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Skagit County Auditor

\$83.00

4/13/2015 Page

1 of

12

2:35PM

Return to:

David D. Lowell
P.O. Box 1346
Burlington, WA 98233

DOCUMENT TITLE: Quit Claim Deed for Boundary Line Adjustment

GRANTORS: Farm & Fowl, LLC

GRANTEES: Farm & Fowl, LLC

ABBREVIATED LEGAL DESCRIPTION: Ptn SW $\frac{1}{4}$ of Section 19, Twp. 35N, Rng. 06E, W.M.

ASSESSOR'S PARCELS/TAX ID NUMBERS: P41663 and P41681

When Recorded Return to:
David D. Lowell
P.O. Box 1346
Burlington, WA 98233

**QUIT CLAIM DEED
(BOUNDARY LINE ADJUSTMENT)**

GRANTORS: Farm & Fowl, LLC

GRANTEES: Farm & Fowl, LLC

ABBREVIATED LEGAL DESCRIPTION: Ptn SW ¼ of Section 19, Twp. 35N, Rng. 06E, W.M.

ASSESSOR'S PARCELS/TAX ID NUMBERS: P41663 and P41681

THIS INDENTURE, made this 25 day of March, 2015, by Farm & Fowl, LLC, who are both the Grantors and Grantees for this Boundary Line Adjustment.

RECITALS:

- A. The Grantors are the owners of property bearing Skagit County Assessor's Parcel number: P41663, more particularly described in the attached **Exhibit A**.
- B. The Grantees are also the owners of property bearing Skagit County Assessor's parcel number: P41681, more particularly described in the attached **Exhibit B**.
- C. Farm & Fowl, LLC, both the Grantors and Grantees, wish to adjust the boundaries between the said parcels, with portions of their property, as described in the attached **Exhibits C and D**, being incorporated into their property described in the attached **Exhibits A and B**.
- D. The descriptions of the new boundaries of the Farm and Fowl, LLC properties, as the result of this boundary line adjustment, are set forth in the attached **Exhibits E and F**.
- E. An exhibit map showing the adjusted boundaries of the parcels following this Boundary Line Adjustment is attached as **Exhibit G**.

CONVEYANCE:

THEREFORE, for and in consideration of the said boundary line adjustment, and for no monetary consideration, the grantors do hereby **QUIT CLAIM** to the grantees all of their interest in the real property lying and being in the County of Skagit and State of Washington, and described in the attached **Exhibits C and D**.

This Boundary Line Adjustment is not for the purposes of creating an additional building lot.

This Boundary Line Adjustment is approved by Grace Roeder of the Skagit County Planning and Development Services Department, on this 8 day of April 2015.

Grace Roeder (Signature)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20151163
APR 13 2015

Dated this 25 day of March 2015

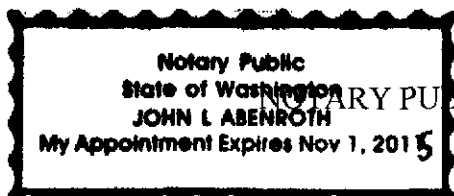
Larry Jensen
Farm & Fowl, LLC
By: Larry Jensen

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

STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Larry Jensen is the person who signed this instrument, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Partner of Farm & Fowl LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Mar. 25, 2015



Signature: [Signature]
(print name) John L. Abenroth

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
My appointment expires 11/1/2015

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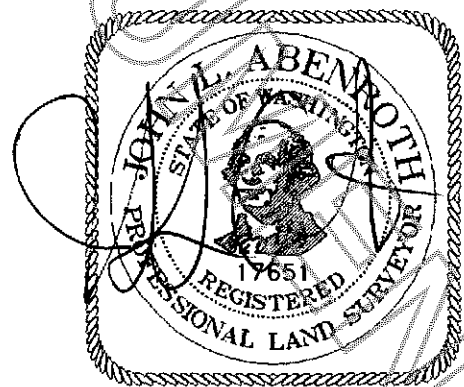
**LEGAL DESCRIPTION
FOR
FARM AND FOWL, LLC
OF
P41663 BEFORE BOUNDARY LINE ADJUSTMENT**

March 16, 2015

The east 15 acres of the northeast quarter of the southwest quarter of
Section 19, Township 35 North, Range 6 East, W.M.;

Together with the east 15 acres of the southeast quarter of the northwest
quarter of Section 19, Township 35 North, Range 6 East, W.M.

EXCEPT county road right of way.



3/19/15

—Skagit Surveyors and Engineers—

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LEGAL DESCRIPTION FOR FARM AND FOWL, LLC OF P41681 BEFORE BOUNDARY LINE ADJUSTMENT

March 19, 2015

Those portions of the northwest quarter of the southeast quarter, and of Government Lot 10, all in Section 19, Township 35 North, Range 6 East, W.M. described as follows:

Parcel A

The west 10 acres of the following described tract of land:
Government Lot 10 and the northwest quarter of the southeast quarter of said Section 19.

EXCEPT the south 20.00 feet for County Road purposes.

AND EXCEPT that portion thereof lying north of the easterly extension of the north line of the southeast quarter of the northwest quarter of said Section 19.

Parcel B

That portion of the east 495 feet of the west 660 feet of the northwest quarter of the southeast quarter of said Section 19, lying southerly of the following described line:

Commencing at the southwest corner of the east 495 feet of the west 660 feet of said subdivision; thence north along the west line of said subdivision, a distance of 1105.00 feet to the point of beginning of this line description; thence N 73°E, a distance of 214.30 feet; thence S 27°E, a distance of 190.00 feet; thence S 51°E, a distance of 139.50 feet; thence S 83°E to an intersection with the east line of said subdivision and the terminal point of this line description.



