 1/4 for a distance of 583.38 feet to the TRUE
POINT OF BEGINNING;
thence South 14°52'00" East for a distance of 100.00 feet;
thence South 89°21'37" East for a distance of 66.55 feet;
thence continue South 89°21'37" East for a distance of 682.57 feet, more or less,
to the East line of said South 1/2 of the Northwest 1/4 of the Northeast 1/4;
thence North 1°41'23" West along said East line for a distance of 94.88 feet,
more or less, to the Northeast corner of said South 1/2 of the Northwest 1/4 of the
Northeast 1/4 at a point bearing South 89°14'42" East from the TRUE POINT OF
BEGINNING;
thence North 89°14'42" West along the North line of said subdivision for a
distance of 772.00 feet, more or less, to the TRUE 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.

Containing 72,685 sq. ft. 1.67 acres

(Note: Basis of bearing and subdivision is per that certain Record of Survey map recorded under Skagit
County Auditor's File No. 200212120062)



201101200094
Skagit County Auditor

1/20/2011 Page 7 of 14 1:26PM

EXHIBIT "D"

**Portion of Linda V. Cheek Testamentary Trust Parcel
(Skagit County Assessor's Parcel No. P-24719)
to be conveyed to
Myron M. Cheek Parcel (Skagit County Assessor's Parcel No. P-24720)**

That portion of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 14, Township 34 North, Range 4 East, W.M. lying Northerly of the following described line:

Commencing at the Northwest corner of said West 1/2 of the Northeast 1/4 of the Northeast 1/4;
thence South 1°41'23" East along the West line of said subdivision for a distance of 817.48 feet to the TRUE POINT OF BEGINNING of said line description;
thence South 89°21'38" East for a distance of 223.55 feet;
thence South 48°39'51" East for a distance of 138.02 feet;
thence South 89°21'38" East for a distance of 84.00 feet;
thence North 1°41'25" West for a distance of 449.38 feet;
thence South 89°21'38" East for a distance of 269.44 feet, more or less, to the East line of said West 1/2 of the Northeast 1/4 of the Northeast 1/4 at a point bearing South 1°35'52" East, a distance of 455.41 feet, from the Northeast corner of said subdivision and being the terminus of said line.

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.

Containing 468,384 sq. ft. 10.75 acres

(Note: Basis of bearing and subdivision is per that certain Record of Survey map recorded under Skagit County Auditor's File No. 200212120062)



201101200094

Skagit County Auditor

1/20/2011 Page

8 of

14

1:26PM

EXHIBIT "E"

**Linda V. Cheek Testamentary Trust Parcel
After Boundary Line Adjustment**

Parcel "A" (Skagit County Assessor's Parcel No. P-96051)

The East 63 feet of the Southwest 1/4 of the Northeast 1/4, Section 14, Township 34 North, Range 4 East, W.M.,

EXCEPT the South 30 feet thereof conveyed to Skagit County by deeds recorded October 22, 1921, and July 30, 1968, as Auditor's File Nos. 152535 and 716457.

Parcel "B" (Skagit County Assessor's Parcel Nos. P-24719 and P-24722)

The West 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 14, Township 34 North, Range 4 East, W.M.,

EXCEPT that portion thereof lying Northerly of the following described line:

Commencing at the Northwest corner of said West 1/2 of the Northeast 1/4 of the Northeast 1/4;
thence South 1°41'23" East along the West line of said subdivision for a distance of 817.48 feet to the TRUE POINT OF BEGINNING of said line description;
thence South 89°21'38" East for a distance of 223.55 feet;
thence South 48°39'51" for a distance of 138.02 feet;
thence South 89°21'38" East for a distance of 84.00 feet;
thence North 1°41'25" West for a distance of 449.38 feet;
thence South 89°21'38" East for a distance of 269.44 feet, more or less, to the East line of said West 1/2 of the Northeast 1/4 of the Northeast 1/4 at a point bearing South 1°35'52" East, a distance of 455.41 feet, from the Northeast corner of said subdivision and being the terminus of said line.

