

UNRECORDED DOCUMENT



201202150050
Skagit County Auditor

2/15/2012 Page 1 of 9 12:11PM

LAND TITLE OF SKAGIT COUNTY

17-19445

Quitclaim Deed
(Boundary Line Adjustment)

Grantor: J4 Ranch L.L.C., a Washington limited liability company

Grantee: J4 Ranch L.L.C., a Washington limited liability company

Legal Description: Ptn Lot C, SP No. 46-81; Ptn W 1/2 NE 1/4, 26-34-3

Assessor's Property Tax Parcel or Account Nos.: P109057

Recitals

- a. J4 Ranch LLC is the owner of Parcel P109057, more particularly described on attached Exhibit A
- b. J4 Ranch LLC is the owner of Parcel P22816, more particularly described on attached Exhibit B
- c. J4 Ranch LLC wishes to adjust the boundaries of its properties by conveying a portion of P109057 to P22816, which parcel being conveyed is more particularly described on Exhibit C
- d. The description of the properties, after the boundary line adjustment, is more particularly described in attached Exhibits D and E.
- e. The map of the properties BEFORE the Boundary Line Adjustment is shown on the attached Exhibit F.
- f. The map of the properties AFTER the Boundary Line Adjustment is shown on the attached Exhibit G.

Therefore, for and in consideration of the said boundary line adjustment, and for no monetary consideration, J4 Ranch, L.L.C., a Washington limited liability company does hereby convey and quit claim to J4 Ranch, L.L.C., a Washington limited liability company all interest in the real property lying and being in the City of Burlington, County of Skagit, State of Washington, and described in attached Exhibit C.

This boundary adjustment is given to adjust boundary line and not for the purposes of creating an additional building lot.

Dated this 3rd day of FEBRUARY 2012.

J4 Ranch, L.L.C.
By: John D. Rogers, Jr.
Its: Managing Member

STATE OF WASHINGTON }
 }
 } ss
 }
County of Skagit }

I hereby certify that I know or have satisfactory evidence that John D. Rogers, Jr. is the person who personally 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 J4 Ranch, L.L.C., a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated this 3rd ^{FEBRUARY} day of ~~January~~, 2012.

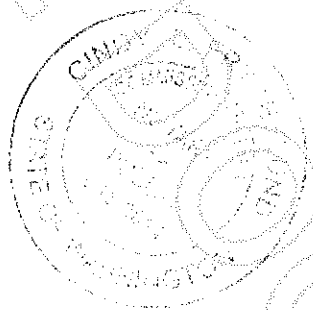
Cindy L. Johnson
Notary Public in and for the State of Washington, residing
at mt. rosson

My appointment expires 2-15-14

2012374
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 15 2012

Amount Paid \$ \emptyset
Skagit Co. Treasurer
By MF Deputy



BOUNDARY ADJUSTMENT
Reviewed and approved in accordance
with Skagit County Code Chapter 14.18

Good Roeder
Skagit Co. Planning & Dev. Services

2/3/2012
Date



201202150050
Skagit County Auditor

EXHIBIT "A"

LEGAL DESCRIPTION

P109057

Before BLA

That portion of Tract C of Revised Short Plat No. 46-81, approved August 18, 1981 and recorded August 25, 1981 in Book 5 of Short Plats, at page 119 under Auditor's File No. 8108250001, records of Skagit County, Washington, being a portion of Section 26, Township 34 North, Range 3 East, W.M., being more particularly described as follows:

