



201504070059

Skagit County Auditor

\$80.00

4/7/2015 Page

1 of

9 11:52AM

When recorded return to:

**Steven Brundula/Melanie Brundula**  
**113 S. Lakeview Blvd.**  
**Chandler, AZ 85225**

Filed for record at request of:  
**Steve Brundula & Donn Leiske**

## Quit Claim Deed

THE GRANTORS **Steven Brundula and Melanie Brundula, Husband and Wife, as to Parcel A, 'Legals before BLA'; AND Donn E. Leiske and Kathleen A. Leiske, Trustees of the Leiske Family Trust, Dated April 10, 2009, as to Parcel B, 'Legals before BLA'**

for and in consideration of **Boundary Line Adjustment, 458-61A-109(2)(b)**  
grants and conveys to

THE GRANTEES **Steven Brundula and Melanie Brundula, Husband and Wife, as to Lot 2, 'Legals after BLA'; AND Donn E. Leiske and Kathleen A. Leiske, Trustees of the Leiske Family Trust, Dated April 10, 2009, as to Lot 1, 'Legals after BLA'**


the following described real estate, situated in the County of **Skagit**, State of Washington, together with all after acquired title of the grantor(s) therein.

**Tax # (P40855) 350608-2-001-0000 (Parcel A, Before BLA; Lot 2, After BLA);**  
**(P40856) 350608-2-002-0009 (Parcel B, Before BLA; Lot 1, After BLA)**

*The herein described property will be combined or aggregated with contiguous property owned by the parties. This boundary adjustment is not for the purposes of creating an additional building lot.*

Dated: MARCH 6, 2015

  
**Steven Brundula**

  
**Melanie Brundula,**

  
**Donn E. Leiske, Trustee**  
**of the Leiske Family Trust, Dated April 10, 2009**

  
**Kathleen A. Leiske, Trustee**  
**of the Leiske Family Trust, Dated April 10, 2009**

### BOUNDARY ADJUSTMENT

Reviewed and approved in accordance  
with Skagit County Code Chapter 14.18

  
**Skagit Co. Planning & Dev. Services**

3/13/2015  
Date

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**

2015 108  
**APR - 7 2015**

Amount Paid \$6  
**Skagit Co. Treasurer**  
By  Deputy

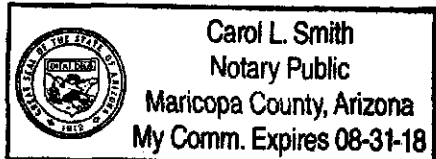
STATE OF Arizona  
County of Maricopa

I certify that I know or have satisfactory evidence that [REDACTED] Kathleen A. Leiske are the persons who appeared before me, with full authority to act in their capacity as Trustees of the Leiske Family Trust, Dated April 10, 2009, and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 5 day of March, 2015

Carol L. Smith  
Notary Public in and for the  
State of Arizona, residing at Mesa, Az

My appointment expires 8-31-2018



STATE OF Arizona  
County of Maricopa

I certify that I know or have satisfactory evidence that [REDACTED] Melanie Brundula are the persons who appeared before me, and said individuals signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 5 day of March, 2015

Carol L. Smith  
Notary Public in and for the  
State of Arizona, residing at Mesa, Az

My appointment expires 8-31-2018



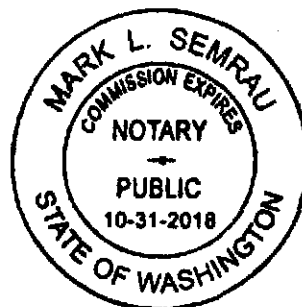
STATE OF WASHINGTON

County of SKAGIT

I certify that I know or have satisfactory evidence that Donn E. Leiske are the persons who appeared before me, with full authority to act in their capacity as Trustees of the Leiske Family Trust, Dated April 10, 2009, and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 6 day of MARCH, 2015.

Mark A. Semrau  
Notary Public in and for the  
State of WA, residing at MOUNT VERNON  
My appointment expires 10-31-2018



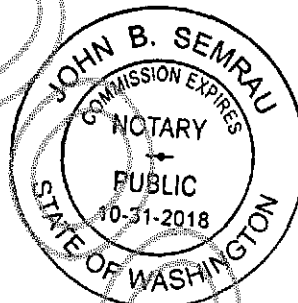
STATE OF WASHINGTON

County of SKAGIT

I certify that I know or have satisfactory evidence that Steven Brundula are the persons who appeared before me, and said individuals signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 6 day of MARCH, 2015.

