UNOFFICIAL DOCUMENT

201406100032
Skagit County Auditor $79.00
6/10/2014 Page 1 of 8 2:23PM

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Quitclaim Deed

(Boundary Line Adjustment)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20 14 2008
JUN 10 2014

Amount Paid $0
Skagit Co. Treasurer
By Deputy

Grantor: **Shane Family LLC**

Grantee: **Shane Land LLC**

Legal Description: ptn SW ¼ SW ¼ 34-34N-3EWM

Assessor's Property Tax Parcel or Account Nos.: P23130; P23133

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE, is made this 28th day of May, 2014, between Shane Family LLC, a Washington limited liability company, Grantor, and Shane Land LLC, a Washington limited liability company, Grantee.

Recitals

a. Grantor is the owner of the property bearing Skagit County Assessor's parcel no. P23133, more particularly described in the attached Exhibit A.

b. Grantee is the owner of the property bearing Skagit County Assessor's parcel no. P23130, more particularly described in the attached Exhibit B.

c. The parties wish to adjust the boundaries between the two parcels, with a portion of P23133 being transferred to P23130, per the attached Exhibit C.

d. The adjusted description of Grantee's parcel is attached hereto as Exhibit D.

e. The adjusted description of Grantors' parcel is attached hereto as Exhibit E.

f. A diagram showing the adjusted boundaries of the two parcels is attached as Exhibit F.

Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, and for no monetary consideration, grantor does hereby QUIT CLAIM to grantee all of its interest in the real property lying and being in the county of Skagit and State of Washington, and described in the attached Exhibit C.

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

DATED: 28 May, 2014.

SHANE FAMILY LLC

By: Thomas R Shane

Thomas R Shane owner
(Name & title)

STATE OF WASHINGTON)
(ss.
COUNTY OF SKAGIT)

On this 28th day of May, 2014, before me personally appeared Thomas Shane, to me known to be a member or manager of Shane Family LLC, the limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf thereof.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

ERIKA E. SHULTZ
COMMISSION EXPIRES
NOTARY
PUBLIC
12-11-16
STATE OF WASHINGTON

NOTARY PUBLIC in and for the State of Washington,
residing at Bellingham
My commission expires: 12/11/16
Name: Erika E. Shultz

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Exhibit "A"

Shane Land, LLC
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-23130)

The North 1/2 of the Southwest 1/4 of Section 34, Township 34 North, Range 3 East, W.M.

EXCEPT the following described tract:

> Commencing at the Southwest corner of the Southwest 1/4 (Southwest Section corner);
> thence North 0°22'33" East along the West line of said Southwest 1/4 for a distance of 1,325.84 feet to the Southwest corner of said North 1/2 of the Southwest 1/4 and being the TRUE POINT OF BEGINNING;
> thence South 89°50'11" East along the South line of said North 1/2 of the Southwest 1/4 for a distance of 315.00 feet;
> thence North 0°22'33" East parallel with said West line of the Southwest 1/4 for a distance of 296.00 feet;
> thence North 89°50'11" West parallel with said South line of the North 1/2 of the Southwest 1/4 for a distance of 315.00 feet, more or less, to the West line of said Southwest 1/4 to a point bearing North 0°22'33" East from the TRUE POINT OF BEGINNING;
> thence South 0°22'33" West along said West line for a distance of 296.00 feet, more or less, to the TRUE POINT OF BEGINNING.

AND EXCEPT road right-of-way.

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 78.7 acres

201406100032
Skagit County Auditor $79.00
6/10/2014 Page 3 of 8 2:23PM

UNOFFICIAL DOCUMENT

Exhibit "B"

Shane Family, LLC
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-23133)

The Southwest 1/4 of the Southwest 1/4 of Section 34, Township 34 North, Range 3 East, W.M.,

EXCEPT the South 1 rod (16.5 feet) thereof,

AND EXCEPT the as-built and existing County road running along the West line thereof commonly known as Bradshaw Road;

AND EXCEPT right-of-way of Drainage District No. 15, as condemned in Skagit County Superior Court Cause No. 4542,

AND ALSO EXCEPT the North 348 feet of the South 1,034 feet of the West 275 feet of said Southwest 1/4 of the Southwest 1/4, as conveyed by document recorded under Auditor's File No. 717331, 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.

Containing 37.7 acres

201406100032
Skagit County Auditor
6/10/2014 Page 4 of 8 2:23PM $79.00

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Exhibit "C"

Portion of Shane Family, LLC
Parcel No. P-23133
to be Boundary Line Adjusted to
Shane Land, LLC Parcel No. P-23130

The North 43.00 feet (as measured parallel with and perpendicular to the North line) of the following described parcel:

The Southwest 1/4 of the Southwest 1/4 of Section 34, Township 34 North, Range 3 East, W.M.,

EXCEPT the South 1 rod (16.5 feet) thereof,

AND EXCEPT the as-built and existing County road running along the West line thereof commonly known as Bradshaw Road;

AND EXCEPT right-of-way of Drainage District No. 15, as condemned in Skagit County Superior Court Cause No. 4542,

AND ALSO EXCEPT the North 348 feet of the South 1,034 feet of the West 275 feet of said Southwest 1/4 of the Southwest 1/4, as conveyed by document recorded under Auditor's File No. 717331, 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.

