

When recorded return to

Michael A. Winslow
Attorney at Law
1204 Cleveland Ave.
Mount Vernon, Washington 98273



201403110034

Skagit County Auditor

\$81.00

3/11/2014 Page

1 of

10 12:49PM

QUIT CLAIM DEED Boundary Line Adjustment Form

GRANTOR: Dalseg Brothers, LLC, a Washington limited liability company.

GRANTEES: Donald B. Dalseg and Kathleen M. Dalseg, husband and wife.

LEGAL DESCRIPTION:

Portion of Lot 4, Skagit County Short Card PL-07-013, under Auditor's File No. 200804040033, being a portion of the SW 1/4 of the NE 1/4 of Section 20, Township 33 North, Range 4 E. W.M., Skagit County.

ASSESSOR'S PROPERTY TAX

PARCEL OR ACCOUNT NO.

P16978

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2014755

REFERENCE #s OF DOCU-

MENTS ASSIGNED/RELEASED:

None.

MAR 11 2014

Amount Paid \$

Skagit Co. Treasurer

By Deputy

RECITALS:

- A. Grantee is the owner of the property identified as Skagit County Assessor's Parcel No. P16979, more particularly described on page 3, which is also identified as *Exhibit A*;
- B. Grantor is the owner of the property identified as Skagit County Assessor's Parcel No. P16978 and P16980, more particularly described on pages 4-5, which is also identified as *Exhibit B*;
- C. The parties wish to adjust the boundaries between the said parcels, per the legal description stated on page 6, which is also identified as *Exhibit C*;
- D. The adjusted description of the Grantee's parcel is described on page 7, which is also identified as *Exhibit D*;

Quit Claim Deed

Boundary Line Adjustment

-1-

\\SERVER\\Time Matters\\13 Files\\Dalseg Brothers LLC-General\\140226095842PLE.wpd

- E. The adjusted description of the Grantor's parcel is described on pages 8-9, which is also identified as *Exhibit E*; and
- F. A diagram showing the adjusted boundaries of the two parcels is set forth on page 10, which is also identified as *Exhibit F*.

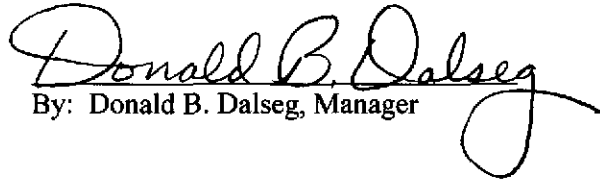
CONVEYANCE:

For purposes of establishing a boundary line adjustment AND for no other monetary consideration, the Grantor named above hereby conveys and quit claims, together with all after acquired title of Grantor, the property described on page 6, attached hereto as *Exhibit C*, to the Grantee named above.

The property described on page 6, as Exhibit C will be combined or aggregated with the property described on page 3, Exhibit A, which is owned by the Grantee. This boundary adjustment is not for the purpose of creating an additional building lot.

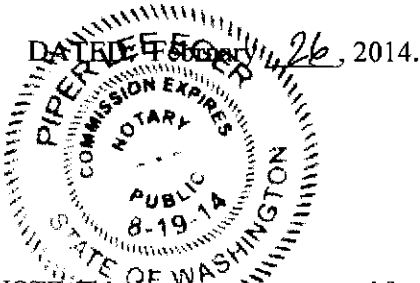
DATED: February 26, 2014.

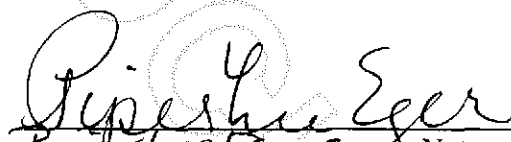
Dalseg Brothers, LLC


By: Donald B. Dalseg, Manager

State of Washington)
)ss
County of Skagit)

I certify that I know or have satisfactory evidence that Donald B. Dalseg is the person who appeared before me; that he acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged as the Manager of Dalseg Brothers, LLC, to be the free and voluntary act of him for the uses and purposes contained in the instrument.