John B. Semrau  
Notary Public in and for the  
State of WA, residing at MOUNT VERNON  
My appointment expires 10-31-2018



N 89°51'51" E 1316.28'

N 89°51'51" E 1316.28'

6 5

7 8

1" IRON PIPE  
JANUARY 2015

CALCULATED 1/4 CORNER  
PER SURVEY  
AFN 200706200138



PARCEL B  
P40856  
39.65 Acres

PARCEL A  
P40855  
40.10 Acres

N 00°00'16" W 1301.18'

30' ACCESS AND UTILITY  
EASEMENT AFN 201307150115

AFN 200706200139

S 89°29'22" E 1323.18'

1/2" REBAR  
"SKA SURV 17651"  
N 20°28'12" W 4.32'  
FROM CORNER

SP. NO. 2-87  
AFN 8702170000

4"x4" CONE MONUMENT  
W/2" BRASS DISK  
JANUARY 2015

1/2" REBAR  
"SKA SURV 17651"  
1.5' BELOW  
SURFACE

S 89°29'22" E 1323.18'  
50' ACCESS AND UTILITY EASEMENT TO  
PREVENDILL ROAD PER AFN 201307150115

P40858



BEFORE BOUNDARY LINE ADJUSTMENT

SURVEY IN A PORTION OF THE NORTHEAST 1/4 OF THE  
NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE  
NORTHWEST 1/4, SECTION 8, T. 35 N., R. 6 E., W.M.

FOR: DONN LEISKE/STEVE BRUNDAGE

O - INDICATES EXISTING REBAR FOUND

SHEET 1 OF 1

PR. 285 PG. 61-64  
MERIDIAN: ASSUMED  
GENERAL ENGINEERING & SURVEYING SCALE: 1" = 100'  
SURVEYING BY: JAMES  
MOUNT VERNON, WA 98273 360-424-9546 JOB NO. 52980

**Legals before BLA**

**PARCEL "A" ('Brundula' Parcel):**

The Northeast 1/4 of the Northwest 1/4, Section 8, Township 35 North, Range 6 East, W.M.

TOGETHER WITH an easement for ingress, egress and utilities as described in Access and Utility Easement recorded July 15, 2013, under Auditor's File No. 201307150115, records of Skagit County, Washington.

Except any portion lying within the above described Parcel A.

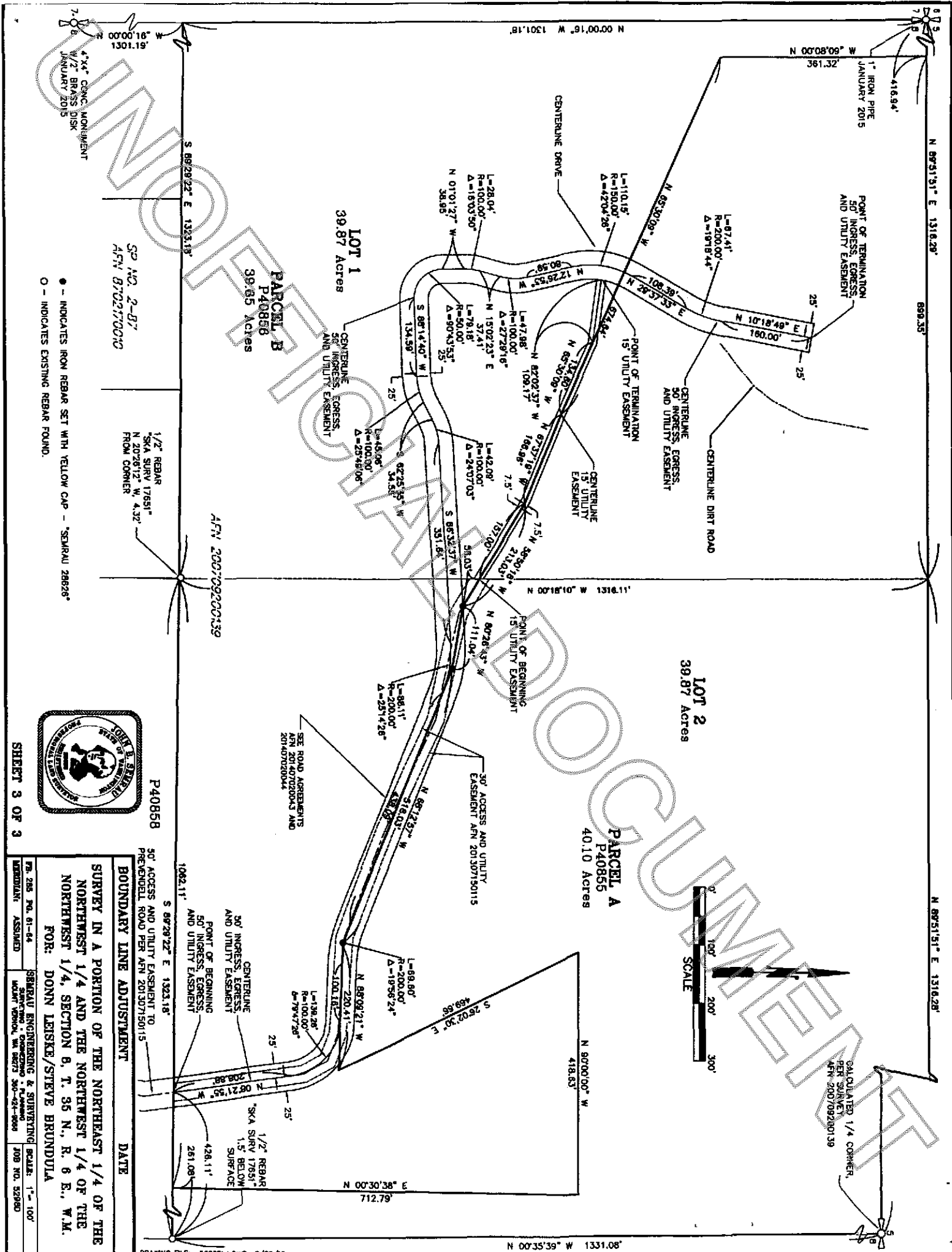
Situate in Skagit County, Washington.

