

**When recorded return to:**

The Dykstra Family, LLC  
16872 Peterson Road  
Burlington, WA 98233



201107290075  
Skagit County Auditor

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Escrow Number: JM1656

**QUIT CLAIM DEED**

THE GRANTOR THE DYKSTRA FAMILY, LLC, A WASHINGTON LLC, for and in consideration of boundary line adjustment to self without consideration conveys and quit claims to THE DYKSTRA FAMILY, LLC, A WASHINGTON LLC, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

Those two portions of Lots 27 through 30, Block 77, of "First Addition to the Town of Sedro in Skagit County, Washington" as more fully described on Exhibits "B" and "C" attached hereto.

Also attached hereto is Exhibit "A" showing the legal description of the two boundary adjusted lots prior to this boundary line adjustment.

The 10-foot wide sanitary sewer easement described on said Exhibits "B" and "C" modifies and amends that certain easement established of record by document recorded as Auditor's File No. 201106060054.

The two herein described separate contiguous lots are a recombination or reaggregation of differently described separate lots owned by the Grantee. This boundary line adjustment is not for the purposes of creating an additional building lot. City approvals of said boundary line adjustments are to be found at the end of both Exhibits "B" and "C".

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2283

JUL 29 2011

Amount Paid \$  
Skagit Co. Treasurer  
By MG Deputy

Tax Parcel Number(s): P76149

Dated: July 15, 2011

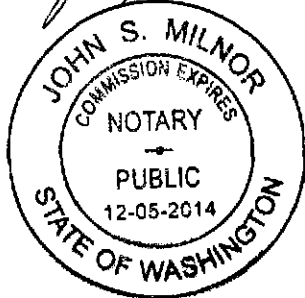
Henry Dykstra, Managing Member

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Henry Dykstra 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 the Managing Member of the The Dykstra Family LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

SIVEN under my hand and official seal the day and year last above written.

Dated: July 15, 2011



Notary Public in and for the State of Washington  
Residing at: Mount Vernon  
My appointment expires: 12/05/2014

**Exhibit "A"**

**Dykstra Family LLC  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel No. P-76149)**

**Original Legal Description**

Quit Claim Deed Auditor's File No. 200308060117

Lots 27 through 30, inclusive, Block 77, less the North 60 feet, of "First Addition to the Town of Sedro in Skagit County, Washington", as per plat recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

Containing 9,605 sq. ft.



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**Exhibit "B"**

**Dykstra Family, LLC  
Parcel "A"  
After Boundary Line Adjustment**

**Parcel A**

Lots 28 through 30, inclusive, Block 77, Plat of "First Addition to the Town of Sedro in Skagit County, Washington", as per plat recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

EXCEPT the North 60.00 feet (as measured perpendicular to and parallel with the North line) thereof;

AND EXCEPT that portion lying Easterly of the following described line:

BEGINNING at the Southwest corner of said Lot 30, Block 77, Plat of "First Addition to the Town of Sedro in Skagit County, Washington";  
thence South 88°37'05" East along the South line of Lots 30, 29 and 28, also being the Northerly right-of-way margin of Alexander Street, for a distance of 85.00 feet to the TRUE POINT OF BEGINNING of said line;  
thence North 1°24'09" East parallel with the West line of said Lot 30 for a distance of 60.03 feet, more or less, to the South line of the North 60.00 feet (as measured perpendicular to and parallel with said North line) of said Lot 28 and being the terminus of said line description.

SUBJECT TO a 10.00 foot wide easement for sanitary sewer and the maintenance thereof, over, under and across the North 10.00 feet of the above described parcel.

AND ALSO SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.


Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

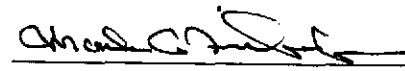
Containing 5,103 sq. ft.

This Boundary Line Adjustment is not for the purpose of creating an additional lot.

**Approved for the City of Sedro-Woolley**

The within and foregoing Boundary Line Adjustment has been examined for conformance with the provisions of Title 16 and Title 17 of the Sedro-Woolley Municipal Code and is hereby approved this 27 day of JULY, 2011.

  
JACK MOORE  
Planning Director

  
City Engineer



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Skagit County Auditor

**Exhibit "C"**

**Dykstra Family, LLC  
Parcel "B"  
After Boundary Line Adjustment**

**Parcel B**

Lots 27 and 28, inclusive, Block 77, Plat of "First Addition to the Town of Sedro in Skagit County, Washington", as per plat recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

EXCEPT the North 60.00 feet (as measured perpendicular to and parallel with the North line) thereof;

AND EXCEPT that portion lying Westerly of the following described line:

BEGINNING at the Southwest corner of said Lot 30, Block 77, Plat of "First Addition to the Town of Sedro in Skagit County, Washington";  
thence South 88°37'05" East along the South line of Lots 30, 29 and 28, also being the Northerly right-of-way margin of Alexander Street, for a distance of 85.00 feet to the TRUE POINT OF BEGINNING of said line;  
thence North 1°24'09" East parallel with the West line of said Lot 30 for a distance of 60.03 feet, more or less, to the South line of the North 60.00 feet (as measured perpendicular to and parallel with said North line) of said Lot 28 and being the terminus of said line description.

TOGETHER WITH a 10.00 foot wide easement for sanitary sewer and the maintenance thereof, over, under and across the North 10.00 feet of the following described parcel:

Lots 28 through 30, inclusive, Block 77, Plat of "First Addition to the Town of Sedro in Skagit County, Washington", as per plat recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

EXCEPT the North 60.00 feet (as measured perpendicular to and parallel with the North line) thereof;

AND EXCEPT that portion lying Easterly of the following described line:

BEGINNING at the Southwest corner of said Lot 30, Block 77, Plat of "First Addition to the Town of Sedro in Skagit County, Washington";  
thence South 88°37'05" East along the South line of Lots 30, 29 and 28, also being the Northerly right-of-way margin of Alexander Street, for a distance of 85.00 feet to the TRUE POINT OF BEGINNING of said line;  
thence North 1°24'09" East parallel with the West line of said Lot 30 for a distance of 60.03 feet, more or less, to the South line of the North 60.00 feet (as measured perpendicular to and parallel with said North line) of said Lot 28 and being the terminus of said line description.



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SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

Containing 4,502 sq. ft.

This Boundary Line Adjustment is not for the purpose of creating an additional lot.

**Approved for the City of Sedro-Woolley**

The within and foregoing Boundary Line Adjustment has been examined for conformance with the provisions of Title 16 and Title 17 of the Sedro-Woolley Municipal Code and is hereby approved this 27 day of JULY, 2011.

  
JACK MOORE  
Planning Director

  
City Engineer



6-30-11



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Skagit County Auditor