



201303200036

Skagit County Auditor

Return to:

3/20/2013 Page 1 of 10 11:19AM

RMJ Timber Resources

103 Township Rd.

Sedro Woolley, WA 98284

QUIT CLAIM DEED

TO RECONFIGURE LOT BOUNDARIES

(BOUNDARY LINE ADJUSTMENT)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013943

MAR 20 2013

GRANTOR: RMJ TIMBER L.L.C., a Washington Limited Liability Company.

Amount Paid \$
Skagit Co. Treasurer
By *WMM* Deputy

GRANTEE: RMJ TIMBER L.L.C., a Washington Limited Liability Company.

Abbreviated Legal Description: A ptn of the south half of the NW Quarter and a ptn of the north half of the SW Quarter of Section 1, TWP 33 N, R 3 E, W. M.

Tax Parcel #s P16164 / P16163 / P 121653

Recitals

- a. Legal description of original parcels before Boundary Line Adjustment depicted on "Exhibit A"
- b. Lot # 2 of Overlook Boundary Line Adjustment, portions of Parcel # P16164 and Parcel # P16163, and PL 12-0235, more particularly described on "Exhibit B"
- c. Lot # 3 of Overlook Boundary Line Adjustment, portions of P16163, / PL12-023, P121653, a portion of P161164 / PL12-0235, and P16163, all of PL12-0236 "Exhibit C"
- d. Final description of Lot 2 AFTER Overlook Boundary Line Adjustment "Exhibit D"
- e. Final description of Lot 3 AFTER Overlook Boundary Line Adjustment "Exhibit E"
- f. The location of the boundaries, BEFORE Overlook Boundary Line Adjustment is shown on map set forth on attached "Exhibit F"
- g. The location of boundaries, AFTER Boundary Line Adjustment is shown on map set forth on "Exhibit G"

Therefore, for and in consideration of common benefit, and no monetary consideration, this Boundary Line Adjustment is given to improve and enhance the viability of building sites on said lots and does NOT create any additional building lots.

The owners successors and assigns here by agree that these lots are covered by two different zoning designations. The westerly portions being RURAL RESOURCE - NATURAL RESOURCE LAND (RRC) and the easterly portions being RURAL RESERVE (RRv) and that these parcels known as "Lots 2 and 3 of OVERLOOK CREST BOUNDARY LINE ADJUSTMENT" may NOT be further subdivided without specific approval of the Skagit County Planning Department or such other government agency in charge at time of transaction.

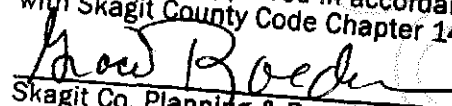
Dated This 22nd Day of Jan. 2013



Rob JANICKI, Managing Partner,

RMJ TIMBER RESOURCES, L.L.C., a Washington Limited Liability Company

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


Skagit Co. Planning & Dev. Services

2/21/2013
Date



201303200036
Skagit County Auditor

ACKNOWLEDGMENT

STATE OF WASHINGTON)

COUNTY OF SKAGIT)

ON THIS 28th DAY OF January, 2013 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ROBERT JANICKI, THE DULY AUTHORIZED REPRESENTATIVE OF RJM TIMBER RESOURCES L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME FOR THE USES AND PURPOSES HEREIN SET FORTH.

Terry A Unger
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Bellingham

MY COMMISSION EXPIRES 3/25/14



201303200036
Skagit County Auditor

EXHIBIT "A"

ORIGINAL LOT DESCRIPTIONS

BEFORE BOUNDARY LINE ADJUSTMENT

PL12-0235

The Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 1, Township 33 North, Range 4 East, W.M., EXCEPT that portion thereof lying and being within the boundaries of the Plat of "BIG LAKE WATER FRONT TRACTS SKAGIT COUNTY, WASHINGTON" as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington. .

EXCEPT from the above, that portion conveyed to Public Utility District No. 1 of Skagit County, by deed recorded August 23, 1994 under Auditor's file No. 9408230051, Records of Skagit County, Washington.

