



201102180001

Skagit County Auditor

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AFTER RECORDING RETURN TO:

Peter Stoner
1847 E. Shelby Street
Seattle WA 98112

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
#463

FEB 18 2011

Grantor: Cottonwood Rock, LLC
Grantee: Cottonwood Rock, LLC
Abbrev. Leg: Section 15, Township 36 North, Range 1 East, W.M.
Tax Parcel Nos: P#46406; P#46407

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

QUIT CLAIM DEED FOR BOUNDARY LINE ADJUSTMENT

RECITALS:

Cottonwood Rock, LLC, hereafter referred to as **Cottonwood**, the Owner of the property described on Exhibit A which is attached hereto and by this reference incorporated herein.

Cottonwood Rock, LLC, hereafter referred to as **Cottonwood** is the Owner of the property described on Exhibit B which is attached hereto and by this reference incorporated herein.

The above named Grantor **Cottonwood**, conveys and quit claims to

Cottonwood, the property described on Exhibits C and D.

The Parcels After the Boundary Line Adjustment are shown on Exhibits E and F.

The Before sketch is attached hereto and labeled as Exhibit G. The After sketch is attached hereto labeled as Exhibits H.

Dated this 14th day of February 2011.

COTTONWOOD ROCK, LLC

By: [Signature]

Peter Stoner, Agent for Cottonwood Rock, LLC

State of WA)
) :ss
County of King)

I certify that I know or have satisfactory evidence that **Peter Stoner, agent for Cottonwood Rock, LLC**, is the person who appeared before me, and acknowledged that he signed this instrument on oath stating that he was authorized to execute the instrument and acknowledged it to be the free and voluntary act and deed of such party for the uses and purposes mentioned in this

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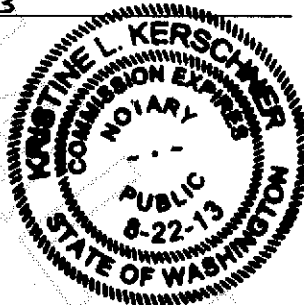
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instrument.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

Kristine L. Kerschner
Printed Name: Kristine L. Kerschner
NOTARY PUBLIC in and for the State of WA
Residing at Seattle, WA 98103
My commission expires: 8/22/13



APPROVAL

This adjustment has been reviewed pursuant to SCC 14.18 and is hereby approved.

Approved By: David Roede Date: 2/10/2011

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PARCEL 1

GOVERNMENT LOT 3, IN SECTION 15, TOWNSHIP 36 NORTH, RANGE 1 EAST, W.M., SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL 2

TOGETHER WITH NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR ROADWAY PURPOSES AND UTILITIES OVER AND ACROSS A STRIP OF LAND 20.00 FEET IN WIDTH, BEING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE WEST LINE OF GOVERNMENT LOT 1, SECTION 15, TOWNSHIP 36 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, WHICH POINT BEARS SOUTH 0 DEGREES 07'37" EAST, A DISTANCE OF 638.75 FEET FROM THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 1; THENCE SOUTH 56 DEGREES 15' EAST, A DISTANCE OF 388.56 FEET; THENCE SOUTH 50 DEGREES 52' EAST, A DISTANCE OF 166.54 FEET; THENCE SOUTH 36 DEGREES 03' EAST, A DISTANCE OF 95.66 FEET; THENCE SOUTH 89 DEGREES 52' EAST, A DISTANCE OF 132.61 FEET; THENCE NORTH 83 DEGREES 04' EAST, A DISTANCE OF 250.33 FEET; THENCE SOUTH 78 DEGREES 24' EAST, A DISTANCE OF 445.26 FEET TO A POINT ON THE EAST LINE OF SAID GOVERNMENT LOT 1, WHICH POINT IS THE END OF SAID EASEMENT CENTERLINE DESCRIPTION, AND WHICH POINT BEARS NORTH 0 DEGREES 07'37" WEST, A DISTANCE OF 219.07 FEET FROM THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 1.

