



201204260037

Skagit County Auditor

4/26/2012 Page

1 of

9 2:28PM

RECORDING REQUESTED BY:

Leatherwood Trust
P. O. Box 178
Bow, WA 98232

WHEN RECORDED RETURN TO:

Leatherwood Trust
P. O. Box 178
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012 1142

APR 25 2012

QUIT CLAIM DEED
(Boundary Line Adjustment)

Amount Paid \$ 717.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

The information contained in this boxed section is for recording purposes only pursuant to RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

Document Title: Quit Claim Deed

Grantor: LEATHERWOOD TRUST

Grantee: PADILLA BAY, LLC, a Washington limited liability company

Abbreviated Legal Description: Sec 19 & 20, Twp 35N, R 3 EWM

Complete or Additional Legal Description in Quit Claim Deed

Grantor Assessor's Parcel No.: 34504

Grantee Assessor's Parcel No.: 117449

THIS QUIT CLAIM DEED is made this 24th day of April, 2012, by and between **Leatherwood Trust ("Grantor")** and **Padilla Bay, LLC ("Grantee")**.

RECITALS

A. Grantor is the owner of the property bearing Skagit County Assessor's Parcel No. 34504, more particularly described as follows:

That portion of the Northeast Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 3 East, W.M., lying Southerly of the Joe Leary Slough, **EXCEPT** the tract conveyed to William Esary by deed dated January 21, 1909 and recorded January 21, 1909 under Auditor's File No. 71571, described as follows:

"Commencing at the Southwest corner of the Northeast Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 3 East of the W.M.; thence running East on the South line of said forty, 12 rods; thence North, parallel with the West line of said Forty, to the South bank of said Joe Leary Slough; thence in

a Northwesterly direction following along said slough, to the West line of said above described forty; thence South along the West line of said forty to the place or beginning; (said tract of land being 12 rods in width and extending from the South line of said forty North to said Joe Leary Slough)."

TOGETHER WITH an Easement for road purposes over the following described tract:

Commencing at the Southwest corner of the Northeast Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 3 East, W.M.; thence running East on South line of said forty, 12 rods; thence running North parallel with the West line of said forty, to South bank of Joe O'Leary's Slough; thence in a westerly and northerly direction following along the said slough to West line of above described forty; thence South following along the west line of said forty to place or beginning. Said tract of land being 12 rods in width and extending from the south line of said forty to Joe O'Leary's Slough.

ALSO TOGETHER WITH an Easement for road purposes over the following described tract:

Commencing at the 1/16th section corner on the 1/16th section line at the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 18, Township 35 North, Range 3 East, W.M.; thence North to Joe Leary's Slough; thence Northwesterly along Joe Leary's Slough until it intersects the county road; thence Southwesterly along the East margin line of the county road, as existed on August 19, 1910, 100 feet; thence South to section line; thence East to place of beginning, all in the Southwest Quarter of the Southeast Quarter of Section 18, Township 35 North, Range 3 East, W.M.

B. Grantee is the owner of the property bearing Skagit County Assessor's parcel No. 117449, more particularly described as follows:

That portion of the Northwest Quarter of the Northwest Quarter of Section 20, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at the Northwest corner of said Northwest Quarter of the Northwest Quarter of Section 20 (Northwest Section corner); thence South 0 Degrees 22'15" West, 1,330.49 feet along the West line of said Northwest Quarter of the Northwest Quarter to the Southwest corner thereof (1/16th corner); thence North 89 Degrees 04'38" East 150.00 feet along the South line of said Northwest Quarter of the Northwest Quarter; thence North 0 Degrees 22'15" West 537.78 feet parallel with said West line of the Northwest Quarter of the Northwest Quarter to the centerline of an existing field ditch; thence along said field ditch South 81 degrees 49'43" East 313.96 feet; thence South 85 degrees 7'10" East 350.28 feet; thence leaving said field ditch, North 0 Degrees 22'15" West 878.56 feet, more or less, parallel with said West line of the Northwest Quarter of the



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Northwest Quarter of Section 20 to the North line of the Northwest Quarter of the Northwest Quarter of Section 20, Township 35 North, Range 3 East, W.M.; thence South 88 Degrees 57'04" West 809.43 feet, more or less, along said North line of the Northwest Quarter of the Northwest Quarter of said Section 20 to the Northwest corner of said Section 20, and being the point of beginning.