**PARCEL "B" ('Leiske Family Trust' Parcel):**

The Northwest 1/4 of the Northwest 1/4, Section 8, Township 35 North, Range 6 East, W.M.

TOGETHER WITH an easement for ingress, egress and utilities as described in Access and Utility Easement recorded July 15, 2013, under Auditor's File No. 201307150115, records of Skagit County, Washington.

Situate in Skagit County, Washington.



**SHEET 3 OF 3**

BOUNDARY LINE ADJUSTMENT	DATE
<p>SURVEY IN A PORTION OF THE NORTHEAST 1/4 OF THE  NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE  NORTHWEST 1/4, SECTION 8, T. 35 N., R. 6 E., W.M.</p> <p>FOR: DONN LEISKE/SIEVE BRUNDOLA</p>	
PREPARED BY: SEABAY ENGINEERING & SURVEYING SURVEYING - CONSTRUCTION - PLANNING MOBILE, ALABAMA 366-424-0000	SCALE: 1" = 100' JOB NO. 525950
PREPARED FOR: WEDDAMANN ASSOCIATES 1701 24TH AVE. S.W. #104 ALBUQUERQUE, NM 87104	

DRAWING FILE: 52986LA.DWG 2/26/15

**Legals after BLA**

**LOT 1 ('Leiske Family Trust' Parcel, #P40856)**

That portion of the Northwest 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 8, Township 35 North, Range 6 East, W.M., more particularly described as follows:

Beginning at the Northwest corner of said Section 8;  
Thence South  $0^{\circ}00'16''$  East along the West line of the Northwest 1/4 of said Section 8 a distance of 1301.18 feet to the Southwest corner of said Northwest 1/4 of the Northwest 1/4;  
thence South  $89^{\circ}29'22''$  East along the South line of said Northwest 1/4 of the Northwest 1/4 a distance of 1323.18 feet to the Southwest corner of the Northeast 1/4 of said Northwest 1/4;  
thence continuing South  $89^{\circ}29'22''$  East along the South line of the Northeast 1/4 of said Northwest 1/4 a distance of 1062.11 feet;  
thence North  $0^{\circ}30'38''$  East perpendicular to said South line a distance of 712.79 feet;  
thence North  $90^{\circ}00'00''$  West a distance of 418.63 feet;  
thence South  $26^{\circ}02'30''$  East a distance of 469.66 feet;  
thence North  $88^{\circ}29'21''$  West a distance of 220.41 feet;  
thence North  $68^{\circ}12'57''$  West a distance of 518.03 feet;  
thence North  $80^{\circ}26'43''$  West a distance of 111.04 feet;  
thence North  $58^{\circ}50'18''$  West a distance of 213.03 feet;  
thence North  $67^{\circ}37'19''$  West a distance of 166.96 feet;  
thence North  $65^{\circ}30'09''$  West a distance of 674.64 feet;  
thence North  $0^{\circ}08'09''$  West perpendicular to the North line of said Northwest 1/4 a distance of 361.32 feet to said North line;  
thence South  $89^{\circ}51'51''$  West along said North line a distance of 416.94 feet to the Point of Beginning.

