



201105240030
Skagit County Auditor

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When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Quitclaim Deed
(Boundary Line Adjustment)

Grantors: Anderson-Phillips Farm LLC

Grantee: Marcia I. Phillips

Legal Description: ptn N ½ SW ¼ 17-33-4

Assessor's Property Tax Parcel or Account Nos.: P16732; P16733

Reference Nos of Documents Assigned or Released: N/A

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#1548

MAY 24 2011

Amount Paid \$
Skagit Co. Treasurer
By *Amor* Deputy

THIS INDENTURE, is made this 19th day of MAY, 2011, between Anderson-Phillips Farm, LLC, a Washington limited liability company, Grantor, and Marcia I. Phillips, an unmarried person, Grantee.

Recitals

- a. Grantor is the owner of the property bearing Skagit County Assessor's parcel no. P16732, more particularly described in the attached Exhibit A.
- b. Grantee is the owner of the property bearing Skagit County Assessor's parcel no. P16733, more particularly described in the attached Exhibit B.
- b. The parties wish to adjust the boundaries between the said parcels, with a portion of Grantors' property, described in the attached Exhibit C, to be combined with Grantee's

property.

- d. The adjusted description of Grantee's property is set forth in the attached Exhibit D.
- e. The adjusted description of Grantors' 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.

Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, and for other good and valuable consideration, grantor does hereby QUIT CLAIM to the grantee all of its 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: MAY 19, 2011.

ANDERSON-PHILLIPS FARM LLC

By: Mary C. Anderson
member agent
(Name & title)

STATE OF WASHINGTON)
(ss.
COUNTY OF SKAGIT)

On this 19th day of MAY, 2011, before me personally appeared Mary C. Anderson to me known to be a member of Anderson-Phillips Farm, LLC, the limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument and that the seal affixed, if any, is the corporate seal of the said limited liability company.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

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

[Signature]
NOTARY PUBLIC in and for the State of Washington, residing at
Mary C. Anderson
My commission expires: 7-14-12
Name: Bruce G. Lissler



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Exhibit "A"

**Anderson-Phillips Farm, LLC Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-16732)**

The North 20 rods of the North 1/2 of the Southwest 1/4 and the South 60 rods of the North 1/2 of the Southwest 1/4 of Section 17, Township 33 North, Range 4 East, W.M.

EXCEPT the North 85 feet of the South 1,020.31 feet of the West 260 feet of the Northwest 1/4 of the Southwest 1/4 of said Section 17;

AND EXCEPT the West 363 feet of the South 432 feet of the North 1/2 of the Southwest 1/4 of said Section 17;

AND ALSO EXCEPT roads and ditch rights-of-way.

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.



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Exhibit "B"

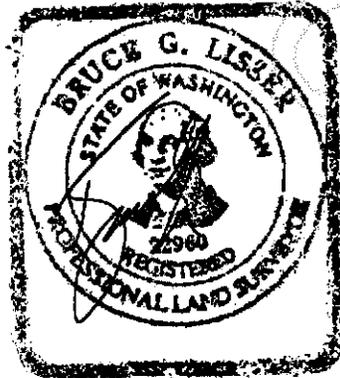
**Marcia I. Phillips Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-16733)**

The West 363 feet of the South 432 feet of the North 1/2 of the Southwest 1/4 of Section 17,
Township 33 North, Range 4 East, W.M.

EXCEPT road and ditch rights-of-way.

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.



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Exhibit "C"

**Portion of Anderson-Phillips Farm, LLC Parcel
(Portion of Skagit County Assessor's Parcel Number P-16732)
to be Boundary Line Adjusted to
Marcia I. Phillips Parcel
(Skagit County Assessor's Parcel Number P-16733)**

The West 403.00 feet (as measured perpendicular to the West line) of the South 476.00 feet (as measured perpendicular to the South line) of the North 1/2 of the Southwest 1/4 of Section 17, Township 33 North, Range 4 East, W.M.

EXCEPT any portion thereof lying within the West 363 feet (as measured perpendicular to the West line) of the South 432 feet (as measured perpendicular to the South line) of said North 1/2 of the Southwest 1/4 of Section 17;

AND EXCEPT road and ditch rights-of-way.

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 33,698 sq. ft. , 0.8 acres

The above-described parcel will be combined or aggregated with contiguous property to the south and west (P-16733) owned by the Grantee.

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

APPROVED

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

Skagit County

By: Alex Roeder

Date: 5/20/2011

Title: Senior Planner



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Exhibit "D"

**Anderson-Phillips Farm, LLC Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-16732)**

The North 20 rods of the North 1/2 of the Southwest 1/4 and the South 60 rods of the North 1/2 of the Southwest 1/4 of Section 17, Township 33 North, Range 4 East, W.M.

EXCEPT the North 85 feet of the South 1,020.31 feet of the West 260 feet of the Northwest 1/4 of the Southwest 1/4 of said Section 17;

AND EXCEPT the West 403.00 feet (as measured perpendicular to the West line) of the South 476.00 feet (as measured perpendicular to the South line) of the North 1/2 of the Southwest 1/4 of Section 17, Township 33 North, Range 4 East, W.M.

AND ALSO EXCEPT roads and ditch rights-of-way.

ALL OF THE ABOVE BEING 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 79.7 acres



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Exhibit "E"

**Marcia I. Phillips Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-16733)**

The West 403.00 feet (as measured perpendicular to the West line) of the South 476.00 feet (as measured perpendicular to the South line) of the North 1/2 of the Southwest 1/4 of Section 17, Township 33 North, Range 4 East, W.M.