TOGETHER WITH the South 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 34 North, Range 4 East, W.M.

EXCEPT that portion of said South 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 34 North, Range 4 East, W.M., said portion being more particularly described as follows:

BEGINNING at the Northwest corner of said subdivision;
thence South 89°14'42" East 583.38 feet along the North line of said subdivision;
thence South 14°52'00" East 100.00 feet;
thence South 89°21'37" East 66.55 feet;



thence South 00°38'23" West 572.83 feet to the South line of said subdivision;
thence North 89°21'37" West 647.26 feet to the Southwest corner of said subdivision;
thence North 01°52'19" West 671.01 feet along the West line of said subdivision to the POINT OF BEGINNING.

AND ALSO EXCEPT that portion of the said South 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 34 North, Range 4 East, W.M., being more particularly described as follows:

Commencing at the Northwest corner of said subdivision;
thence South 89°14'42" East along the North line of said South 1/2 of the Northwest 1/4 of the Northeast 1/4 for a distance of 583.38 feet to the TRUE POINT OF BEGINNING;
thence South 14°52'00" East for a distance of 100.00 feet;
thence South 89°21'37" East for a distance of 66.55 feet;
thence continue South 89°21'37" East for a distance of 682.57 feet, more or less, to the East line of said South 1/2 of the Northwest 1/4 of the Northeast 1/4;
thence North 1°41'23" West along said East line for a distance of 94.88 feet, more or less, to the Northeast corner of said South 1/2 of the Northwest 1/4 of the Northeast 1/4 at a point bearing South 89°14'42" East from the TRUE POINT OF BEGINNING;
thence North 89°14'42" West along the North line of said subdivision for a distance of 772.00 feet, more or less, to the TRUE POINT OF BEGINNING.

ALL OF THE ABOVE PARCELS BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

All of the above situate in the County of Skagit, State of Washington.

Containing 915,492 sq. ft. 21.02 acres



201101200094
Skagit County Auditor

1/20/2011 Page 10 of 14 1:26PM

EXHIBIT "F"

**Myron M. Cheek Parcel
After Boundary Line Adjustment**

Parcel "A" (Skagit County Assessor's Parcel No. P-24720)

The North 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 14,
Township 34 North, Range 4 East, W.M.,

EXCEPT the West 198 feet thereof,

AND EXCEPT the following described tract:

BEGINNING at a point on the South line of said North 1/2 of the Northwest
1/4 of the Northwest 1/4 of the Northeast 1/4, 198 feet East of the Southwest
corner thereof;
thence North 475 feet;
thence East 550 feet;
thence South 475 feet to the South line of said subdivision;
thence West along said South line, 550 feet to the POINT OF BEGINNING.

TOGETHER WITH a non-exclusive easement for ingress, egress and operating and
maintaining an open pit mine over and across a strip of land 50 feet in width, being the North
50 feet of the Northeast 1/4, of the Northwest 1/4 of Section 14, Township 34 North, Range 4
East, W.M. All lying Easterly of State Highway No. 9 and the North 50 feet of the West 198
feet to the Northwest 1/4 of the Northeast 1/4, of said Section 14.

Parcel "B" (Skagit County Assessor's Parcel No. P-24721)

The West 198 feet of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 14,
Township 34 North, Range 4 East, W.M.

Parcel "C" (Skagit County Assessor's Parcel No. P-24727)

The North 50 feet of the Northeast 1/4 of the Northwest 1/4 of Section 14, Township 34
North, Range 4 East, W.M., lying Easterly of State Highway 9.



