



201207160063

Skagit County Auditor

7/16/2012 Page

1 of

7 9:14AM

Quitclaim Deed
(Boundary Line Adjustment)

Grantor: David Allan, as his separate property

Grantee: Bow Lookout, LLC, a Washington limited liability company

Legal Description: Ptn SW $\frac{1}{4}$, 22-36-3

Assessor's Property Tax Parcel or Account Nos.: P123888

Recitals

- a. Allan is the owner of property more particularly described on attached Exhibit "B" due to a title gap created by Short Plat No. PL-05-0258.
- b. Bow Lookout, LLC is the owner of property more particularly described on attached Exhibit "A" which is adjacent to the property described in Exhibit "B"
- c. Allen wishes to eliminate the title gap in favor of Bow Lookout, LLC
- d. The description of the property being conveyed is described in Exhibit "B"
- e. The description of the Bow Lookout, LLC property, after the boundary line adjustment, is more particularly described in attached Exhibit C
- f. The location of the Boundary Line Adjustment is shown on the map set forth on the attached Exhibit D

Therefore, for and in consideration of the said boundary line adjustment, and for no monetary consideration, David Allen, as his separate property does hereby convey and quit claim to Bow Lookout, LLC, a Washington limited liability company, all interest in the real property lying and being in the County of Skagit, State of Washington, and described in attached Exhibit "B."

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

Dated this 12 day of July, 2012

David Allan

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012 2096

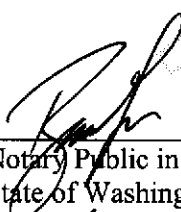
JUL 16 2012

Amount Paid \$ 0
Skagit Co. Treasurer
By Mam Deputy

STATE OF WASHINGTON }
 }ss
County of Skagit }

I certify that I know or have satisfactory evidence that David Allan is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 12TH day of July, 2012.


Notary Public in and for the
State of Washington, residing at
MOUNT VERNON

My appointment expires 7-14-16.

BRUCE G. LISSER
STATE OF WASHINGTON
NOTARY -- PUBLIC
My Commission Expires 7-14-2016



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Exhibit "A"

**Bow Lookout, LLC Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-123888)**

Lot 2, Skagit County Short Plat No. PL-05-0258, approved January 5, 2006 and recorded January 6, 2006, under Auditor's File No. 200601060080, records of Skagit County, Washington; being a portion of the Northeast 1/4 of the Southwest 1/4 of Section 22, Township 36 North, Range 3 East of the W.M.,

EXCEPT that portion lying within the as-built and existing Flinn Street.

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"

**Portion of Southwest 1/4 to be attached to
Skagit County Assessor's Parcel Number P-123888,
to Clear Title Gap**

That portion of the Southwest 1/4 of Section 22, Township 36 North, Range 3 East, W.M. lying Northerly of the following described line and Southeasterly of the Southeasterly line of Lot 2, Skagit County Short Plat No. PL-05-0258, approved January 5, 2006 and recorded January 6, 2006 under Skagit County Auditor's File No. 200601060080; said line being more particularly described as follows:

BEGINNING at the Northwest corner of said Southwest 1/4 (West 1/4 corner) of Section 22, Township 36 North, Range 3 East, W.M.;
thence South 89°34'14" East along the North line of said Southwest 1/4 for a distance of 2,659.09 feet, more or less, to the Northeast corner of said Southwest 1/4 (center Section), also being the Northeast corner of said Lot 2, Skagit County Short Plat No. PL-05-0258 and being the TRUE POINT OF BEGINNING of said line description;
thence South 58°49'33" West along that certain line shown on Record of Survey map recorded under Skagit County Auditor's File No. 9806150046, being a line based upon property owner Affidavits, for a distance of 605.34 feet, more or less, to the Northeasterly right-of-way margin of Flinn Road as shown on the face of said Skagit County Short Plat No. PL-05-0258;
thence North 36°52'59" West along said right-of-way margin for a distance of 16.41 feet, more or less, to said Southeasterly line of Lot 2, Skagit County Short Plat No. PL-05-0258 and being the terminus of said line.

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 4,943 sq. ft.

The above-described parcel will be combined or aggregated with contiguous property to the northwest (P-123888) owned by the Grantee. This Boundary Line Adjustment is being recorded to clear title and conform to a previously agreed upon boundary line per Affidavits referenced on that certain Record of Survey map recorded under Skagit County Auditor's File No. 9806150046.

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



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APPROVED

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

Skagit County

By:

Greg Roeder

Date:

7/13/2012

Title:

Senior Planner



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Exhibit "C"

**Bow Lookout, LLC
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-123888)**

Lot 2, Skagit County Short Plat No. PL-05-0258, approved January 5, 2006 and recorded January 6, 2006, under Auditor's File No. 200601060080, records of Skagit County, Washington; being a portion of the Northeast 1/4 of the Southwest 1/4 of Section 22, Township 36 North, Range 3 East of the W.M.,

TOGETHER WITH that portion of the Southwest 1/4 of Section 22, Township 36 North, Range 3 East, W.M. lying Northerly of the following described line and Southeasterly of the Southeasterly line of Lot 2, Skagit County Short Plat No. PL-05-0258, approved January 5, 2006 and recorded January 6, 2006 under Skagit County Auditor's File No. 200601060080; said line being more particularly described as follows:

BEGINNING at the Northwest corner of said Southwest 1/4 (West 1/4 corner) of Section 22, Township 36 North, Range 3 East, W.M.;
thence South 89°34'14" East along the North line of said Southwest 1/4 for a distance of 2,659.09 feet, more or less, to the Northeast corner of said Southwest 1/4 (center Section), also being the Northeast corner of said Lot 2, Skagit County Short Plat No. PL-05-0258 and being the TRUE POINT OF BEGINNING of said line description;
thence South 58°49'33" West along that certain line shown on Record of Survey map recorded under Skagit County Auditor's File No. 9806150046, being a line based upon property owner Affidavits, for a distance of 605.34 feet, more or less, to the Northeasterly right-of-way margin of Flinn Road as shown on the face of said Skagit County Short Plat No. PL-05-0258;
thence North 36°52'59" West along said right-of-way margin for a distance of 16.41 feet, more or less, to said Southeasterly line of Lot 2, Skagit County Short Plat No. PL-05-0258 and being the terminus of said line.

EXCEPT that portion lying within the as-built and existing Flinn Street.

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

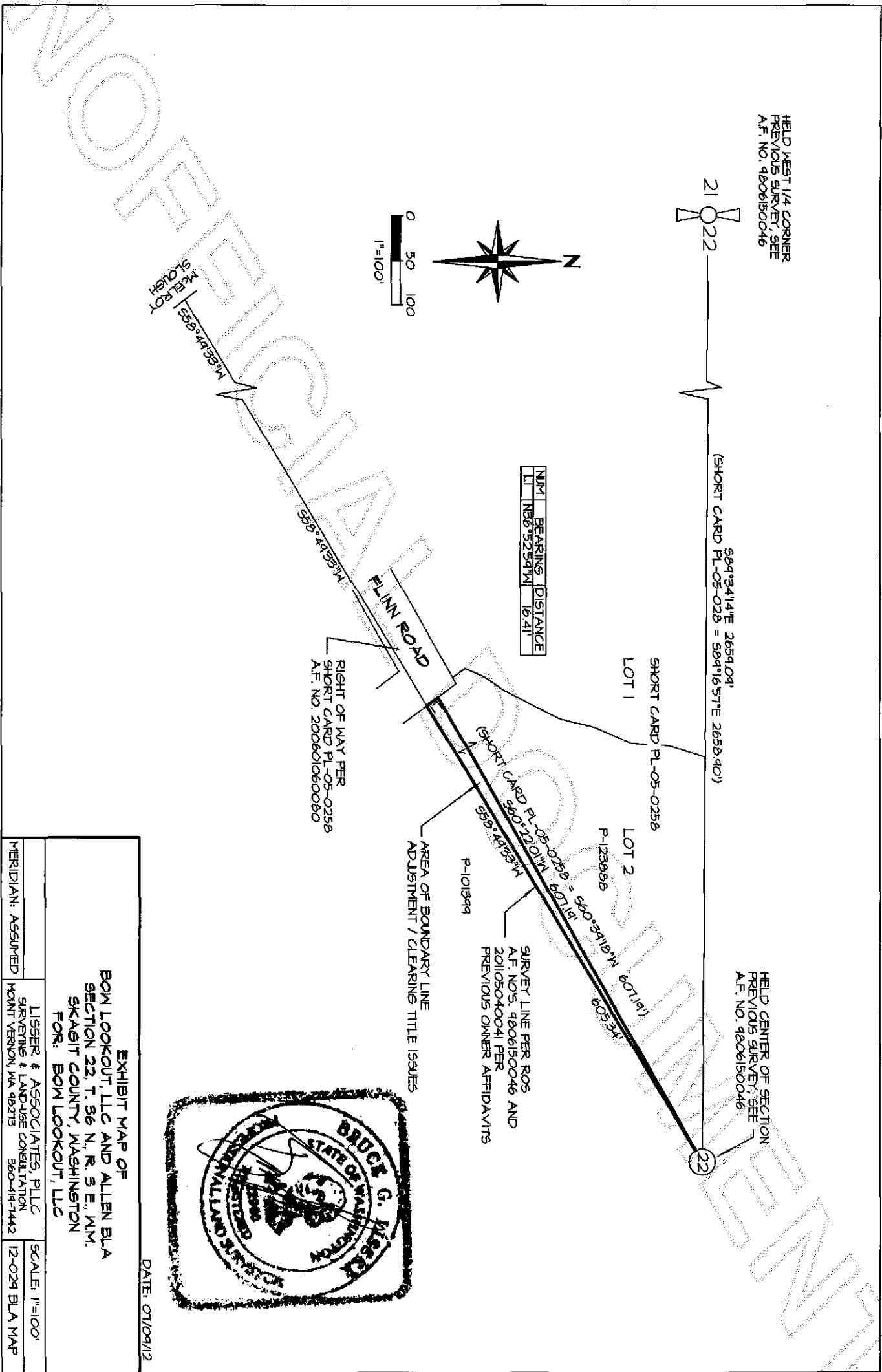
Situate in the County of Skagit, State of Washington.



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EXHIBIT "D"



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