Containing 1.3 acres

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

The above described parcels will be combined or aggregated with contiguous property to the north (P-23130) owned by the grantee.

APPROVED

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

Skagit County

By: Bruce Boeder Date: 5/6/2014
Title: Senior Planner

201406100032
Skagit County Auditor
6/10/2014 Page 5 of 8 2:23PM $79.00

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Exhibit "D"

Shane Land, LLC
After Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-23130)

The North 1/2 of the Southwest 1/4 of Section 34, Township 34 North, Range 3 East, W.M.

EXCEPT the following described tract:

> Commencing at the Southwest corner of the Southwest 1/4 (Southwest Section corner);
> thence North 0°22'33" East along the West line of said Southwest 1/4 for a distance of 1,325.84 feet to the Southwest corner of said North 1/2 of the Southwest 1/4 and being the TRUE POINT OF BEGINNING;
> thence South 89°50'11" East along the South line of said North 1/2 of the Southwest 1/4 for a distance of 315.00 feet;
> thence North 0°22'33" East parallel with said West line of the Southwest 1/4 for a distance of 296.00 feet;
> thence North 89°50'11" West parallel with said South line of the North 1/2 of the Southwest 1/4 for a distance of 315.00 feet, more or less, to the West line of said Southwest 1/4 to a point bearing North 0°22'33" East from the TRUE POINT OF BEGINNING;
> thence South 0°22'33" West along said West line for a distance of 296.00 feet, more or less, to the TRUE POINT OF BEGINNING.

TOGETHER WITH the North 43.00 feet (as measured parallel with and perpendicular to the North line) of the following described parcel:

> The Southwest 1/4 of the Southwest 1/4 of Section 34, Township 34 North, Range 3 East, W.M.,
>
> EXCEPT the South 1 rod (16.5 feet) thereof,
>
> AND ALSO EXCEPT the North 348 feet of the South 1,034 feet of the West 275 feet of said Southwest 1/4 of the Southwest 1/4, as conveyed by document recorded under Auditor's File No. 717331, records of Skagit County, Washington.

EXCEPTING FROM ALL OF THE ABOVE the as-built and existing County road running along the West line thereof commonly known as Bradshaw Road;

AND ALSO EXCEPTING FROM ALL OF THE ABOVE the right-of-way of Drainage District No. 15, as condemned in Skagit County Superior Court Cause No. 4542,

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 80.0 acres

201406100032
Skagit County Auditor
6/10/2014 Page 6 of 8 2:23PM
$79.00

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Exhibit "E"

Shane Family, LLC
After Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-23133)

The Southwest 1/4 of the Southwest 1/4 of Section 34, Township 34 North, Range 3 East, W.M.,

EXCEPT the South 1 rod (16.5 feet) thereof,

AND ALSO EXCEPT the North 348 feet of the South 1,034 feet of the West 275 feet of said Southwest 1/4 of the Southwest 1/4, as conveyed by document recorded under Auditor's File No. 717331, records of Skagit County, Washington.

AND ALSO EXCEPT the North 43.00 feet (as measured parallel with and perpendicular to the North line) of the following described parcel:

> The Southwest 1/4 of the Southwest 1/4 of Section 34, Township 34 North, Range 3 East, W.M.,
>
> EXCEPT the South 1 rod (16.5 feet) thereof,
>
> AND ALSO EXCEPT the North 348 feet of the South 1,034 feet of the West 275 feet of said Southwest 1/4 of the Southwest 1/4, as conveyed by document recorded under Auditor's File No. 717331, records of Skagit County, Washington.

EXCEPTING FROM ALL OF THE ABOVE the as-built and existing County road running along the West line thereof commonly known as Bradshaw Road;

AND ALSO EXCEPTING FROM ALL OF THE ABOVE the right-of-way of Drainage District No. 15, as condemned in Skagit County Superior Court Cause No. 4542,