201101200094

Skagit County Auditor

1/20/2011 Page 11 of 14 1:26PM

Parcel "D" (Skagit County Assessor's Parcel No. P-24706)

That portion of the Northeast 1/4 of the Northwest 1/4 of Section 14, Township 34 North, Range 4 East, W.M., lying Northerly and Easterly of the following described line:

BEGINNING at the Northeast corner of said subdivision;
thence South 0°25'05" East along the East line of said subdivision, a distance of 216 feet;
thence North 64°23'53" West, a distance of 191.82 feet;
thence North 39°46'55" East a distance of 37.5 feet to the POINT OF BEGINNING of said line;
thence South 53°08'04" East, a distance of 186.20 feet to the terminal point of said line;

EXCEPT the North 50 feet of said Northeast 1/4 of the Northwest 1/4 lying Easterly of State Highway No. 9;

AND EXCEPT any portion of said Northeast 1/4 of the Northwest 1/4 lying Northwesternly of the Southeasterly right-of-way margin of State Highway No. 9.

Parcel "E" (Portion of Skagit County Assessor's Parcel No. P-24722)

That portion of the South 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 34 North, Range 4 East, W.M., being more particularly described as follows:

Commencing at the Northwest corner of said subdivision;
thence South 89°14'42" East along the North line of said South 1/2 of the Northwest 1/4 of the Northeast 1/4 for a distance of 583.38 feet to the TRUE POINT OF BEGINNING;
thence South 14°52'00" East for a distance of 100.00 feet;
thence South 89°21'37" East for a distance of 66.55 feet;
thence continue South 89°21'37" East for a distance of 682.57 feet, more or less, to the East line of said South 1/2 of the Northwest 1/4 of the Northeast 1/4;
thence North 1°41'23" West along said East line for a distance of 94.88 feet, more or less, to the Northeast corner of said South 1/2 of the Northwest 1/4 of the Northeast 1/4 at a point bearing South 89°14'42" East from the TRUE POINT OF BEGINNING;
thence North 89°14'42" West along the North line of said subdivision for a distance of 772.00 feet, more or less, to the TRUE POINT OF BEGINNING.

Parcel "F" (Portion of Skagit County Assessor's Parcel No. P-24719)

That portion of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 14, Township 34 North, Range 4 East, W.M. lying Northerly of the following described line:



201101200094

Skagit County Auditor

Exhibit "F"

Commencing at the Northwest corner of said West 1/2 of the Northeast 1/4 of the Northeast 1/4;
thence South 1°41'23" East along the West line of said subdivision for a distance of 817.48 feet to the TRUE POINT OF BEGINNING of said line description;
thence South 89°21'38" East for a distance of 223.55 feet;
thence South 48°39'51" East for a distance of 138.02 feet;
thence South 89°21'38" East for a distance of 84.00 feet;
thence North 1°41'25" West for a distance of 449.38 feet;
thence South 89°21'38" East for a distance of 269.44 feet, more or less, to the East line of said West 1/2 of the Northeast 1/4 of the Northeast 1/4 at a point bearing South 1°35'52" East, a distance of 455.41 feet, from the Northeast corner of said subdivision and being the terminus of said line.

ALL OF THE ABOVE PARCELS BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

All of the above situate in the County of Skagit, State of Washington.

Containing 1,207,264 sq. ft. 27.72 acres

(Note: Basis of bearing and subdivision is per that certain Record of Survey map recorded under Skagit County Auditor's File No. 200212120062)