Piper Lee Eger, Notary Public
My commission expires 8/19/14

NOTE: This document was prepared from information supplied to preparer by one or both parties to this document, and no title examination was requested in connection with the preparation of this document, nor was any made. The preparer expresses no opinion on title to this property.

Quit Claim Deed

Boundary Line Adjustment

-2-

\\SERVER\Time Matters\13 Files\Dalseg Brothers LLC-General\140226095842PI F.wnd



201403110034

Skagit County Auditor

\$81.00

3/11/2014 Page

2 of

10 12:49PM

Exhibit "A"

**Donald B. Dalseg and Kathleen M. Dalseg, Husband and Wife
Property Prior to Boundary Line Adjustment
(P-16979)**

Tract "A" of the Ralph Dalseg Short Plat No. 37-79 in accordance with that instrument as recorded in Volume 3 of Short Plats at pages 109 and 110 on May 2, 179, under Skagit County Auditor's File No. 7905020013, records of Skagit County, Washington.

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.



Exhibit "B"

**Dalseg Brothers, LLC
Property Prior to Boundary Line Adjustment
(P-16978 and P-16980)**

Lot 4, Open Space Reserve, Skagit County Short CaRD PL-07-0138, approved March 31, 2008 and recorded April 4, 2008 under Skagit County Auditor's File No. 200804040033; being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 20, Township 33 North, Range 4 East, W.M.

EXCEPT that portion of Lot 4, Open Space Reserve, Skagit County Short CaRD PL-07-0138, approved March 31, 2008 and recorded April 4, 2008 under Skagit County Auditor's File No. 200804040033; being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 20, Township 33 North, Range 4 East, W.M. described as follows:

BEGINNING at a point on the North line of the Southwest 1/4 of the Northeast 1/4 of Section 20, Township 33 North, Range 4 East, W.M. at a point bearing North 87°26'48" West and a distance of 536.00 feet from the Northeast corner of said subdivision;
thence South 1°58'11" West parallel with the East line of said subdivision for a distance of 40.00 feet to the Northwest corner of that certain parcel described on Quit Claim deed to Roger A. Dalseg and Marilyn Dalseg, husband and wife, recorded under Skagit County Auditor's File No. 8704080053;
thence continue South 1°58'11" West along the West line of said Dalseg parcel for a distance of 10.00 feet to a Northeasterly corner of said Lot 4, Open Space Reserve, Short CaRD No. PL-07-0138 and being the TRUE POINT OF BEGINNING;
thence continue South 1°58'11" West along said West line of the Dalseg parcel, also being a common line with said Lot 4, Open Space Reserve, for a distance of 130.00 feet, more or less, to the Southwest corner of said Dalseg parcel;
thence South 87°26'48" East along the South line of said Dalseg parcel, also being a common line with said Lot 4, Open Space Reserve, for a distance of 120.00 feet, more or less, to the Southeast corner of said Dalseg parcel, also being a point on the West line of Tract B, Short Plat No. 54-75 as per Short Plat recorded under Auditor's File No. 828833;
thence South 1°58'11" West along the West line of said Tract B, Short Plat No. 54-75, also being a common line with said Lot 4, Open Space Reserve, for a distance of 132.02 feet, more or less, to the Southwest corner of said Tract B;
thence North 87°26'48" West for a distance of 73.00 feet;
thence North 41°38'59" West for a distance of 97.12 feet;
thence North 1°58'11" East for a distance of 192.39 feet, more or less, to the North line of said Lot 4, Open Space Reserve, also being the Southerly right-of-way margin of East Conway Hill line at a point bearing North 87°26'48" West from the TRUE POINT OF BEGINNING;
thence South 87°26'48" East along said Southerly right-of-way margin for a distance of 20.00 feet, more or less, to the TRUE POINT OF BEGINNING.

- 4 -



201403110034

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.