AND EXCEPT road and ditch rights-of-way.

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.

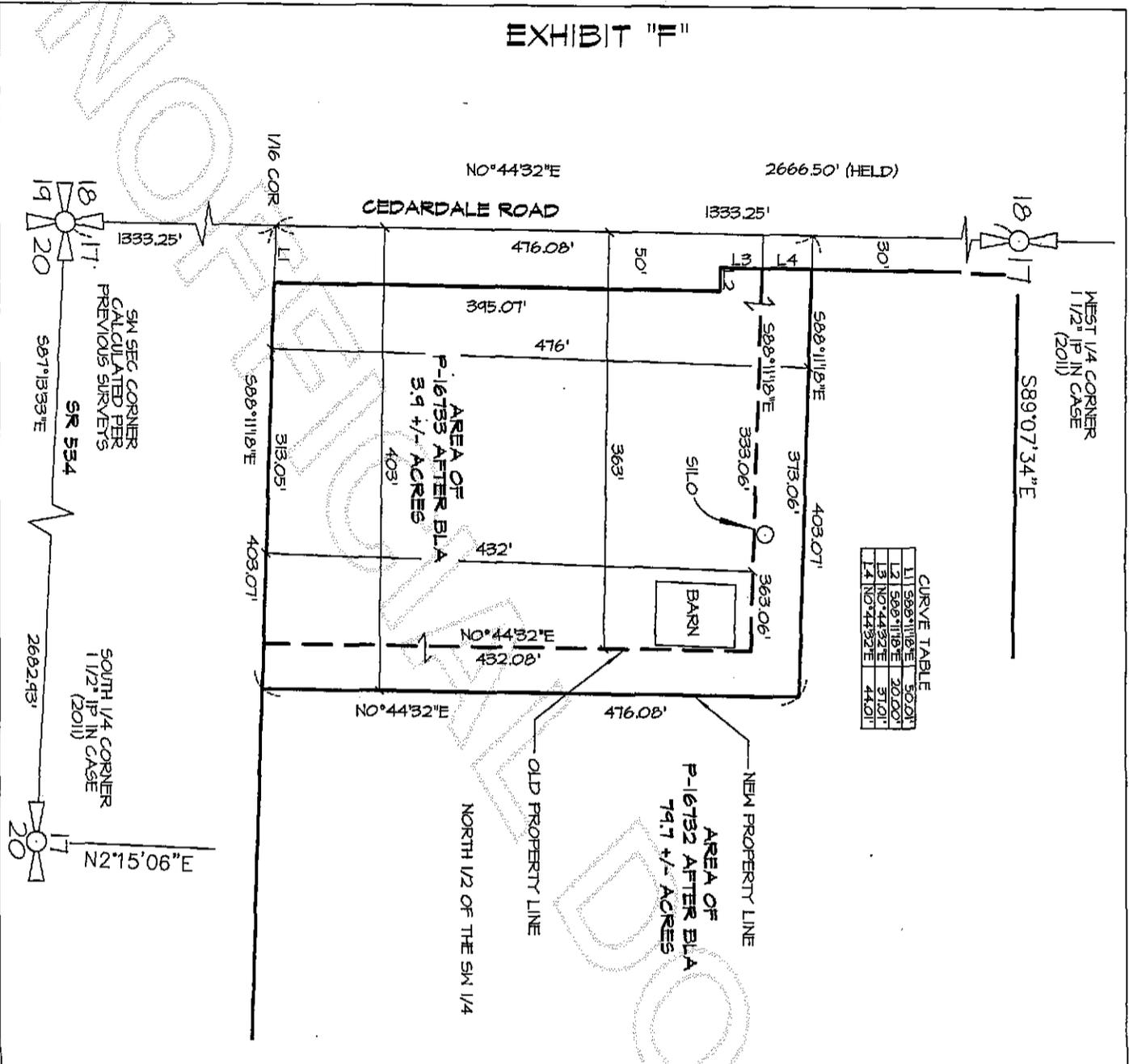
Containing 169,678 sq. ft. , 3.9 acres



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EXHIBIT "F"



CURVE TABLE

L1	588°11'18"E	50.01'
L2	588°11'18"E	20.00'
L3	N0°44'32"E	37.01'
L4	N0°44'32"E	44.01'

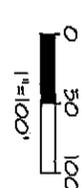
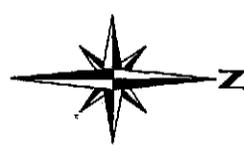
EXHIBIT MAP FOR
BOUNDARY LINE ADJUSTMENT BETWEEN
SKAGIT COUNTY ASSESSOR'S PARCEL NUMBERS
P-16732 AND P-16733
SECTION 17, T. 33 N., R. 4 E., W.M.,
SKAGIT COUNTY, WASHINGTON
FOR: ANDERSON-PHILLIPS FARM, LLC

DATE: 05/11/11

LIEGGER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98275 360-414-7442

SCALE: 1"=100'
11-020.DWG

FB 321 PG 31
MERIDIAN: ASSUMED



- NOTES
- FOR ADDITIONAL SECTION SUBDIVISION INFORMATION SEE RECORD OF SURVEY MAP RECORDED UNDER AUDITOR'S FILE NO. 200102500050 AND SKAGIT COUNTY SHORT PLAT NO. PL-00-0186 RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 20011160067.
 - NO CORNERS WERE SET IN THE FIELD FOR THIS SURVEY

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