Together with The Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 1, Township 33 North, Range 4 East W.M.

The Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 1, Township 33 North, Range 4 East, W.M.

Also together with Government Lot 3 in Section 1, Township 33 North, Range 4 East, W.M., EXCEPT those portions thereof platted as "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON" as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington and "FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", as per Plat recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, AND EXCEPT that portion of Government Lot 3, Section 1, Township 33 North, Range 4 East, W.M., lying Southerly of the Southerly line of "FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats page 15, records of Skagit County, Washington, and lying Southeasterly of the Southeasterly line of "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON" As per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington..

Situate in the county of Skagit, State of Washington

PL12-0236

The East half of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 1, Township 33 North, Range 4 East, W.M.

28/1/15



201303200036
Skagit County Auditor

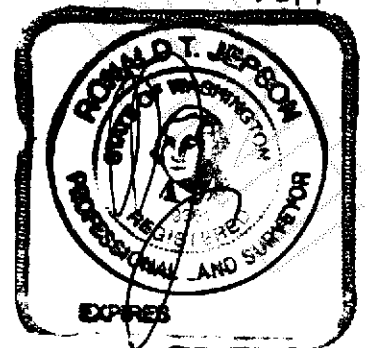


EXHIBIT "B"

LOT NO. 2

OF

R M J TIMBER BOUNDARY LINE ADJUSTMENT

A RECONFIGURATION OF PL12-0235

A PORTION OF P16164 / AND A PORTION OF PL12-0235 / Zoned RRv / 29.5 Ac

The Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 1, Township 33 North, Range 4 East, W.M., EXCEPT that portion thereof lying and being within the boundaries of the Plat of "BIG LAKE WATER FRONT TRACTS SKAGIT COUNTY, WASHINGTON" as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington. .

EXCEPT from the above, that portion conveyed to Public Utility District No. 1 of Skagit County, by deed recorded August 23, 1994 under Auditor's file No. 9408230051, Records of Skagit County, Washington.

AND EXCEPT the east 60.0 feet thereof lying southerly of Majestic Ridge Road and the plat of Big Lake Waterfront Tracts, Skagit County, Washington As per Plat recorded in Volume 4 of Plats Page 12, records of Skagit County Washington.

TOGETHER WITH A PORTION OF P16163/ PL12-0235/Zoned RRc / 40 Ac

The Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 1, Township 33 North, Range 4 East W.M.

Situate in the county of Skagit, State of Washington



201303200036
Skagit County Auditor

EXHIBIT "C"

LOT #3

OF

R M J TIMBER BOUNDARY LINE ADJUSTMENT

A RECONFIGURATION OF 12-0236

A PORTION OF P16163 /PL12-023 5/Zoned RRc / 40 Ac.

The Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 1, Township 33 North, Range 4 East, W.M.

APORTION OF P16163/PL12-0236/ Zoned RRc/ 20 Ac

Together with the East half of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 1, Township 33 North, Range 4 East, W.M.

ALSO TOGETHER WITH P121653 / PL12-0235/ Zoned RRv / 2 Ac.

Government Lot 3 in Section 1, Township 33 North, Range 4 East, W.M., EXCEPT those portions thereof platted as "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON" as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington and "FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", as per Plat recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, AND EXCEPT that portion of Government Lot 3, Section 1, Township 33 North, Range 4 East, W.M., lying Southerly of the Southerly line of "FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats page 15, records of Skagit County, Washington, and lying Southeasterly of the Southeasterly line of "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON" As per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington..

ALSO TOGETHER WITH A PORTION OF P16164/PL12-0235/ Zoned RRv / 0.1 Ac

Also together with the east 60.0 feet of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 1, Township 33 North, Range 4 East W.M. Lying southerly of Majestic Ridge Road and the plat of Big Lake Waterfront Tracts, Skagit County, Washington As per Plat recorded in Volume 4 of Plats Page 12, records of Skagit County Washington.