C. The parties wish to adjust the boundaries between their respective parcels by Grantor transferring to Grantee the property described as follows:

That portion of the Northeast Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 3 East, W.M., lying Easterly of the West 198.00 feet of the Northeast Quarter of the Northeast Quarter, and lying Southerly of the Joe Leary Slough, and lying Northerly of the following described line:

Beginning at a point on the East line of said Section 19, lying South 1 Degrees 10'20" West a distance of 769.81 feet from the Northeast corner of said Section 19; thence

North 80 Degrees 40'31" West a distance of 76.82 feet; thence

North 80 Degrees 43'02" West a distance of 272.16 feet; thence

North 81 Degrees 46'12" West a distance of 126.65 feet; thence

North 69 Degrees 07'00" West a distance of 224.38 feet; thence

North 71 Degrees 15'18" West a distance of 378.56 feet; thence

North 41 Degrees 06'52" West a distance of 113.90 feet to the East line of the West 198.00 feet of said Northeast Quarter of Section 19, being the terminus of said line.

D. The adjusted description of Grantor's property (P# 34504) following the conveyance will be as follows:

That portion of the Northeast Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 3 East, W.M., lying Southerly of the Joe Leary Slough, EXCEPT the tract conveyed to William Esary by deed dated January 21, 1909 and recorded January 21, 1909 under Auditor's File No. 71571, described as follows:

"Commencing at the Southwest corner of the Northeast Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 3 East of the W.M.; thence running East on the South line of said forty, 12 rods; thence North, parallel with the West line of said Forty, to the South bank of said Joe Leary Slough; thence in a Northwesterly direction following along said slough, to the West line of said above described forty; thence South along the West line of said forty to the place or beginning; (said tract of land being 12 rods in width and extending from the South line of said forty North to said Joe Leary Slough)."

TOGETHER WITH an Easement for road purposes over the following described tract:



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Commencing at the Southwest corner of the Northeast Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 3 East, W.M.; thence running East on South line of said forty, 12 rods; thence running North parallel with the West line of said forty, to South bank of Joe O'Leary's Slough; thence in a westerly and northerly direction following along the said slough to West line of above described forty; thence South following along the west line of said forty to place or beginning. Said tract of land being 12 rods in width and extending from the South line of said forty to Joe O'Leary's Slough.

AND EXCEPT that portion of the Northeast Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 3 East, W.M., lying Northerly of the following described line:

Beginning at a point on the East line of said Section 19, lying South 1 Degrees 10'20" West a distance of 769.81 feet from the Northeast corner of said Section 19; thence

North 80 Degrees 40'31" West a distance of 76.82 feet; thence

North 80 Degrees 43'02" West a distance of 272.16 feet; thence

North 81 Degrees 46'12" West a distance of 126.65 feet; thence

North 69 Degrees 07'00" West a distance of 224.38 feet; thence

North 71 Degrees 15'18" West a distance of 378.56 feet; thence

North 41 Degrees 06'52" West a distance of 113.90 feet to the East line of the West 198.00 feet of said Northeast Quarter of Section 19, being the terminus of said line.

E. The adjusted description of Grantee's parcel (P# 117449) following the conveyance will be as follows:

That portion of the Northwest Quarter of the Northwest Quarter of Section 20, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at the Northwest corner of said Northwest Quarter of the Northwest Quarter of Section 20 (Northwest Section corner); thence South 0 Degrees 22'15" West, 1,330.49 feet along the West line of said Northwest Quarter of the Northwest Quarter to the Southwest corner thereof (1/16th corner); thence North 89 Degrees 04'38" East 150.00 feet along the South line of said Northwest Quarter of the Northwest Quarter; thence North 0 Degrees 22'15" West 537.78 feet parallel with said West line of the Northwest Quarter of the Northwest Quarter to the centerline of an existing field ditch; thence along said field ditch South 81 degrees 49'43" East 313.96 feet; thence South 85 degrees 7'10" East 350.28 feet; thence leaving said field ditch, North 0 Degrees 22'15" West 878.56 feet, more or less, parallel with said West line of the Northwest Quarter of the Northwest Quarter of Section 20 to the North line of the Northwest Quarter of the Northwest Quarter of Section 20, Township 35 North, Range 3 East, W.M.; thence South 88 Degrees 57'04" West 809.43 feet, more or less, along said North



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line of the Northwest Quarter of the Northwest Quarter of said Section 20 to the Northwest corner of said Section 20, being the point of beginning.