PARCEL 3

TOGETHER ALSO WITH EASEMENT FOR ROAD AND UTILITY PURPOSES OVER AND ACROSS A STRIP OF LAND 20 FEET IN WIDTH, BEING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, WHICH POINT BEARS SOUTH 89 DEGREES 36'30" WEST, A DISTANCE OF 299.07 FEET FROM THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 0

EXHIBIT "A"

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DEGREES 59' WEST, A DISTANCE OF 543.52 FEET; THENCE SOUTH 89 DEGREES 44' EAST, A DISTANCE OF 191.64 FEET; THENCE SOUTH 51 DEGREES 59' EAST, A DISTANCE OF 150.00 FEET TO A POINT ON THE EAST LINE OF SAID SUBDIVISION, WHICH POINT IS THE END OF SAID EASEMENT CENTERLINE DESCRIPTION, AND WHICH POINT BEARS SOUTH 0 DEGREES 07'37" EAST, A DISTANCE OF 638.75 FEET FROM SAID NORTHEAST CORNER OF SAID SUBDIVISION.

EXCEPT ANY PORTION THEREOF LYING WITHIN THE COUNTY ROAD.

ALL SITUATE IN SKAGIT COUNTY, WASHINGTON.

THE ABOVE EASEMENTS TO ATTACH TO AND RUN WITH PARCEL 1 ABOVE AND NOT TO BE SEVERABLE THERE FROM.

SUBJECT, HOWEVER, TO EXISTING LEASE TO THE UNITED STATES COAST GUARD FOR LIGHT HOUSE AS MORE PARTICULARLY CONTAINED IN COAST GUARD LEASE NO. T 13 CG2768, WHICH LEASE IT IS UNDERSTOOD, EXPIRES JUNE 30, 1965, AND REIMBURSEMENT OF RENTAL FOR SUCH SHALL NOT BE REQUIRED FROM VENDORS TO VENDEES.

EXHIBIT "A" (cont.)

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PARCEL 1

GOVERNMENT LOT 2, IN SECTION 15, TOWNSHIP 36 NORTH, RANGE 1 EAST, W.M., SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL 2

TOGETHER WITH NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR ROADWAY PURPOSES AND UTILITIES OVER AND ACROSS A STRIP OF LAND 20.00 FEET IN WIDTH, BEING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE WEST LINE OF GOVERNMENT LOT 1, SECTION 15, TOWNSHIP 36 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, WHICH POINT BEARS SOUTH 0 DEGREES 07'37" EAST, A DISTANCE OF 638.75 FEET FROM THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 1; THENCE SOUTH 56 DEGREES 15' EAST, A DISTANCE OF 388.56 FEET; THENCE SOUTH 50 DEGREES 52' EAST, A DISTANCE OF 166.54 FEET; THENCE SOUTH 36 DEGREES 03' EAST, A DISTANCE OF 95.66 FEET; THENCE SOUTH 89 DEGREES 52' EAST, A DISTANCE OF 132.61 FEET; THENCE NORTH 83 DEGREES 04' EAST, A DISTANCE OF 250.33 FEET; THENCE SOUTH 78 DEGREES 24' EAST, A DISTANCE OF 445.26 FEET TO A POINT ON THE EAST LINE OF SAID GOVERNMENT LOT 1, WHICH POINT IS THE END OF SAID EASEMENT CENTERLINE DESCRIPTION, AND WHICH POINT BEARS NORTH 0 DEGREES 07'37" WEST, A DISTANCE OF 219.07 FEET FROM THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 1.

PARCEL 3

TOGETHER ALSO WITH EASEMENT FOR ROAD AND UTILITY PURPOSES OVER AND ACROSS A STRIP OF LAND 20 FEET IN WIDTH, BEING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, WHICH POINT

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BEARS SOUTH 89 DEGREES 36'30" WEST, A DISTANCE OF 299.07 FEET FROM THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 0 DEGREES 59' WEST, A DISTANCE OF 543.52 FEET; THENCE SOUTH 89 DEGREES 44' EAST, A DISTANCE OF 191.64 FEET; THENCE SOUTH 51 DEGREES 59' EAST, A DISTANCE OF 150.00 FEET TO A POINT ON THE EAST LINE OF SAID SUBDIVISION, WHICH POINT IS THE END OF SAID EASEMENT CENTERLINE DESCRIPTION, AND WHICH POINT BEARS SOUTH 0 DEGREES 07'37" EAST, A DISTANCE OF 638.75 FEET FROM SAID NORTHEAST CORNER OF SAID SUBDIVISION.