TOGETHER WITH a 50 foot wide easement for ingress, egress and utility purposes located in a portion of the Northeast 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Northwest 1/4 of Section 8, Township 35 North, Range 6 East, W.M., more particularly described as follows:

Commencing at the Southeast corner of said Northeast 1/4 of the Northwest 1/4;  
thence North  $89^{\circ}29'22''$  West a distance of 426.11 feet to the ACTUAL POINT OF BEGINNING of the centerline of said easement;  
thence North  $8^{\circ}21'55''$  West a distance of 208.88 feet to the beginning of a tangent curve to the left, having a central angle of  $79^{\circ}47'26''$ , a radius of 100.00 feet and an arc length of 139.26 feet;  
thence North  $88^{\circ}09'21''$  West tangent to said curve a distance of 100.16 feet to the beginning of a tangent curve to the right, having a central angle of  $19^{\circ}56'24''$ , a radius of 200.00 feet, and an arc length of 69.60 feet;  
thence North  $68^{\circ}12'57''$  West tangent to said curve a distance of 438.09 feet to the beginning of a tangent curve to the left, having a central angle of  $25^{\circ}14'26''$ , a radius of 200.00 feet, and an arc length of 88.11 feet;  
thence South  $86^{\circ}32'37''$  West tangent to said curve a distance of 351.64 feet to the beginning of a tangent curve to the left having a central angle of  $25^{\circ}07'03''$ . A radius of 100.00 feet; and an arc length of 42.09 feet;  
thence South  $62^{\circ}25'35''$  West a distance of 34.55 feet to the beginning of a tangent curve to the right, having a central angle of  $25^{\circ}49'06''$ , a radius of 100.00 feet, and an arc length of 45.06 feet;  
thence South  $88^{\circ}14'40''$  West tangent to said curve a distance of 134.59 feet to the beginning of a tangent curve to the right, having a central angle of  $90^{\circ}43'53''$ , a radius of 50.00 feet, and an arc length of 79.18 feet;  
thence North  $1^{\circ}01'27''$  West tangent to said curve a distance of 38.95 feet to the beginning of a tangent curve to the right, having a central angle of  $16^{\circ}03'50''$ , a radius of 100.00 feet, and an arc length of 28.04 feet;  
thence North  $15^{\circ}02'23''$  East tangent to said curve a distance of 37.41 feet to the beginning of a tangent curve to the left, having a central angle of  $27^{\circ}29'16''$ , a radius of 100.00 feet, and an arc length of 47.98 feet;  
thence North  $12^{\circ}26'53''$  West tangent to said curve a distance of 80.59 feet to the beginning of a tangent curve to the right, having a central angle of  $42^{\circ}04'26''$ , a radius of 150.00 feet, and an arc length of 110.15 feet;

thence North 29°37'33" East tangent to said curve a distance of 180.39 feet to the beginning of a tangent curve to the left, having a central angle of 19°18'44", a radius of 200.00 feet, and an arc length of 76.41 feet;  
thence North 10°18'49" East tangent to said curve a distance of 160.00 feet to THE POINT OF TERMINATION.

ALSO TOGETHER WITH a 15 foot wide easement for utility purposes located in a portion of the Northeast 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Northwest 1/4 of Section 8, Township 35 North, Range 6 East, W.M., more particularly described as follows:

Commencing at the Southeast corner of said Northeast 1/4 of the Northwest 1/4;  
thence South 89°29'22" East along the South line of said Northeast 1/4 of the Northwest 1/4 a distance of 261.08 feet;  
thence North 0°30'38" East perpendicular to said South line a distance of 712.79 feet;  
thence North 90°00'00" West a distance of 418.63 feet;  
thence South 26°02'30" East a distance of 469.66 feet;  
thence North 88°29'21" West a distance of 220.41 feet;  
thence North 68°12'57" West a distance of 518.03 feet;  
thence North 80°26'43" West a distance of 111.04 feet;  
thence North 58°50'18" West a distance of 56.03 feet to the ACTUAL POINT OF BEGINNING of the centerline of said easement;  
thence continuing North 58°50'18" West a distance of 157.00 feet  
thence North 67°37'19" West a distance of 166.96 feet;  
thence North 65°30'09" West a distance of 134.60 feet;  
thence North 82°02'37" West a distance of 109.17 feet to the POINT OF TERMINATION.