TOGETHER WITH that portion of the Northeast Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 3 East, W.M., lying Easterly of the West 198.00 feet of the Northeast Quarter of the Northeast Quarter, and lying Southerly of the Joe Leary Slough, and lying Northerly of the following described line:

Beginning at a point on the East line of said Section 19, lying South 1 Degrees 10'20" West a distance of 769.81 feet from the Northeast corner of said Section 19; thence

North 80 Degrees 40'31" West a distance of 76.82 feet; thence

North 80 Degrees 43'02" West a distance of 272.16 feet; thence

North 81 Degrees 46'12" West a distance of 126.65 feet; thence

North 69 Degrees 07'00" West a distance of 224.38 feet; thence

North 71 Degrees 15'18" West a distance of 378.56 feet; thence

North 41 Degrees 06'52" West a distance of 113.90 feet to the East line of the West 198.00 feet of said Northeast Quarter of Section 19, being the terminus of said line.

F. A diagram showing the boundaries of the Grantor's property before conveyance is attached as **Exhibit A** and a diagram showing the boundaries of the Grantor's property after the conveyance is attached as **Exhibit B**.

G. Each of the undersigned owners does hereby declare and acknowledge:

1. Each of the undersigned owners for each parcel is seeking the adjustment of the boundary for the parcels described.
2. Payment of all current real property taxes, including delinquent taxes, interest and penalties, is a condition of adjustment of property lines.
3. The resulting boundary line adjustment will not create an additional parcel, nor will the resulting parcels be inconsistent with performance standards with existing Skagit County Zoning code.
4. The resulting boundary line adjustment will not remove or impinge upon any existing easements, covenants, restrictions or encumbrances affecting either of the parcels.
5. This boundary adjustment is not for the purpose of creating any additional building lots.



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CONVEYANCE

THEREFORE, for good and valuable consideration, receipt of which is hereby acknowledged, Grantor hereby quit claims to Grantee all of Grantor's interest in the following real property in the County of Skagit and State of Washington:

That portion of the Northeast Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 3 East, W.M., lying Easterly of the West 198.00 feet of the Northeast Quarter of the Northeast Quarter, and lying Southerly of the Joe Leary Slough, and lying Northerly of the following described line:

Beginning at a point on the East line of said Section 19, lying South 1 Degrees 10'20" West a distance of 769.81 feet from the Northeast corner of said Section 19; thence

North 80 Degrees 40'31" West a distance of 76.82 feet; thence
North 80 Degrees 43'02" West a distance of 272.16 feet; thence
North 81 Degrees 46'12" West a distance of 126.65 feet; thence
North 69 Degrees 07'00" West a distance of 224.38 feet; thence
North 71 Degrees 15'18" West a distance of 378.56 feet; thence
North 41 Degrees 06'52" West a distance of 113.90 feet to the East line of
the West 198.00 feet of said Northeast Quarter of Section 19, being the terminus
of said line.

This boundary adjustment is not for the purpose of creating an additional building lot.

APPROVAL

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

Approved By: Howe Roeder Date: 4/25/2012

PADILLA BAY, LLC, a Washington
limited liability company

LEATHERWOOD TRUST

By: [Signature]
Thomas J. Paulus, Co-Manager

By: [Signature]
Thomas J. Paulus, Co-Trustee

By: [Signature]
Suzanne J. Paulus, Co-Manager

By: [Signature]
Laura Minton Breckenridge, Co-Trustee

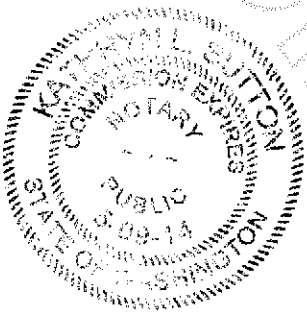


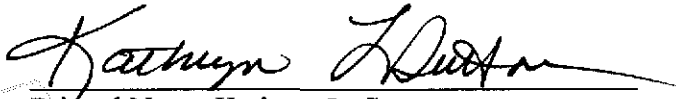
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State of Washington)
) :ss
County of Skagit)

On this 24th day of April, 2012, before me, Kathryn L. Sutton a Notary Public in and for the state of Washington, personally appeared **Thomas J. Paulus and Suzanne J. Paulus**, to me known to be the Co-Managers of **Padilla Bay LLC**, the entity that executed the foregoing instrument, and acknowledged the instrument to be the free and voluntary act and deed of the entity, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the instrument.

WITNESS MY HAND AND OFFICIAL SEAL.