EXCEPT ANY PORTION THEREOF LYING WITHIN THE COUNTY ROAD.

ALL SITUATE IN SKAGIT COUNTY, WASHINGTON.

THE ABOVE EASEMENTS TO ATTACH TO AND RUN WITH PARCEL 1 ABOVE AND NOT TO BE SEVERABLE THERE FROM.

SUBJECT, HOWEVER, TO EXISTING LEASE TO THE UNITED STATES COAST GUARD FOR LIGHT HOUSE AS MORE PARTICULARLY CONTAINED IN COAST GUARD LEASE NO. T 13 CG2768, WHICH LEASE IT IS UNDERSTOOD, EXPIRES JUNE 30, 1965, AND REIMBURSEMENT OF RENTAL FOR SUCH SHALL NOT BE REQUIRED FROM VENDORS TO VENDEES.

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TRANSFER PARCEL A

That portion of Government Lot 3, Section 15, Township 36 North, Range 1 East, W.M., described as follows:

Beginning at the Northeast corner of said Government Lot 3, thence North 88 Degrees 09'22" West along the North line of said Government Lot 3, a distance of 449.51 feet; thence South 19'21'59" East a distance of 108.92 feet; thence South 88 Degrees 09'22" East parallel to the North line of said Government Lot 3, a distance of 409.58 feet to the East line of said Government Lot 3; thence North 2 Degrees 08'17" East, along the East line of said Government Lot 3, a distance of 101.54 feet to the Point of Beginning. Containing 1.00 acres, more or less.

The said parcel is to be combined and aggregated with adjacent property to the East and is not for the purpose of creating an additional building lot.

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TRANSFER PARCEL B

All that portion of Government Lot 2, Section 15, Township 36 North, Range 1 East, W.M., lying Southerly of the following described line:

Commencing at the Northeast corner of Government Lot 3, Section 15, Township 36 North, Range 1 East, W.M.; thence South 2 Degrees 08'17" West along the West line of said Government Lot 2, a distance of 101.54 feet to the beginning of said line; thence South 88 Degrees 09'22" East, a distance of 852.76 feet, more or less, to the Easterly margin of said Government Lot 2, being the terminus of said line. Said parcel contains 15.22 acres, more or less.

Said parcel is to be combined and aggregated with adjacent property to the West and is not for the purpose of creating an additional building lot.

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PARCEL A AFTER BLA

Government Lot 3, Section 15, Township 36 North, Range 1 East, W.M., described as follows:

EXCEPT that portion of Government Lot 3, Section 15, Township 36 North, Range 1 East, W.M., described as follows:

Beginning at the Northeast corner of said Government Lot 3, thence North 88 Degrees 09'22" West along the North line of said Government Lot 3, a distance of 449.51 feet; thence South 19'21'59" East a distance of 108.92 feet; thence South 88 Degrees 09'22" East parallel to the North line of said Government Lot 3, a distance of 409.58 feet to the East line of said Government Lot 3; thence North 2 Degrees 08'17" East, along the East line of said Government Lot 3, a distance of 101.54 feet to the Point of Beginning. Containing 1.00 acres, more or less.

AND TOGETHER WITH all that portion of Government Lot 2, Section 15, Township 36 North, Range 1 East, W.M., lying Southerly of the following described line:

Commencing at the Northeast corner of Government Lot 3, Section 15, Township 36 North, Range 1 East, W.M., thence South 2 Degrees 08'17" West along the West line of said Government Lot 2, a distance of 101.54 feet to the beginning of said line; thence South 88 Degrees 09'22" East, a distance of 852.76 feet, more or less, to the Easterly margin of said Government Lot 2, being the terminus of said line. Said parcel contains 15.22 acres, more or less.