Beginning at the Northeast corner of Tract B of said Short Plat 46-81;
thence North 0°25'41" East, a distance of 1,970.75 feet to the North line of said Tract C;
thence South 89°48'10" East, along the North line of said Tract C, a distance of 1,320.63 feet to the Northeast corner of said Tract C;
thence South 0°41'31" West along the East line of said Tract C, a distance of 1,086.68 feet;
thence North 89°37'43" West, a distance of 243.16 feet to the Northwest corner of Tract A of said Short Plat;
thence South 0°41'31" West, 232.56 feet to the Southwest corner of said Tract A;
thence South 89°37'43" East, along the South line of said Tract A, a distance of 93.16 feet;
thence South 0°41'31" West, a distance of 125.00 feet;
thence South 89°37'43" East, a distance of 150.00 feet;
thence South 0°41'31" West, a distance of 1,174.24 feet to the Southeast corner of said Tract C;
thence North 89°27'09" West along the South line of said Tract C, a distance of 933.56 feet;
thence North 0°25'41" East, a distance of 580.80 feet;
thence North 89°27'09" West, a distance of 375.00 feet to the East line of said Tract B;
thence North 0°25'41" East along the East line of said Tract B, a distance of 58.85 feet to the Point of Beginning;

EXCEPT Jungquist and Kamb Roads along the South and East lines thereof;

TOGETHER WITH an easement for existing water line as reserved in Deed recorded October 17, 2003, as Auditor's File No. 200310170024, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



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Skagit County Auditor

EXHIBIT B

LEGAL DESCRIPTION

P22816

Before BLA

The Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 26, Township 34 North, Range 3 East, W.M.,

EXCEPT County road, dike and drainage ditch rights-of-way;

AND EXCEPT the East 330 feet of that portion of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, lying West of the County road running North and South along the East line of said subdivision.

Situate in the County of Skagit, State of Washington.



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Exhibit C

Property to be conveyed

That portion of Tract C of Revised Short Plat No. 46-81, approved August 18, 1981 and recorded August 25, 1981 in Book 5 of Short Plats, at page 119 under Auditor's File No. 8108250001, records of Skagit County, Washington, being a portion of Section 26, Township 34 North, Range 3 East, W.M., more particularly described as follows:

Beginning at the intersection of the center lines of Kamb Road and Jungquist Road; thence North, along the center line of Kamb Road, a distance of 620 feet; thence West, parallel to the center line of Jungquist Road, a distance of 325 feet; thence South, parallel to the center line of Kamb Road, a distance of 390 feet; thence West, parallel to the center line of Jungquist Road, a distance of 135 feet; thence South, parallel to the center line of Kamb Road, a distance of 230 feet, more or less, to the center line of Jungquist Road; thence East, along said center line, a distance of 460 feet, more or less, to the point of beginning.

EXCEPT the East 20 feet for Kamb Road and the South 20 feet for Jungquist Road.

RESERVING UNTO THE GRANTOR, its successors and/or assigns, for the benefit of the property described on Exhibit D attached hereto, a non-exclusive easement to construct, re-construct, place and replace, repair and maintain a water line over, under, across and through the West 10 feet of the East 265 feet of the above described property.

Situate in the County of Skagit, State of Washington.



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Skagit County Auditor

EXHIBIT "D"

**LEGAL DESCRIPTION
P109057
After BLA**

That portion of Tract C of Revised Short Plat No. 46-81, approved August 18, 1981 and recorded August 25, 1981 in Book 5 of Short Plats, at page 119 under Auditor's File No. 8108250001, records of Skagit County, Washington, being a portion of Section 26, Township 34 North, Range 3 East, W.M., being more particularly described as follows:

Beginning at the Northeast corner of Tract B of said Short Plat 46-81;
thence North 0°25'41" East, a distance of 1,970.75 feet to the North line of said Tract C;
(thence South 89°48'10" East, along the North line of said Tract C, a distance of 1,320.63 feet to the Northeast corner of said Tract C;
thence South 0°41'31" West along the East line of said Tract C, a distance of 1,086.68 feet;
thence North 89°37'43" West, a distance of 243.16 feet to the Northwest corner of Tract A of said Short Plat;
thence South 0°41'31" West, 232.56 feet to the Southwest corner of said Tract A;
thence South 89°37'43" East, along the South line of said Tract A, a distance of 93.16 feet;
thence South 0°41'31" West, a distance of 125.00 feet;
thence South 89°37'43" East, a distance of 150.00 feet;
thence South 0°41'31" West, a distance of 1,174.24 feet to the Southeast corner of said Tract C;
thence North 89°27'09" West along the South line of said Tract C, a distance of 933.56 feet;
thence North 0°25'41" East, a distance of 580.80 feet;
thence North 89°27'09" West, a distance of 375.00 feet to the East line of said Tract B;
thence North 0°25'41" East along the East line of said Tract B, a distance of 58.85 feet to the Point of Beginning;

EXCEPT Jungquist and Kamb Roads along the South and East lines thereof;

ALSO EXCEPTING that portion described as follows:

Beginning at the intersection of the center lines of Kamb Road and Jungquist Road;
thence North, along the center line of Kamb Road, a distance of 620 feet;
thence West, parallel to the center line of Jungquist Road, a distance of 325 feet;
thence South, parallel to the center line of Kamb Road, a distance of 390 feet;
thence West, parallel to the center line of Jungquist Road, a distance of 135 feet;
thence South, parallel to the center line of Kamb Road, a distance of 230 feet, more or less, to the center line of Jungquist Road;
thence East, along said center line, a distance of 460 feet, more or less, to the point of beginning.

EXCEPT the East 20 feet for Kamb Road and the South 20 feet for Jungquist Road.

RESERVING UNTO THE GRANTOR, its successors and/or assigns, for the benefit of the property described on Exhibit D attached hereto, a non-exclusive easement to construct, re-construct, place and replace, repair and maintain a water line over, under, across and through the West 10 feet of the East 265 feet of the above described property.

TOGETHER WITH an easement for existing water line as reserved in Deed recorded October 17, 2003, as Auditor's File No. 200310170024, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



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EXHIBIT E

LEGAL DESCRIPTION

P22816

After BLA

The Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 26, Township 34 North, Range 3 East, W.M.,

EXCEPT County road, dike and drainage ditch rights-of-way;

AND EXCEPT the East 330 feet of that portion of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, lying West of the County road running North and South along the East line of said subdivision.

TOGETHER WITH that portion of Tract C of Revised Short Plat No. 46-81, approved August 18, 1981 and recorded August 25, 1981 in Book 5 of Short Plats, at page 119 under Auditor's File No. 8108250001, records of Skagit County, Washington, being a portion of Section 26, Township 34 North, Range 3 East, W.M., more particularly described as follows:

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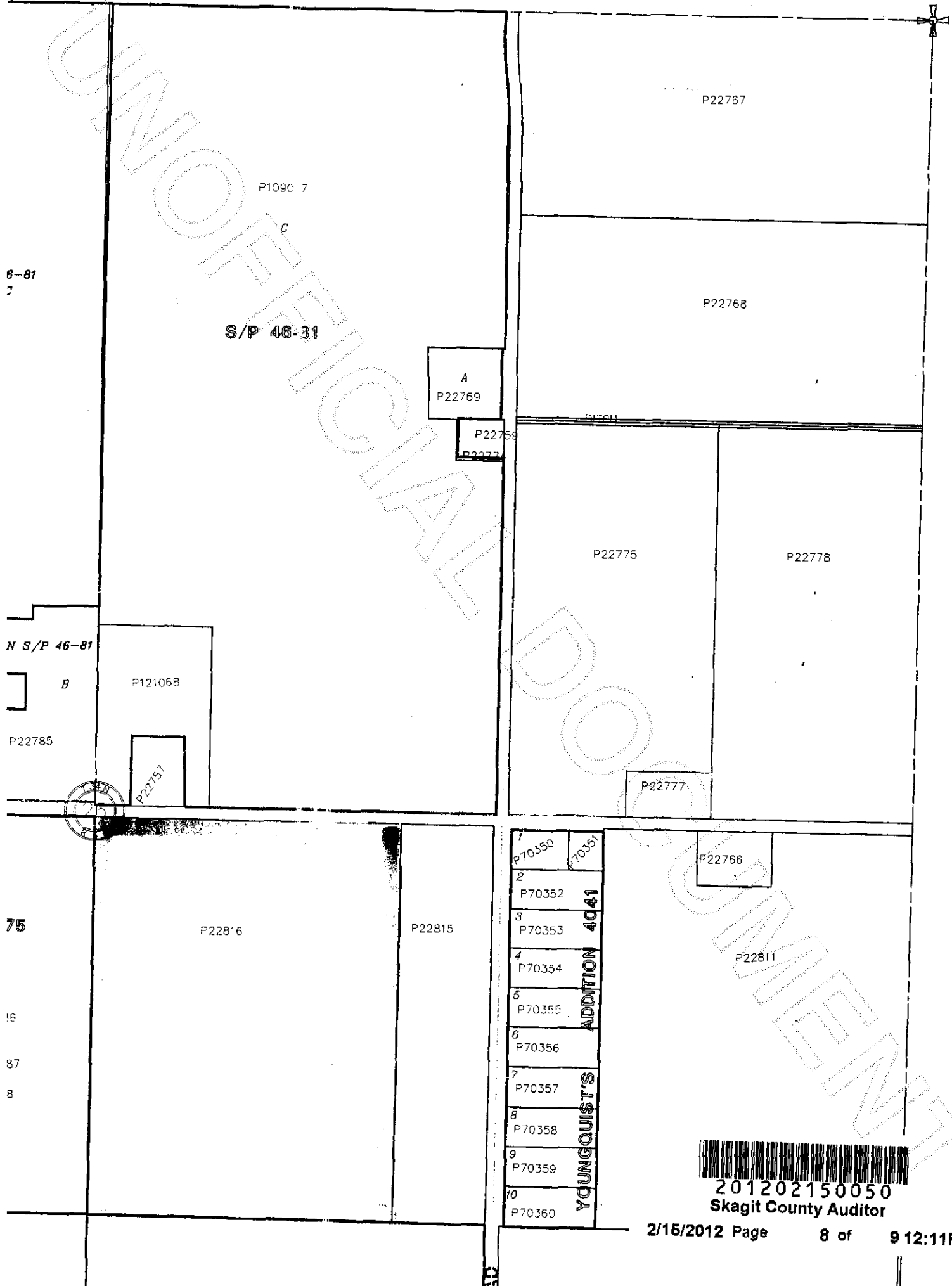
EXCEPT the East 20 feet for Kamb Road and the South 20 feet for Jungquist Road.

Situate in the County of Skagit, State of Washington.