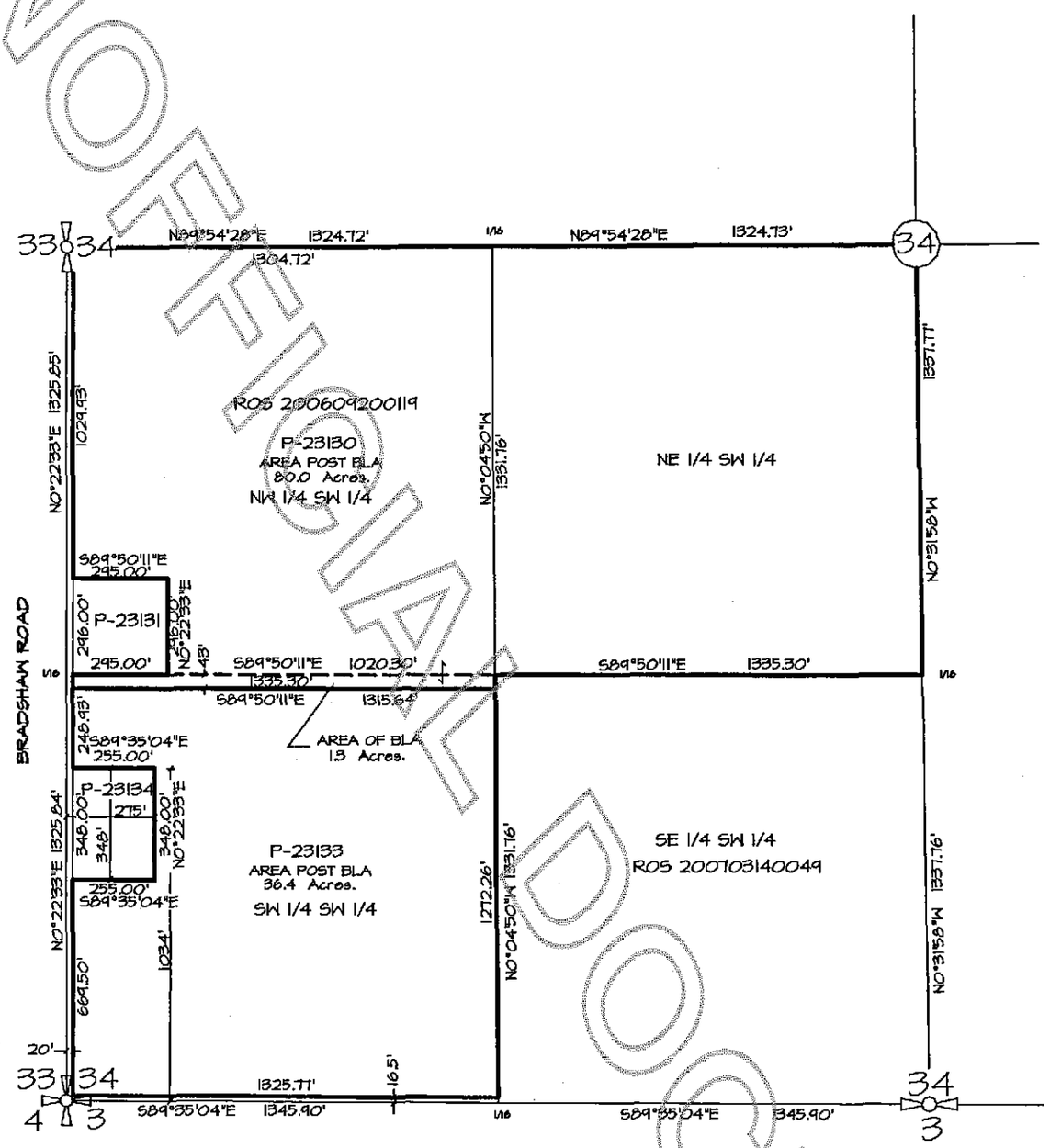
SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

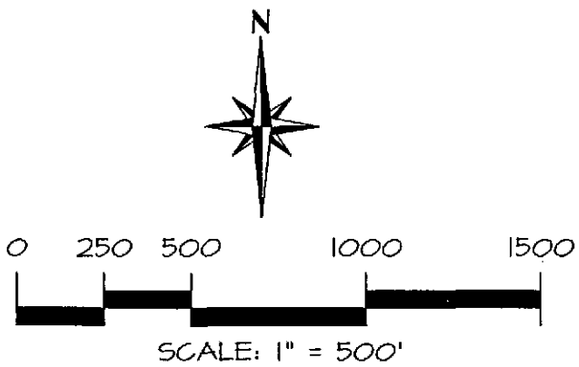
Situate in the County of Skagit, State of Washington.

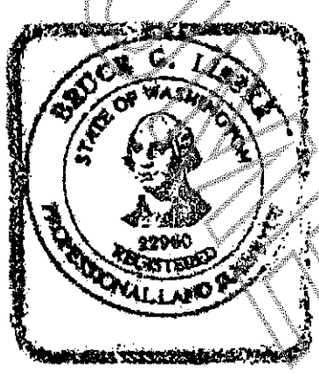
Containing 36.4 acres

201406100032
Skagit County Auditor $79.00
6/10/2014 Page 7 of 8 2:23PM

EXHIBIT "F"







DATE: 01/24/14
JOB NO. 14-007

LISSER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-419-7442

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