AND ALSO TOGETHER WITH:

A non-exclusive easement for ingress and egress for roadway purposes and utilities over and across a strip of land 20.00 feet in width, being 10.00 feet on each side of the following described centerline:

Beginning at a point on the West line of Government Lot 1, Section 15, Township 36 North, Range 1 East of the Willamette Meridian, which point bears South 0 Degrees 07'37" East, a distance of 638.75 feet from the Northwest corner of said government lot 1; thence south 56 degrees 15' east, a distance

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of 388.56 feet; thence South 50 Degrees 52' East, a distance of 166.54 feet; thence South 36 Degrees 03' East, a distance of 95.66 feet; thence South 89 Degrees 52' East, a distance of 132.61 feet; thence North 83 Degrees 04' East, a distance of 250.33 feet; thence south 78 degrees 24' east, a distance of 445.26 feet to a point on the East line of said Government Lot 1, which point is the end of said easement centerline description, and which point bears North 0 Degrees 07'37" West, a distance of 219.07 feet from the Southeast corner of said Government Lot 1.

TOGETHER ALSO WITH easement for road and utility purposes over and across a strip of land 20 feet in width, being 10.00 feet on each side of the following described centerline:

Beginning at a point on the North line of the Northeast Quarter of the Northwest Quarter of Section 15, Township 36 North, Range 1 East of the Willamette Meridian, which point bears South 89 Degrees 36'30" West, a distance of 299.07 feet from the Northeast corner of said subdivision; thence South 0 Degrees 59' West, a distance of 543.52 feet; thence South 89 Degrees 44' East, a distance of 191.64 feet; thence South 51 Degrees 59' East, a distance of 150.00 feet to a point on the east line of said subdivision, which point is the end of said easement centerline description, and which point bears South 0 Degrees 07'37" East, a distance of 638.75 feet from said Northeast corner of said subdivision.

EXCEPT any portion thereof lying within the county road.

All situate in Skagit County, Washington.

The above easements to attach to and run with parcel 1 above and not to be severable there from.

Subject, however, to existing lease to the United States Coast Guard for light house as more particularly contained in Coast Guard Lease No. t 13 cg2768, which lease it is understood, expires June 30, 1965, and reimbursement of

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rental for such shall not be required from vendors to vendees.

AND ALSO TOGETHER WITH a non-exclusive easement in Government Lot 2, Section 15, Township 36 North, Range 1 East, W.M. for ingress, egress and utilities, over, under and across a strip of land 30.00 feet in width lying 15.00 feet on each side of the following described centerline:

Beginning on the West line of Government Lot 2, Section 15, Township 36 North, Range 1 East, W.M., which point bears North 2 Degrees 08'17" East at a distance of 219.07 feet from the Southeast corner of Government Lot 1, Section 15, Township 36 North, Range 1 East, W.M.; thence South 80 Degrees 17'26" East a distance of 64.91 feet; thence South 59 Degrees 58'40" East a distance of 143.54 feet to the beginning of a curve to the right having a radius point bearing South 30 Degrees 01'20" West at a distance of 85.00 feet; thence Southeasterly along said curve an arc distance of 101.53 feet through a central angle of 68 Degrees 26'16"; thence South 8 Degrees 27'36" West a distance of 111.06 feet; thence South 6 Degrees 52'12" East a distance of 55.00 feet to the terminus of said centerline.

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PARCEL B AFTER B.L.A.

Government Lot 2, Section 15, Township 36 North, Range 1 East, W.M.

EXCEPT All that portion of Government Lot 2, Section 15, Township 36 North, Range 1 East, W.M., lying Southerly of the following described line:

Commencing at the Northeast corner of Government Lot 3, Section 15, Township 36 North, Range 1 East, W.M.; thence South 2 Degrees 08'17" West along the West line of said Government Lot 2, a distance of 101.54 feet to the beginning of said line; thence South 88 Degrees 09'22" East, a distance of 852.76 feet, more or less, to the Easterly margin of said Government Lot 2, being the terminus of said line. Said parcel contains 15.22 acres, more or less.

AND TOGETHER WITH that portion of Government Lot 3, Section 15, Township 36 North, Range 1 East, W.M., described as follows:

Beginning at the Northeast corner of said Government Lot 3, thence North 88 Degrees 09'22" West along the North line of said Government Lot 3, a distance of 449.51 feet; thence South 19'21'59" East a distance of 108.92 feet; thence South 88 Degrees 09'22" East parallel to the North line of said Government Lot 3, a distance of 409.58 feet to the East line of said Government Lot 3; thence North 2 Degrees 08'17" East, along the East line of said Government Lot 3, a distance of 101.54 feet to the Point of Beginning. Containing 1.00 acres, more or less.

