

Quitclaim Deed
(Boundary Line Adjustment)

Grantor: Sicklesteel Development, LLC, a Washington limited liability company
Grantee: Sicklesteel Development, LLC, a Washington limited liability company
Legal Description: Ptn Lots C & D, Short Plat 1-86 & Ptn NE 1/4 SW 1/4, 32-34-4
Assessor's Property Tax Parcel or Account Nos.: P29360, P29349, P29345, P29347

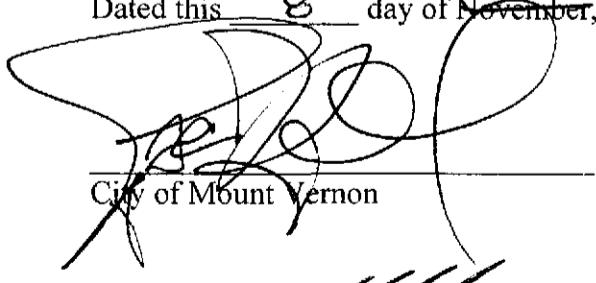
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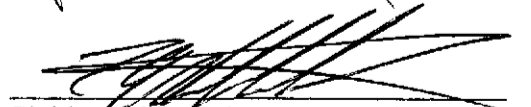
- a. Sicklesteel Development, LLC is the owner of Parcels P29360, P29349, P29345 and P29347, more particularly described on attached Exhibit A, marked "Legal Description BEFORE Boundary Line Adjustment."
- b. Sicklesteel Development, LLC wishes to adjust the boundaries of its property
- c. The description of the property, after the boundary line adjustment, is more particularly described in attached Exhibit B, marked "Legal Descriptions AFTER Boundary Line Adjustment."
- d. The location of the property BEFORE Boundary Line Adjustment is shown on the map set forth marked "Before."
- e. The location of the property AFTER Boundary Line Adjustment is shown on the map set forth marked "After."



Therefore, for and in consideration of the said boundary line adjustment, and for no monetary consideration, Sicklesteel Development, LLC, a Washington limited liability company hereby conveys and quit claims to Sicklesteel Development, LLC, a Washington limited liability company, all interest in the real property lying and being in the City of Mount Vernon, County of Skagit, State of Washington, and described as in said attached Exhibit B.

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

Dated this 8 day of DECEMBER, 2011.


City of Mount Vernon


Sicklesteel Development, LLC
Thomas Sicklesteel, Managing Member

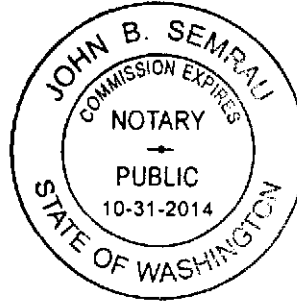
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
MA 20 12/26/2
MAY 03 2012
By  Amount Paid \$ 0
Skagit Co. Treasurer
By  Deputy

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

I hereby certify that I know or have satisfactory evidence that Thomas Sicksteel 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 Sicksteel Development, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated this 8 day of DECEMBER ~~November~~, 2011.

John B. Semrau
Notary Public in and for the State of Washington, residing
at MOUNT VERNON
My appointment expires 10-31-2014





201205030013
Skagit County Auditor
5/3/2012 Page 2 of 11 9:42AM

Exhibit "A"
Legal Descriptions
BEFORE
Boundary Line Adjustment

LOT 1:

That portion of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 32, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 1,973 feet North of the Southwest corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section;
thence North 197 feet, more or less, to a point 470 feet South of the Northwest corner of said Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;
thence East to center of slough;
thence in a Southwesterly direction down center of said slough to a point due East of beginning;
thence West to beginning.

EXCEPT the West 16 feet for road.

AND EXCEPT drainage ditch rights of way.

AND EXCEPT those portions conveyed to the State of Washington by Deeds recorded under Auditor's File Nos. 537748 and 754330.

ALSO, TOGETHER WITH that portion of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 32, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South line of the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 32, a distance of 396 feet West of the Southeast corner thereof;
thence Northerly along a straight line, that if projected would intersect the North line of said Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ at a point 315 feet West of the Northeast corner thereof, to a point due East of a point on the West line of said Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ that is 470 feet South of the Northwest corner thereof;
thence West to the center of the slough;
thence Southerly along the center of said slough to the South line of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said subdivision;
thence East to the point of beginning.