Situate in the county of Skagit, State of Washington



201303200036
Skagit County Auditor

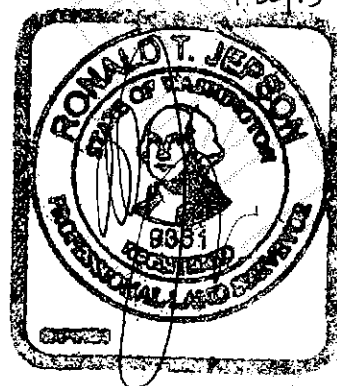


EXHIBIT "D"

LOT NO. 2

OF

R M J TIMBER BOUNDARY LINE ADJUSTMENT

A RECONFIGURATION OF PL12-0235

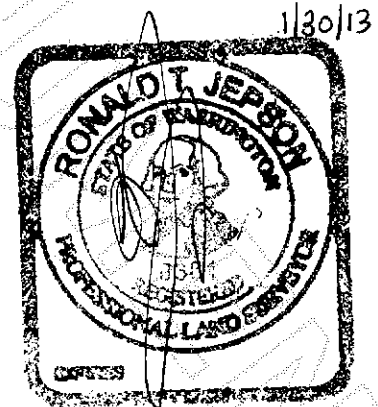
The Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 1, Township 33 North, Range 4 East, W.M., EXCEPT that portion thereof lying and being within the boundaries of the Plat of "BIG LAKE WATER FRONT TRACTS SKAGIT COUNTY, WASHINGTON" as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington. .

EXCEPT from the above, that portion conveyed to Public Utility District No. 1 of Skagit County, by deed recorded August 23, 1994 under Auditor's file No. 9408230051, Records of Skagit County, Washington.

ALSO EXCEPT the east 60.0 feet of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 1, Township 33 North, Range 4 East W.M. Lying southerly of Majestic Ridge Road and the plat of Big Lake Waterfront Tracts, Skagit County, Washington As per Plat recorded in Volume 4 of Plats Page 12, records of Skagit County Washington.

Together with The Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 1, Township 33 North, Range 4 East W.M.

Situate in the county of Skagit, State of Washington



201303200036
Skagit County Auditor

EXHIBIT "E"

LOT #3

OF

R M J TIMBER BOUNDARY LINE ADJUSTMENT

A RECONFIGURATION OF 12-0236

The Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 1, Township 33 North, Range 4 East, W.M.

Together with the East half of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 1, Township 33 North, Range 4 East, W.M.

Also together with Government Lot 3 in Section 1, Township 33 North, Range 4 East, W.M., EXCEPT those portions thereof platted as "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON" as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington and "FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", as per Plat recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, AND EXCEPT that portion of Government Lot 3, Section 1, Township 33 North, Range 4 East, W.M., lying Southerly of the Southerly line of "FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats page 15, records of Skagit County, Washington, and lying Southeasterly of the Southeasterly line of "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON" As per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington..