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EXHIBIT F BEFORE BLA



6-81
7

N S/P 46-81

B

P22785

75

16

87

8

S/P 46-31

P1090 7

C

A
P22769

P22775
P22776

517011

P22775

P22778

P22777

P22766

P22811

P22816

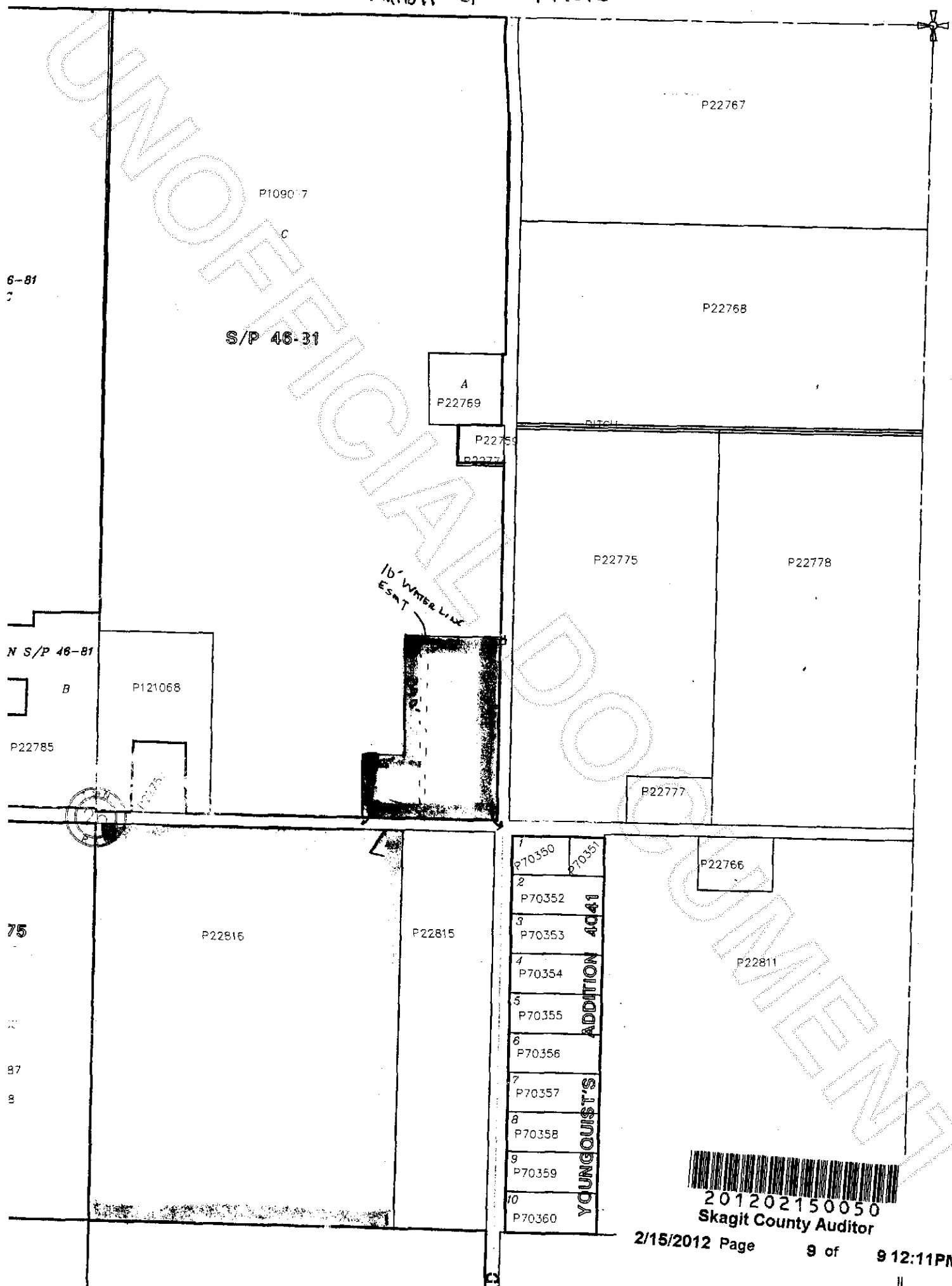
P22815

1	P70350	P70351
2	P70352	YOUNGQUIST'S ADDITION 4041
3	P70353	
4	P70354	
5	P70355	
6	P70356	
7	P70357	
8	P70358	
9	P70359	
10	P70360	



201202150050
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EXHIBIT G AFTER BUA



6-81

N S/P 46-81

75

87

8

S/P 46-31

A
P22769

P22759
P22772

10' WATER LINE
ES&T

B

P121068

P22785

P22767

P22768

P22775

P22778

P22777

P22766

P22811

P22816

P22815

1	P70350	P70351
2	P70352	
3	P70353	
4	P70354	
5	P70355	
6	P70356	
7	P70357	
8	P70358	
9	P70359	
10	P70360	

YOUNGQUIST'S ADDITION 4041



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