EXCEPT drainage ditch rights of way.

ALSO, TOGETHER WITH the South 70 feet, EXCEPT the West 35 feet thereof, and the East 35 feet of the West 70 feet of Lot C, Short Plat No. 1-86, ALSO the South 70 feet of Lot D of said Short Plat No. 1-86 (as measured along the East line of Lot C) approved March 7, 1986, recorded March 7, 1986 in Book 7 of Short Plats, page 75, under Auditor's File No. 8603070013 and being a portion of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 32, Township 34 North, Range 4 East, W.M.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



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Lot 2:

Tract "C", Short Plat No. 1-86, approved March 7, 1986, recorded March 7, 1986 in Volume 7 of Short Plats, page 76, under Auditor's File No. 8603070013, and being a portion of the Northeast ¼ of the Southwest ¼ of Section 32, Township 34 North, Range 4 East, W.M.

EXCEPT the West 70 feet and the South 70 feet thereof.

Situate in the County of Skagit, State of Washington.

Lot 3:

Tract "D", Short Plat No. 1-86, approved March 7, 1986, recorded March 7, 1986 in Volume 7 of Short Plats, page 76, under Auditor's File No. 8603070013, and being a portion of the Northeast ¼ of the Southwest ¼ of Section 32, Township 34 North, Range 4 East, W.M.

EXCEPT the South 70 feet of said Tract "D" as measured along the East line of Tract "C" of said Short Plat No. 1-86.



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Exhibit "B"
Legal Descriptions
AFTER
Boundary Line Adjustment

LOT 1:

That portion of the following described Parcels "A" and "B" lying Westerly of the following described line:

Beginning at the Southwest corner of Lot C, Short Plat No. 1-86, approved March 7, 1986, recorded March 7, 1986, in Book 7 of Short Plats, page 76, under Auditor's File No. 8603070013, and being a portion of the Northeast ¼ of the Southwest ¼ of Section 32, Township 34 North, Range 4 East, W.M.,
thence North 89°51'22" East 35.00 feet along the South line of said Lot C to the TRUE POINT OF BEGINNING of said described line;
thence South 00°00'40" East 204.96 feet, parallel to the Southerly extension of the West line of said Lot C to the South line of the following described Parcel "A" and the TERMINUS of said described line.



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PARCEL "A":

That portion of the Northeast ¼ of the Southwest ¼ of Section 32, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 1,973 feet North of the Southwest corner of the Southeast ¼ of the Southwest ¼ of said Section;
thence North 197 feet, more or less, to a point 470 feet South of the Northwest corner of said Northeast ¼ of the Southwest ¼;
thence East to center of slough;
thence in a Southwesterly direction down center of said slough to a point due East of beginning;
thence West to beginning,

EXCEPT the West 16 feet for road,

AND EXCEPT drainage ditch rights of way,

AND EXCEPT those portions conveyed to the State of Washington by Deeds recorded under Auditor's File Nos. 537748 and 754330.

ALSO, TOGETHER WITH that portion of the Northeast ¼ of the Southwest ¼ of Section 32, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South line of the North ½ of the Northeast ¼ of the Southwest ¼ of said Section 32, a distance of 396 feet West of the Southeast corner thereof;
thence Northerly along a straight line, that if projected would intersect the North line of said Northeast ¼ of the Southwest ¼ at a point 315 feet West of the Northeast corner thereof, to a point due East of a point on the West line of said Northeast ¼ of the Southwest ¼ that is 470 feet South of the Northwest corner thereof;
thence West to the center of the slough;
thence Southerly along the center of said slough to the South line of the North ½ of the Northwest ¼ of the Northwest ¼ of said subdivision;
thence East to the point of beginning,

EXCEPT drainage ditch rights of way.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "B":

The South 70 feet, EXCEPT the West 35 feet thereof, and the East 35 feet of the West 70 feet of Lot C, Short Plat No. 1-86, ALSO the South 70 feet of Lot D of said Short Plat No. 1-86 (as measured along the East line of Lot C) approved March 7, 1986, recorded March 7, 1986 in Book 7 of Short Plats, page 75, under Auditor's File No. 8603070013 and being a portion of the Northeast ¼ of the Southwest ¼ of Section 32, Township 34 North, Range 4 East, W.M.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



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Skagit County Auditor

Legal Descriptions
AFTER
Boundary Line Adjustment

LOT 2:

That portion of the following described Parcels "A" and "B" lying Easterly of the following described line:

Beginning at the Southwest corner of Lot C, Short Plat No. 1-86, approved March 7, 1986, recorded March 7, 1986, in Book 7 of Short Plats, page 76, under Auditor's File No. 8603070013, and being a portion of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 32, Township 34 North, Range 4 East, W.M.;
thence North $89^{\circ}51'22''$ East 35.00 feet along the South line of said Lot C to the TRUE POINT OF BEGINNING of said described line;
thence South $00^{\circ}00'40''$ East 204.96 feet, parallel to the Southerly extension of the West line of said Lot C to the South line of the following described Parcel "A" and the TERMINUS of said described line.



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PARCEL "A":

That portion of the Northeast ¼ of the Southwest ¼ of Section 32, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 1,973 feet North of the Southwest corner of the Southeast ¼ of the Southwest ¼ of said Section;
thence North 197 feet, more or less, to a point 470 feet South of the Northwest corner of said Northeast ¼ of the Southwest ¼;
thence East to center of slough;
thence in a Southwesterly direction down center of said slough to a point due East of beginning;
thence West to beginning,

EXCEPT the West 16 feet for road,

AND EXCEPT drainage ditch rights of way,

AND EXCEPT those portions conveyed to the State of Washington by Deeds recorded under Auditor's File Nos. 537748 and 754330.

ALSO, TOGETHER WITH that portion of the Northeast ¼ of the Southwest ¼ of Section 32, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South line of the North ½ of the Northeast ¼ of the Southwest ¼ of said Section 32, a distance of 396 feet West of the Southeast corner thereof;
thence Northerly along a straight line, that if projected would intersect the North line of said Northeast ¼ of the Southwest ¼ at a point 315 feet West of the Northeast corner thereof, to a point due East of a point on the West line of said Northeast ¼ of the Southwest ¼ that is 470 feet South of the Northwest corner thereof;
thence West to the center of the slough;
thence Southerly along the center of said slough to the South line of the North ½ of the Northwest ¼ of the Northwest ¼ of said subdivision;
thence East to the point of beginning,

EXCEPT drainage ditch rights of way.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "B":

The South 70 feet, EXCEPT the West 35 feet thereof, and the East 35 feet of the West 70 feet of Lot C, Short Plat No. 1-86, ALSO the South 70 feet of Lot D of said Short Plat No. 1-86 (as measured along the East line of Lot C) approved March 7, 1986, recorded March 7, 1986 in Book 7 of Short Plats, page 75, under Auditor's File No. 8603070013 and being a portion of the Northeast ¼ of the Southwest ¼ of Section 32, Township 34 North, Range 4 East, W.M.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



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Skagit County Auditor

Lot 3:

Tract "D", Short Plat No. 1-86, approved March 7, 1986, recorded March 7, 1986 in Volume 7 of Short Plats, page 76, under Auditor's File No. 8603070013, and being a portion of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 32, Township 34 North, Range 4 East, W.M.

EXCEPT the South 70 feet of said Tract "D" as measured along the East line of Tract "C" of said Short Plat No. 1-86.

TOGETHER WITH the following described property:

Tract "C", Short Plat No. 1-86, approved March 7, 1986, recorded March 7, 1986 in Volume 7 of Short Plats, page 76, under Auditor's File No. 8603070013, and being a portion of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 32, Township 34 North, Range 4 East, W.M.

EXCEPT the West 70 feet and the South 70 feet thereof.

Situate in the County of Skagit, State of Washington.