AND ALSO TOGETHER WITH an easement for ingress, egress and utilities as described in Access and Utility Easement recorded July 15, 2013, under Auditor's File No. 201307150115, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

#### **LOT 2 ('Brundula' Parcel, #P40855)**

That portion of the Northeast 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Northwest 1/4 of Section 8, Township 35 North, Range 6 East, W.M., more particularly described as follows:

Beginning at the Northeast corner of the Northwest 1/4 of Section 8, Township 35 North, Range 6 East, W.M.

thence South 89°51'51" West along the North line of said Northwest 1/4 a distance of 1316.28<sup>28</sup> feet to the Northeast corner of the Northwest 1/4 of said Northwest 1/4;  
thence continuing South 89°51'51" West along said North line a distance of 899.35 feet;  
thence South 0°08'09" East perpendicular to said North line a distance of 361.32 feet;  
thence South 67°37'19" East a distance of 166.96 feet;  
thence South 58°50'18" East a distance of 213.03 feet;  
thence South 80°26'43" East a distance of 111.04 feet;  
thence South 68°12'57" East a distance of 518.03 feet;  
thence South 88°29'21" East a distance of 220.41 feet;  
thence North 26°02'30" West a distance of 469.66 feet;  
thence South 90°00'00" East a distance of 418.67 feet;  
thence South 0°30'36" West perpendicular to the South line of said North 1/2 of the Northwest 1/4 a distance of 712.79 feet to said South line;  
thence South 89°29'22" East along said South line a distance of 261.08 to the Southeast corner of said North 1/2 of the Northeast 1/4;  
thence North 0°35'39" West along the East line of said North 1/2 of the Northwest 1/4 a distance of 1331.08 feet to the Point of Beginning.



TOGETHER WITH a 50 foot wide easement for ingress, egress and utility purposes located in a portion of the Northeast 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Northwest 1/4 of Section 8, Township 35 North, Range 6 East, W.M., more particularly described as follows:

Commencing at the Southeast corner of said Northeast 1/4 of the Northwest 1/4;  
thence North 89°29'22" West a distance of 426.11 feet to the ACTUAL POINT OF BEGINNING of the centerline of said easement;  
thence North 8°21'55" West a distance of 208.88 feet to the beginning of a tangent curve to the left, having a central angle of 79°47'26", a radius of 100.00 feet and an arc length of 139.26 feet;  
thence North 88°09'21" West tangent to said curve a distance of 100.16 feet to the beginning of a tangent curve to the right, having a central angle of 19°56'24", a radius of 200.00 feet, and an arc length of 69.60 feet;  
thence North 68°12'57" West tangent to said curve a distance of 438.09 feet to the beginning of a tangent curve to the left, having a central angle of 25°14'26", a radius of 200.00 feet, and an arc length of 88.11 feet;  
thence South 86°32'37" West tangent to said curve a distance of 351.64 feet to the beginning of a tangent curve to the left having a central angle of 25°07'03". A radius of 100.00 feet; and an arc length of 42.09 feet;  
thence South 62°25'35" West a distance of 34.55 feet to the beginning of a tangent curve to the right, having a central angle of 25°49'06", a radius of 100.00 feet, and an arc length of 45.06 feet;  
thence South 88°14'40" West tangent to said curve a distance of 134.59 feet to the beginning of a tangent curve to the right, having a central angle of 90°43'53", a radius of 50.00 feet, and an arc length of 79.18 feet;  
thence North 1°01'27" West tangent to said curve a distance of 38.95 feet to the beginning of a tangent curve to the right, having a central angle of 16°03'50", a radius of 100.00 feet, and an arc length of 28.04 feet;  
thence North 15°02'23" East tangent to said curve a distance of 37.41 feet to the beginning of a tangent curve to the left, having a central angle of 27°29'16", a radius of 100.00 feet, and an arc length of 47.98 feet;  
thence North 12°26'53" West tangent to said curve a distance of 80.59 feet to the beginning of a tangent curve to the right, having a central angle of 42°04'26", a radius of 150.00 feet, and an arc length of 110.15 feet;  
thence North 29°37'33" East tangent to said curve a distance of 180.39 feet to the beginning of a tangent curve to the left, having a central angle of 19°18'44", a radius of 200.00 feet, and an arc length of 76.41 feet;  
thence North 10°18'49" East tangent to said curve a distance of 160.00 feet to THE POINT OF TERMINATION.

ALSO TOGETHER WITH a 15 foot wide easement for utility purposes located in a portion of the Northeast 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Northwest 1/4 of Section 8, Township 35 North, Range 6 East, W.M., more particularly described as follows:

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thence North 58°50'18" West a distance of 56.03 feet to the ACTUAL POINT OF BEGINNING of the centerline of said easement;  
thence continuing North 58°50'18" West a distance of 157.00 feet  
thence North 67°37'19" West a distance of 166.96 feet;  
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