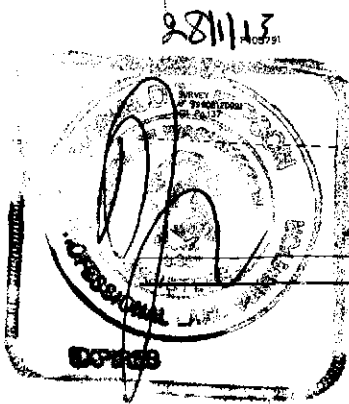
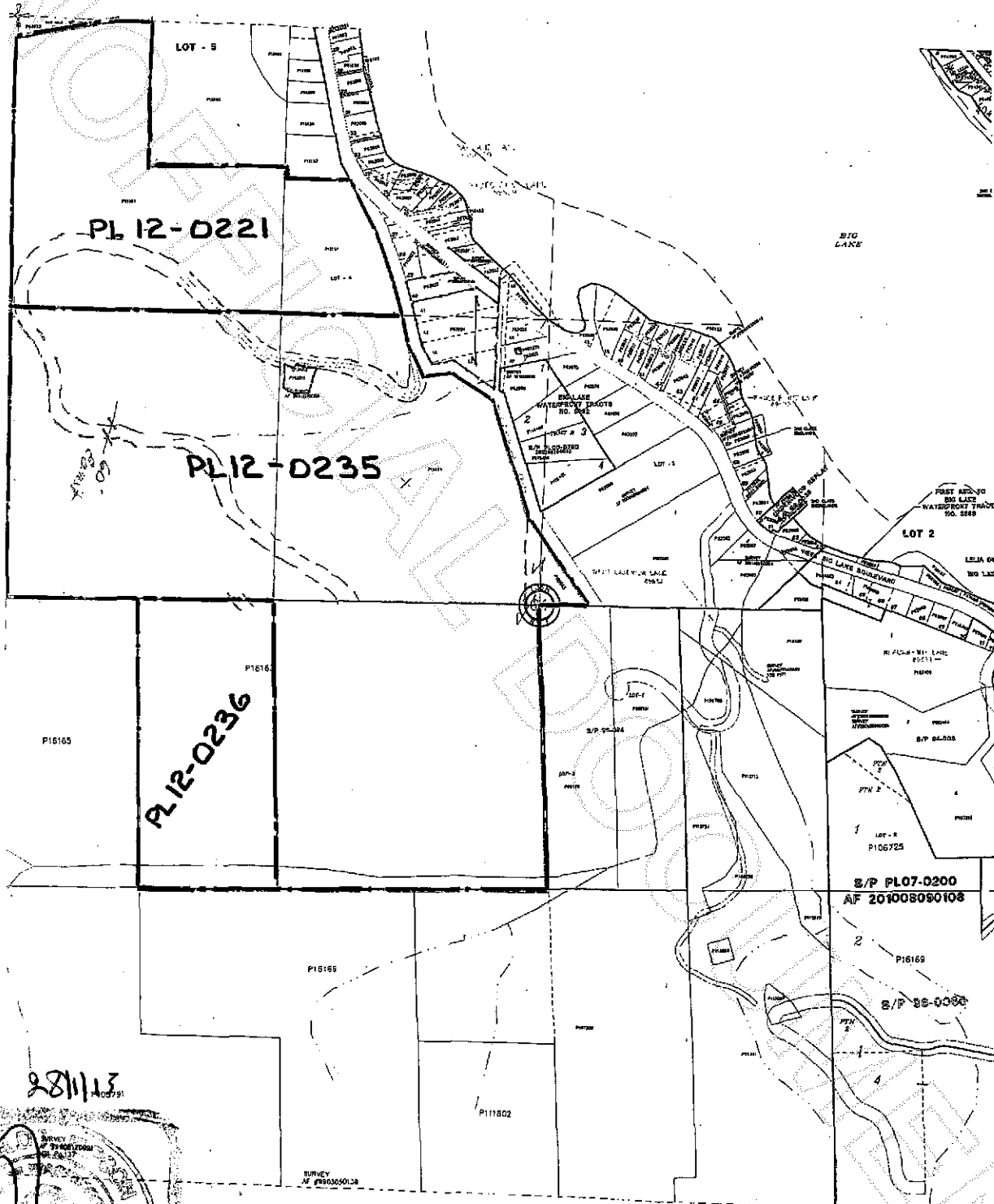
Also together with a portion of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 1, Township 33 North, Range 4 East W.M. described as follows: the east 60.0 feet of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 1, Township 33 North, Range 4 East W.M. Lying southerly of Majestic Ridge Road and the plat of Big Lake Waterfront Tracts, Skagit County, Washington As per Plat recorded in Volume 4 of Plats Page 12, records of Skagit County Washington.