201205030013
Skagit County Auditor

PLAT AMENDMENT TO RED HAWK ESTATES
4754

SURVEY AF #7910230019

P116860
P116859

A P29549
B P29550
S/P 40-78
A P96232
B P95735
C P29555
DALE LANE
70549
B P29551
A P29557
S/P 91-025
P29559

D P95736
P29558
SURVEY AF 201007160030
3
S/P 16-85

A P29406
PTN B P29407
S/P 27-76
C P29408
AF 200302040069
D P29409

RIDGEWOOD PLAT N AF7215 P684
15 P68498
14 P68497
P68494
P68496
13 P68495
RIDGEWOOD DRIVE
1 P68487
2 P68488

P29339
S/P 1-86
D P29347
SICKELSTEEL LANE
A P29341
70569
B P29342
C P29345
P29349
P29360
1
SURVEY AF #200103190134

A P29337
70589
NATHAN LANE
B P29337
S/P 92-77
P29338

P29379
17
AF #397
P2937

P29363
2
S/P 3-80
P29361
1

NO LEGAL FOUND

EXACT LOCATION
SLOUGH UNKNOWN

S/P 31-77
PTN C P29564
A P29620
S/P 31-77
PTN C P29621
PTN C P29563
PTN C P29618
S/P 31-77

BEFORE

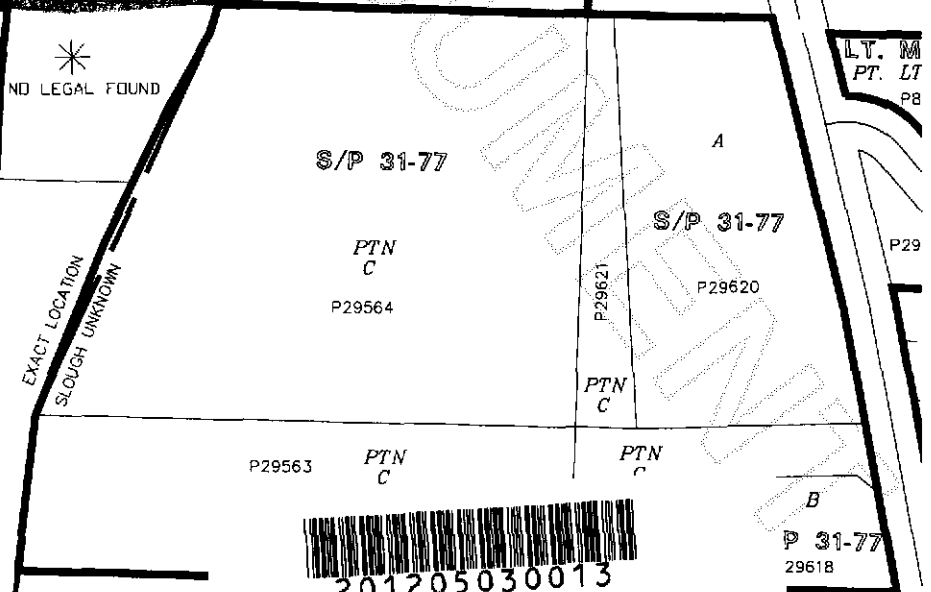
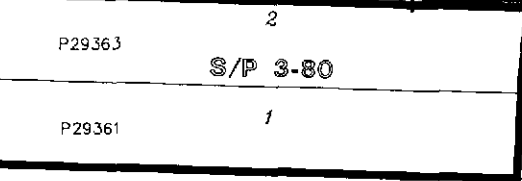
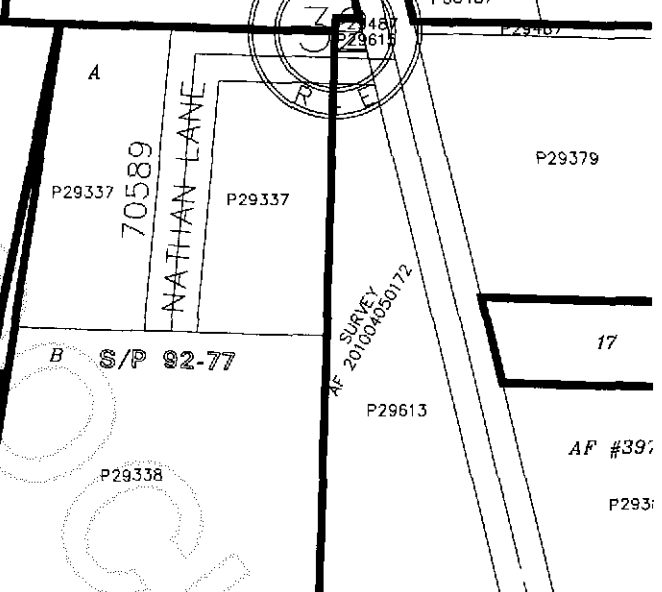
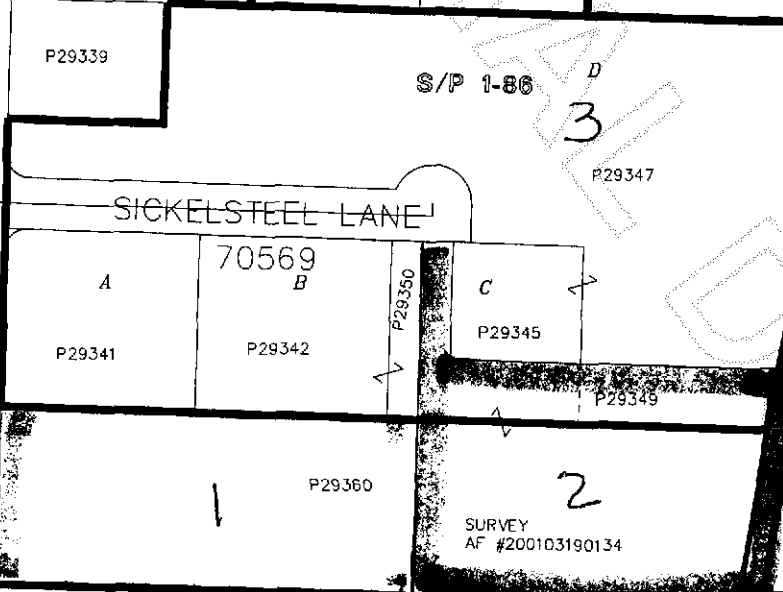
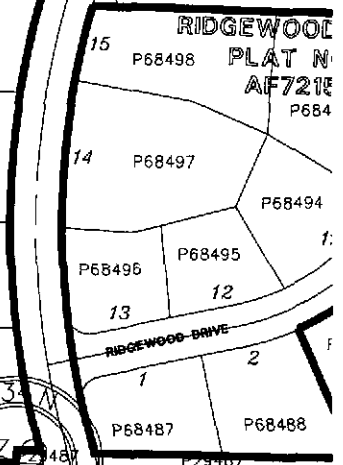
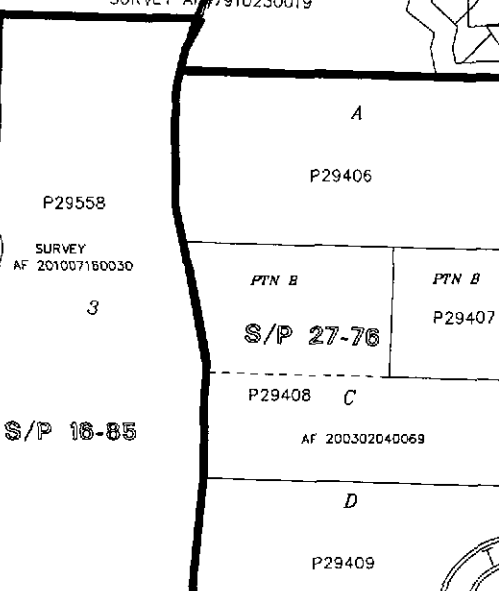
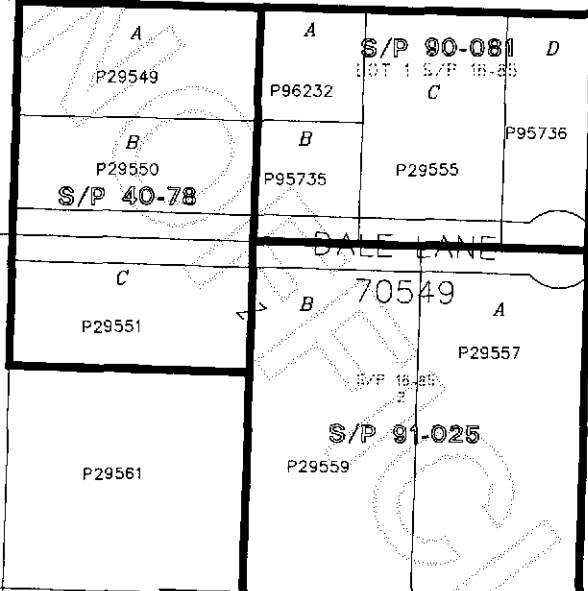
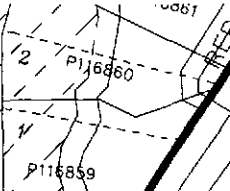


201205030013
Skagit County Auditor

SEDARDALE ROAD

PLAT AMENDMENT TO RED HAWK ESTATES
4754

SURVEY AF #7910230019



VEDARDALE ROAD

AFTER

EXACT LOCATION
SLOUGH UNKNOWN

NO LEGAL FOUND