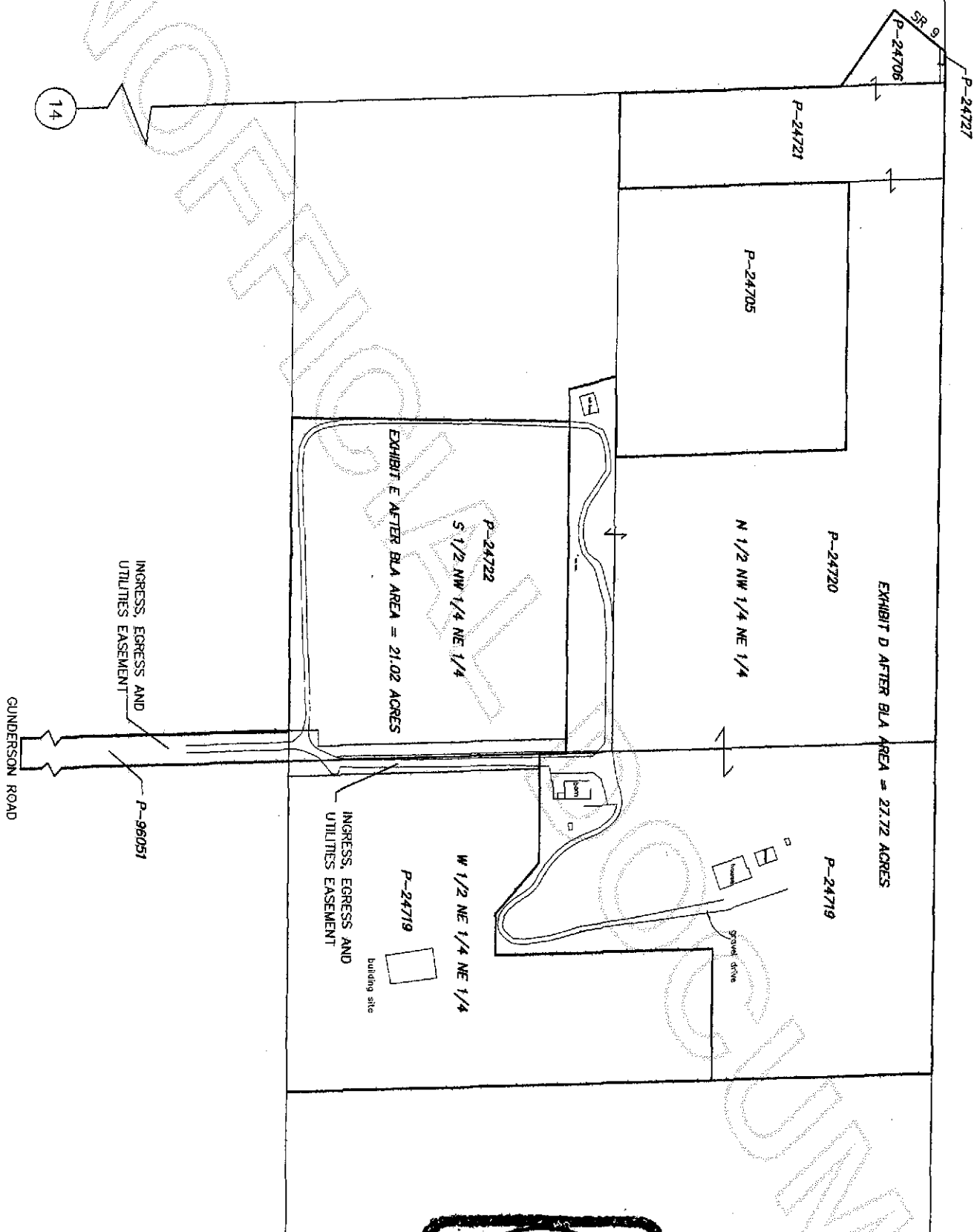


201101200094

Skagit County Auditor

1/20/2011 Page 13 of 14 1:26PM

EXHIBIT "G"



201101200094
Skagit County Auditor

1/20/2011 Page 14 of 14 1:26PM



0 300 600
SCALE

LISSER & ASSOCIATES
SURVEYING AND LAND CONSULTATION
MOUNT VERNON, WA 98273
360-419-7442

DWG No. 10-034 BLA 12/14/10

BOUNDARY LINE ADJUSTMENT
PORTION OF THE NE 1/4 AND NW 1/4
SECTION 14, T. 34 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON

FOR: MYRON M. CHEEK