Exhibit "C"

**Portion of Dalseg Brothers, LLC (P-16978 and P-16980)
to be Boundary Line Adjusted to
Donald B. Dalseg and Kathleen M. Dalseg, Husband and Wife (P-16979)**

That portion of Lot 4, Open Space Reserve, Skagit County Short CaRD PL-07-0138, approved March 31, 2008 and recorded April 4, 2008 under Skagit County Auditor's File No. 200804040033; being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 20, Township 33 North, Range 4 East, W.M. described as follows:

BEGINNING at the Southwest corner of Tract "A" of the Ralph Dalseg Short Plat No. 37-79 in accordance with that instrument as recorded in Volume 3 of Short Plats at pages 109 and 110 on May 2, 179, under Skagit County Auditor's File No. 7905020013;
thence South 87°26'48" East (called South 87°26'33" East on said Short Plat No. 37-7) for a distance of 178.71 feet to the Southeast corner of said Tract "A";
thence South 1°32'12" West (called South 1°32'00" West on said Short Plat No. 37-79) on a Southerly projection of the East line of said Short Plat No. 37-79 for a distance of 62.58 feet;
thence North 87°26'48" West for a distance of 173.97 feet, more or less, to the West line of said Lot 4, Open Space Reserve, also being the Easterly right-of-way margin of Conway Hill Lane at a point bearing South 2°47'24" East from the POINT OF BEGINNING;
thence North 2°47'24" West along said West line of Lot 4 for a distance of 62.85 feet, more or less, to the TRUE POINT OF BEGINNING.

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 11,034 square feet

The above-described parcel will be combined or aggregated with contiguous property to the North owned by the Grantee (P-16979).

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

APPROVED

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

Skagit County

By: Maac Roeder
Title: Senior Planner

Date: 3/14/2014

-6-



Skagit County Auditor
3/11/2014 Page

6 of 10 12:49PM

\$81.00

Exhibit "D"

**Donald B. Dalseg and Kathleen M. Dalseg, Husband and Wife
Property Description after Boundary Line Adjustment
(P-16979)**

Tract "A" of the Ralph Dalseg Short Plat No. 37-79 in accordance with that instrument as recorded in Volume 3 of Short Plats at pages 109 and 110 on May 2, 179, under Skagit County Auditor's File No. 7905020013, records of Skagit County, Washington.

TOGETHER WITH that portion of Lot 4, Open Space Reserve, Skagit County Short CaRD PL-07-0138, approved March 31, 2008 and recorded April 4, 2008 under Skagit County Auditor's File No. 200804040033; being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 20, Township 33 North, Range 4 East, W.M. described as follows:

BEGINNING at the Southwest corner of Tract "A" of the Ralph Dalseg Short Plat No. 37-79 in accordance with that instrument as recorded in Volume 3 of Short Plats at pages 109 and 110 on May 2, 179, under Skagit County Auditor's File No. 7905020013;
thence South 87°26'48" East (called South 87°26'33" East on said Short Plat No. 37-7) for a distance of 178.71 feet to the Southeast corner of said Tract "A";
thence South 1°32'12" West (called South 1°32'00" West on said Short Plat No. 37-79) on a Southerly projection of the East line of said Short Plat No. 37-79 for a distance of 62.58 feet;
thence North 87°26'48" West for a distance of 173.97 feet, more or less, to the West line of said Lot 4, Open Space Reserve, also being the Easterly right-of-way margin of Conway Hill Lane at a point bearing South 2°47'24" East from the POINT OF BEGINNING;
thence North 2°47'24" West along said West line of Lot 4 for a distance of 62.85 feet, more or less, to the TRUE POINT OF BEGINNING.

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 43,560 square feet 1.0 acres



Exhibit "E"

**Dalseg Brothers, LLC
Property Description After Boundary Line Adjustment
(P-16978 and P-16980)**

Lot 4, Open Space Reserve, Skagit County Short CaRD PL-07-0138, approved March 31, 2008 and recorded April 4, 2008 under Skagit County Auditor's File No. 200804040033; being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 20, Township 33 North, Range 4 East, W.M.