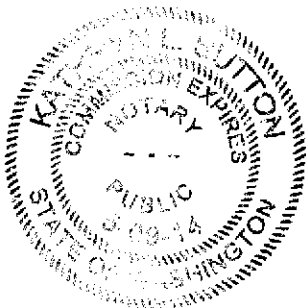




Printed Name Kathryn L. Sutton
Notary Public in and for the State of
Washington
Residing at Sedro Woolley
My Commission Expires: May 9, 2014.

State of Washington)
) :ss
County of Skagit)

On this 24th day of April, 2012, before me, Kathryn L. Sutton a Notary Public in and for the state of Washington, personally appeared **Thomas J. Paulus and Laura Minton Breckenridge**, to me known to be the Co-Trustees of **Leatherwood Trust**, the entity that executed the foregoing instrument, and acknowledged the instrument to be the free and voluntary act and deed of the entity, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the instrument.

WITNESS MY HAND AND OFFICIAL SEAL.




Printed Name Kathryn L. Sutton
Notary Public in and for the State of
Washington
Residing at Sedro Woolley
My Commission Expires: May 9, 2014.



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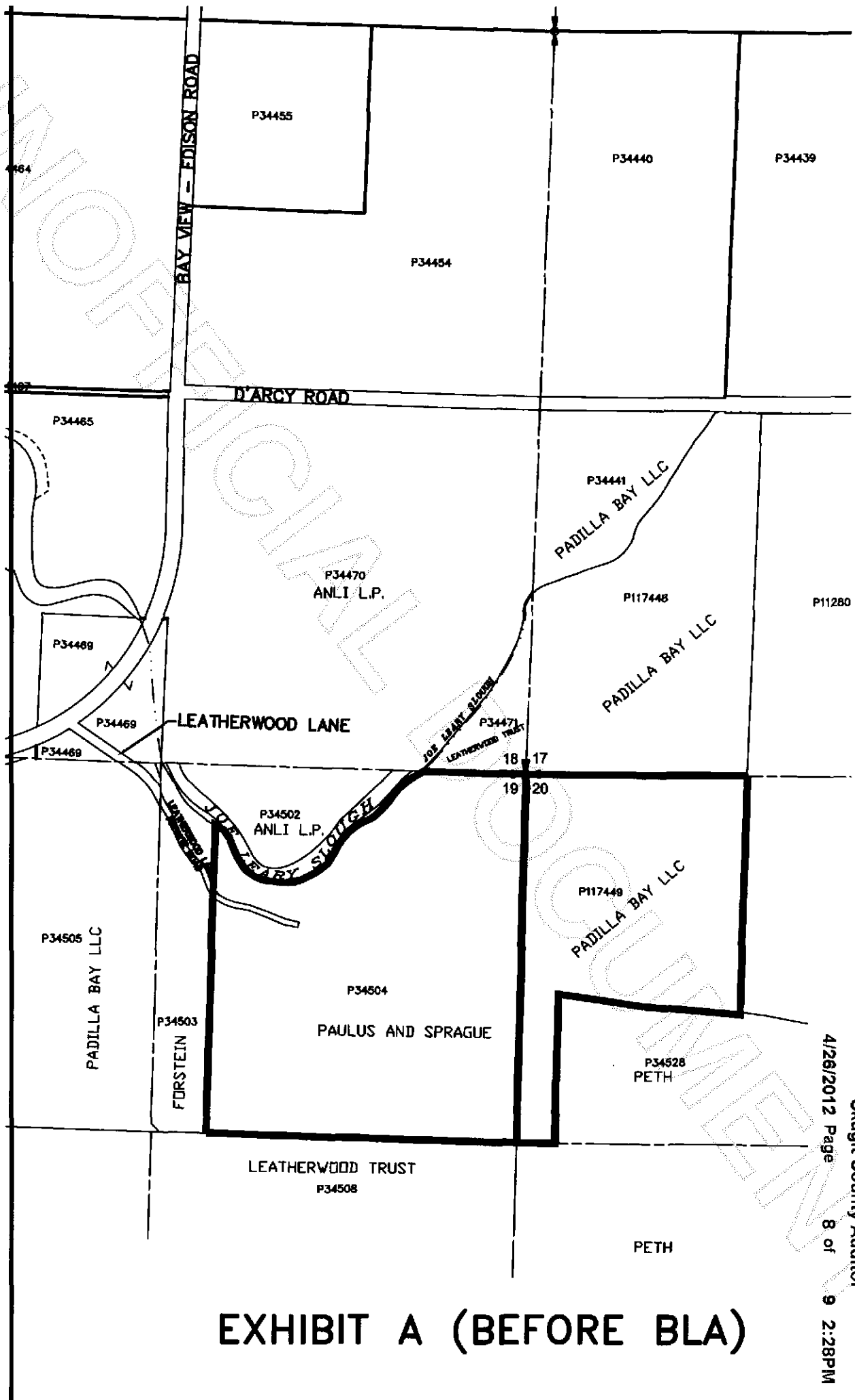