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201303200036
Skagit County Auditor

"EXHIBIT F"



EXISTING LOTS OF RECORD



201303200036

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"EXHIBIT G"

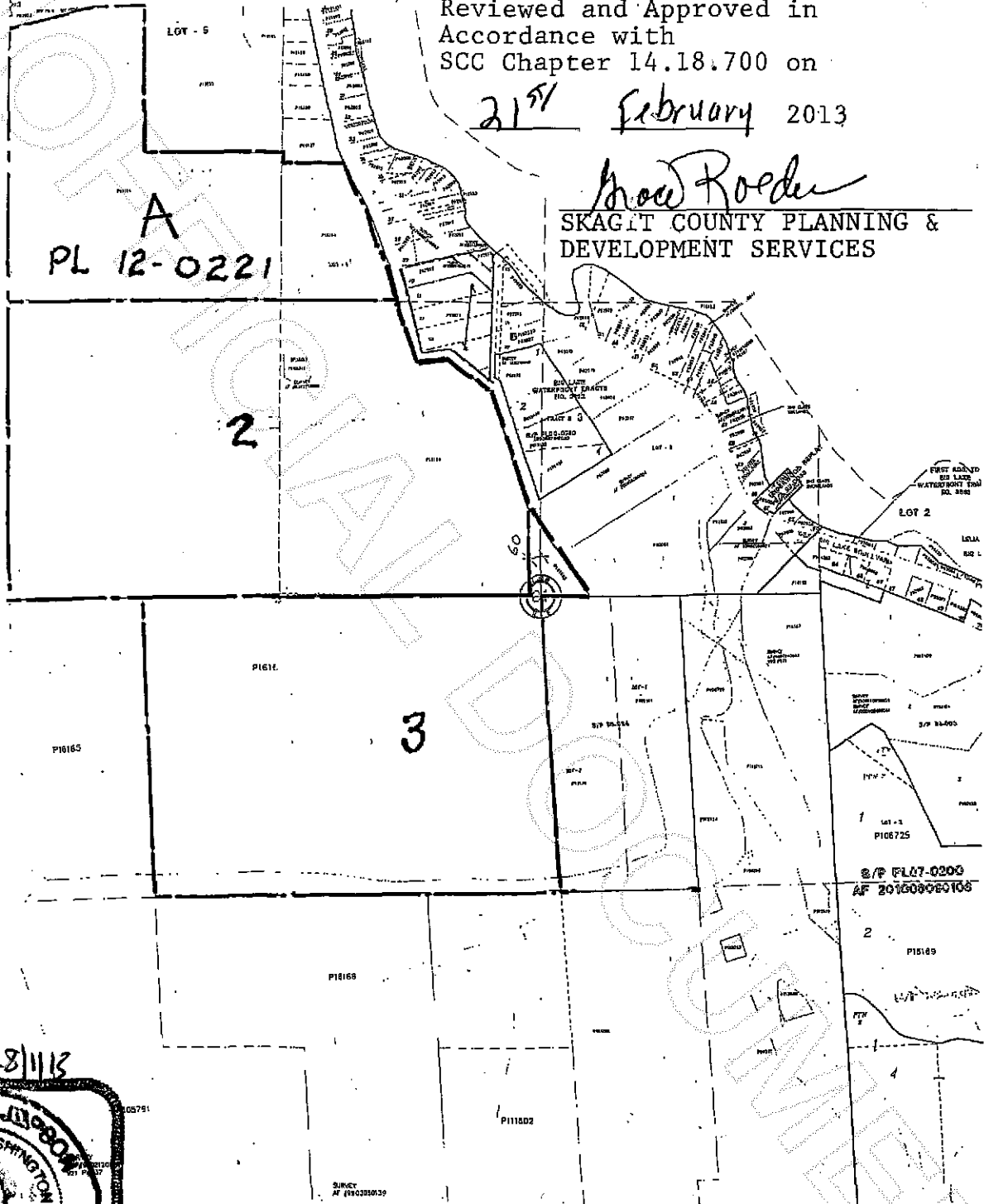
BOUNDARY LINE ADJUSTMENT

Reviewed and Approved in
Accordance with
SCC Chapter 14.18.700 on

21st February 2013

Mark Roeder

SKAGIT COUNTY PLANNING &
DEVELOPMENT SERVICES



PROPOSED NEW LOTS



201303200036
Skagit County Auditor