AND ALSO TOGETHER WITH a non-exclusive easement for ingress and egress for roadway purposes and utilities over and across a strip of land 20.00 feet in width, being 10.00 feet on each side of the following described centerline:

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Beginning at a point on the West line of Government Lot 1, Section 15, Township 36 North, Range 1 East of the Willamette Meridian, which point bears South 0 Degrees 07'37" East, a distance of 638.75 feet from the Northwest corner of said government lot 1; thence south 56 degrees 15' east, a distance of 388.56 feet; thence South 50 Degrees 52' East, a distance of 166.54 feet; thence South 36 Degrees 03' East, a distance of 95.66 feet; thence South 89 Degrees 52' East, a distance of 132.61 feet; thence North 83 Degrees 04' East, a distance of 250.33 feet; thence south 78 degrees 24' east, a distance of 445.26 feet to a point on the East line of said Government Lot 1, which point is the end of said easement centerline description, and which point bears North 0 Degrees 07'37" West, a distance of 219.07 feet from the Southeast corner of said Government Lot 1.

An easement for road and utility purposes over and across a strip of land 20 feet in width, being 10.00 feet on each side of the following described centerline:

Beginning at a point on the North line of the Northeast Quarter of the Northwest Quarter of Section 15, Township 36 North, Range 1 East of the Willamette Meridian, which point bears South 89 Degrees 36'30" West, a distance of 299.07 feet from the Northeast corner of said subdivision; thence South 0 Degrees 59' West, a distance of 543.52 feet; thence South 89 Degrees 44' East, a distance of 191.64 feet; thence South 51 Degrees 59' East, a distance of 150.00 feet to a point on the east line of said subdivision, which point is the end of said easement centerline description, and which point bears South 0 Degrees 07'37" East, a distance of 638.75 feet from said Northeast corner of said subdivision.

EXCEPT any portion thereof lying within the county road.

All situate in Skagit County, Washington.

The above easements to attach to and run with parcel B above and not to be severable there from.

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SUBJECT, HOWEVER, TO existing lease to the United States Coast Guard for light house as more particularly contained in Coast Guard Lease No. t 13 cg2768, which lease it is understood, expires June 30, 1965, and reimbursement of rental for such shall not be required from vendors to vendees.

AND SUBJECT TO a non-exclusive easement in Government Lot 2, Section 15, Township 36 North, Range 1 East, W.M. for ingress, egress and utilities, over, under and across a strip of land 30.00 feet in width lying 15.00 feet on each side of the following described centerline:

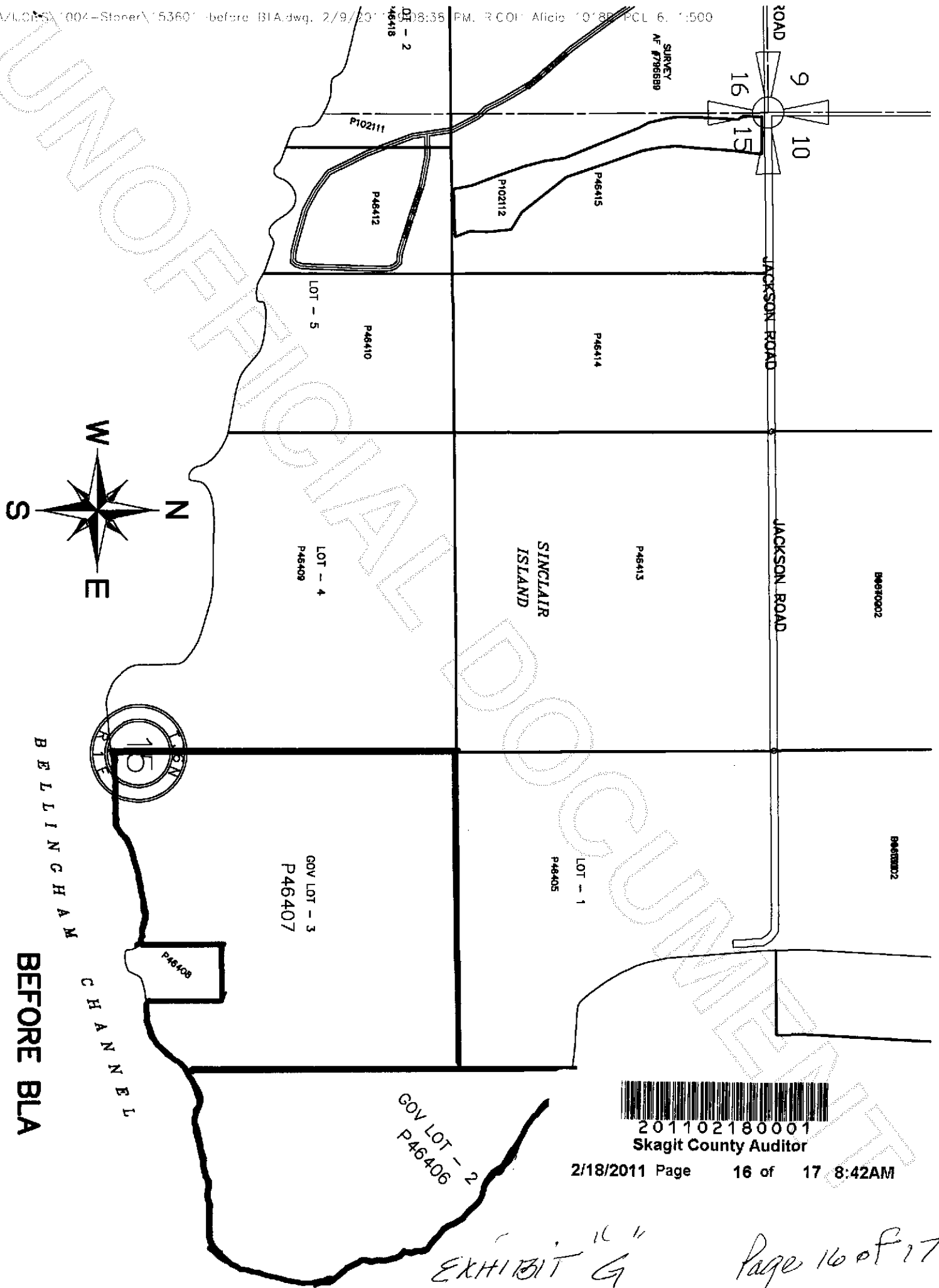
Beginning on the West line of Government Lot 2, Section 15, Township 36 North, Range 1 East, W.M., which point bears North 2 Degrees 08'17" East at a distance of 219.07 feet from the Southeast corner of Government Lot 1, Section 15, Township 36 North, Range 1 East, W.M.; thence South 80 Degrees 17'26" East a distance of 64.91 feet; thence South 59 Degrees 58'40" East a distance of 143.54 feet to the beginning of a curve to the right having a radius point bearing South 30 Degrees 01'20" West at a distance of 85.00 feet; thence Southeasterly along said curve an arc distance of 101.53 feet through a central angle of 68 Degrees 26'16"; thence South 8 Degrees 27'36" West a distance of 111.06 feet; thence South 6 Degrees 52'12" East a distance of 55.00 feet to the terminus of said centerline.

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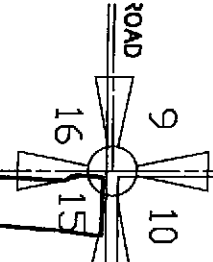


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LOT - 2
P46418

SURVEY
AF #796889



P102111

P46412

P102112

P46415

LOT - 5

P46410

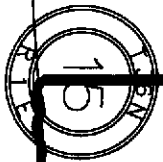
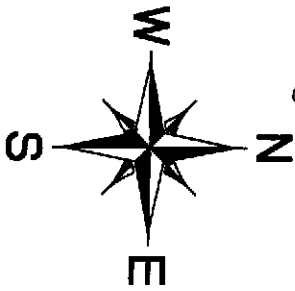
P46414

SINCLAIR
ISLAND

P46413

B4610002

B4610002



BELLINGHAM

CHANNEL

LOT - 4
P46409

GOV LOT - 3
P46407

P46405

LOT - 1

P46408

GOV LOT - 2
P46406



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