EXCEPT that portion of Lot 4, Open Space Reserve, Skagit County Short CaRD PL-07-0138, approved March 31, 2008 and recorded April 4, 2008 under Skagit County Auditor's File No. 200804040033; being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 20, Township 33 North, Range 4 East, W.M. described as follows:

BEGINNING at a point on the North line of the Southwest 1/4 of the Northeast 1/4 of Section 20, Township 33 North, Range 4 East, W.M. at a point bearing North 87°26'48" West and a distance of 536.00 feet from the Northeast corner of said subdivision;

thence South 1°58'11" West parallel with the East line of said subdivision for a distance of 40.00 feet to the Northwest corner of that certain parcel described on Quit Claim deed to Roger A. Dalseg and Marilyn Dalseg, husband and wife, recorded under Skagit County Auditor's File No. 8704080053;

thence continue South 1°58'11" West along the West line of said Dalseg parcel for a distance of 10.00 feet to a Northeasterly corner of said Lot 4, Open Space Reserve, Short CaRD No. PL-07-0138 and being the TRUE POINT OF BEGINNING;

thence continue South 1°58'11" West along said West line of the Dalseg parcel, also being a common line with said Lot 4, Open Space Reserve, for a distance of 130.00 feet, more or less, to the Southwest corner of said Dalseg parcel;

thence South 87°26'48" East along the South line of said Dalseg parcel, also being a common line with said Lot 4, Open Space Reserve, for a distance of 120.00 feet, more or less, to the Southeast corner of said Dalseg parcel, also being a point on the West line of Tract B, Short Plat No. 54-75 as per Short Plat recorded under Auditor's File No. 828833;

thence South 1°58'11" West along the West line of said Tract B, Short Plat No. 54-75, also being a common line with said Lot 4, Open Space Reserve, for a distance of 132.02 feet, more or less, to the Southwest corner of said Tract B;

thence North 87°26'48" West for a distance of 73.00 feet;

thence North 41°38'59" West for a distance of 97.12 feet;

thence North 1°58'11" East for a distance of 192.39 feet, more or less, to the North line of said Lot 4, Open Space Reserve, also being the Southerly right-of-way margin of East Conway Hill line at a point bearing North 87°26'48" West from the TRUE POINT OF BEGINNING;

thence South 87°26'48" East along said Southerly right-of-way margin for a distance of 20.00 feet, more or less, to the TRUE POINT OF BEGINNING.

-8-



201403110034

AND ALSO EXCEPT that portion of Lot 4, Open Space Reserve, Skagit County Short CaRD PL-07-0138, approved March 31, 2008 and recorded April 4, 2008 under Skagit County Auditor's File No. 200804040033; being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 20, Township 33 North, Range 4 East, W.M. described as follows:

BEGINNING at the Southwest corner of Tract "A" of the Ralph Dalseg Short Plat No. 37-79 in accordance with that instrument as recorded in Volume 3 of Short Plats at pages 109 and 110 on May 2, 179, under Skagit County Auditor's File No. 7905020013;

thence South 87°26'48" East (called South 87°26'33" East on said Short Plat No. 37-7) for a distance of 178.71 feet to the Southeast corner of said Tract "A";
thence South 1°32'12" West (called South 1°32'00" West on said Short Plat No. 37-79) on a Southerly projection of the East line of said Short Plat No. 37-79 for a distance of 62.58 feet;

thence North 87°26'48" West for a distance of 173.97 feet, more or less, to the West line of said Lot 4, Open Space Reserve, also being the Easterly right-of-way margin of Conway Hill Lane at a point bearing South 2°47'24" East from the POINT OF BEGINNING;

thence North 2°47'24" West along said West line of Lot 4 for a distance of 62.85 feet, more or less, to the TRUE POINT OF BEGINNING.

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 1,299,703 square feet 29.84 acres



EXHIBIT "F"