EXHIBIT A (BEFORE BLA)



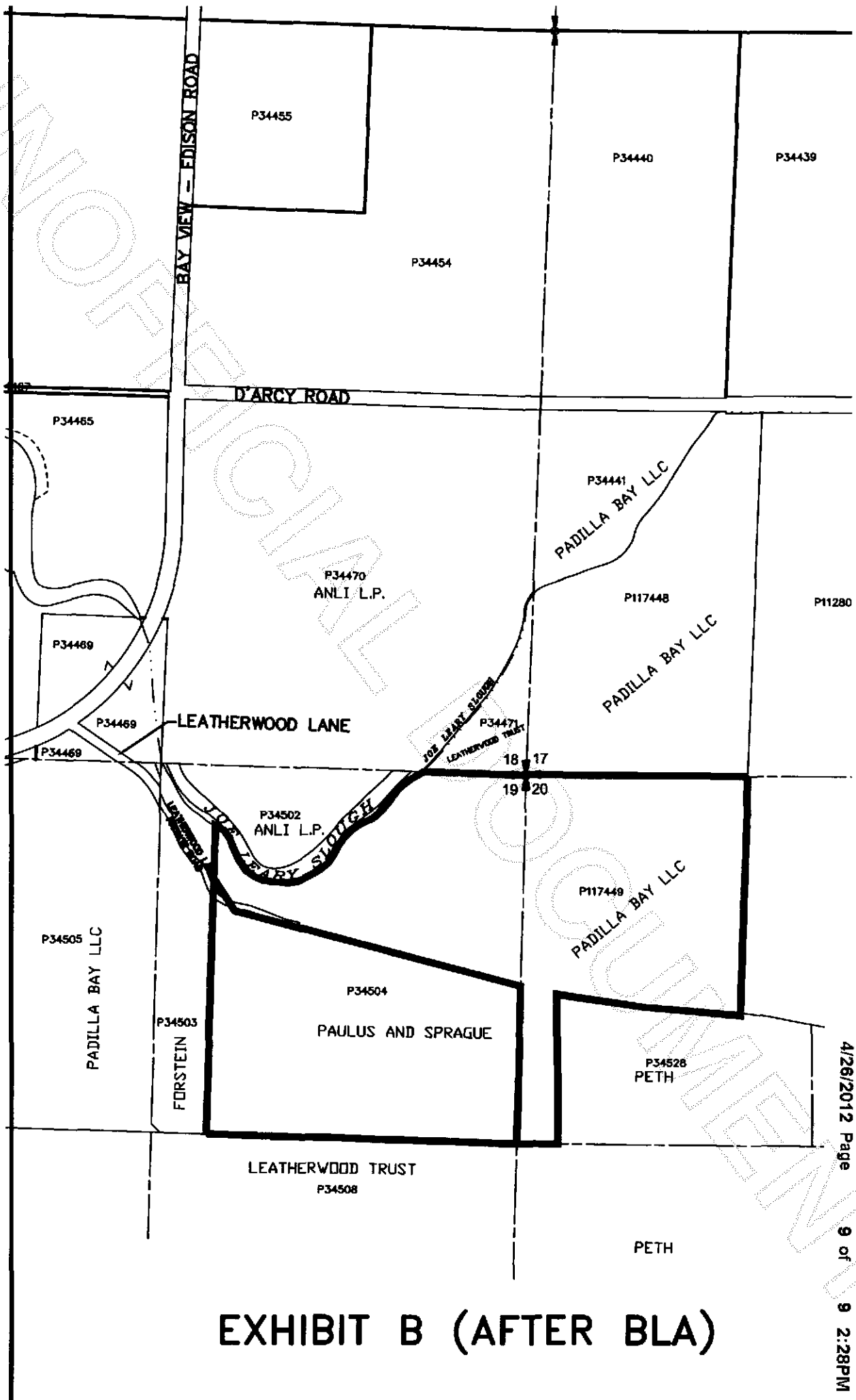


EXHIBIT B (AFTER BLA)