3/19/15

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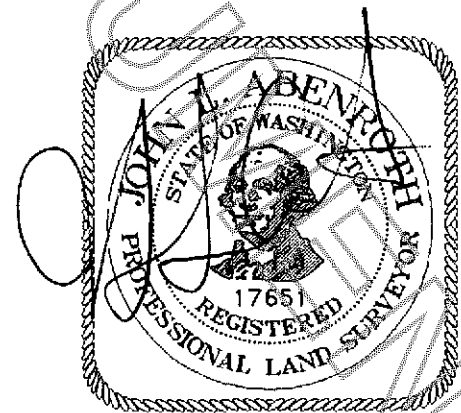
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EXCEPT the east 280.00 feet of the above described tract.

AND EXCEPT that portion, if any, lying east of the west line of the east 660 feet of said subdivision.

AND EXCEPT that portion, if any, lying west of the east line of the west 10 acres of the following described tract:

AND EXCEPT County road right of way.



3/19/15

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CONVEYANCE NUMBER 1

**LEGAL DESCRIPTION
FOR
FARM AND FOWL, LLC
OF
PORTION OF P41663 TO BE CONVEYED TO P41681
BY BOUNDARY LINE ADJUSTMENT**

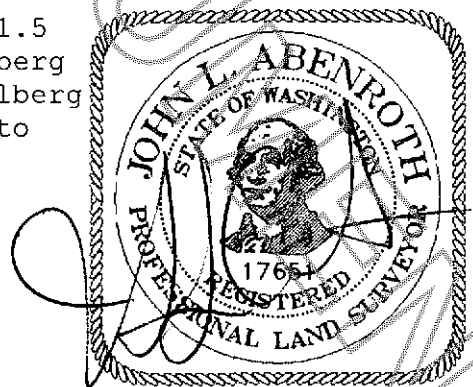
March 16, 2015

The east 15 acres of the northeast quarter of the southwest quarter of Section 19, Township 35 North, Range 6 East, W.M.;

Together with the east 15 acres of the southeast quarter of the northwest quarter of Section 19, Township 35 North, Range 6 East, W.M.

EXCEPT county road right of way.

AND EXCEPT those portions lying within the following described tract:
Commencing at the southwest corner of the northwest quarter of the southeast quarter of said Section 19 as shown on Short Plat 133-79, recorded in Volume 4 of Short Plats at page 18 under AF#8001040020, records of Skagit County, Washington; thence S 89°27'33"E along the south line of said subdivision as shown on said survey, a distance of 79.63 feet; thence N 00°32'27"E, a distance of 20.00 feet to the north line of Walberg Road and the point of beginning of this description; thence continuing N 00°32'27"E, a distance of 221.5 feet; thence N 89°27'33"W, a distance of 568 feet, more or less, to a point on the west line of the east 15 acres of the northeast quarter of the southwest quarter of said Section 19; thence south along said west line, a distance of 221.5 feet, more or less, to the north line of Walberg Road; thence east along the north line of Walberg Road, a distance of 568 feet, more or less, to the point of beginning.



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CONVEYANCE NUMBER 2

LEGAL DESCRIPTION FOR FARM AND FOWL, LLC OF PORTION OF P41681 TO BE CONVEYED TO P41663 BY BOUNDARY LINE ADJUSTMENT

March 16, 2015

Those portions of the hereinafter described Tract A lying within the hereinafter described House Tract:

TRACT A

The west 10 acres of the following described tract of land:
Government Lot 10 and the northwest quarter of the southeast quarter of said Section 19, Township 35 North, Range 6 East, W.M.

EXCEPT the south 20.00 feet for County Road purposes.

AND EXCEPT that portion thereof lying north of the easterly extension of the north line of the southeast quarter of the northwest quarter of said Section 19.

HOUSE TRACT:

Commencing at the southwest corner of the northwest quarter of the southeast quarter of said Section 19 as shown on Short Plat 133-79, recorded in Volume 4 of Short Plats at page 18 under AF#8001040020, records of Skagit County, Washington; thence S 89°27'33"E along the south line of said subdivision as shown on said survey, a distance of 79.63 feet; thence N 00°32'27"E, a distance of 20.00 feet to the north line of Walberg Road and the point of beginning of this description; thence continuing N 00°32'27"E, a distance of 221.5 feet; thence N 89°27'33"W, a distance of 568 feet, more or less, to a point on the west line of the east 15 acres of the northeast quarter of the southwest quarter of said Section 19; thence south along said west line, a distance of 221.5 feet, more or less, to the north line of Walberg Road; thence east along the north line of Walberg Road, a distance of 568 feet, more or less, to the point of beginning.



3/19/15

D

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LEGAL DESCRIPTION FOR FARM AND FOWL, LLC OF

P41663 AFTER BLA - (HOUSE TRACT)

March 19, 2015

That portion of the northwest quarter of the southeast quarter and the northeast quarter of the southwest quarter of Section 19, Township 35 North, Range 6 East, W.M. described as follows:

Commencing at the southwest corner of the northwest quarter of the southeast quarter as shown on Short Plat 133-79, recorded in Volume 4 of Short Plats at page 18 under AF#8001040020, records of Skagit County, Washington; thence S 89°27'33"E along the south line of said subdivision as shown on said survey, a distance of 79.63 feet; thence N 00°32'27"E, a distance of 20.00 feet to the north line of Walberg Road and the point of beginning of this description; thence continuing N 00°32'27"E, a distance of 221.5 feet; thence N 89°27'33"W, a distance of 568 feet, more or less, to a point on the west line of the east 15 acres of the northeast quarter of the southwest quarter of said Section 19; thence south along said west line, a distance of 221.5 feet, more or less, to the north line of Walberg Road; thence east along the north line of Walberg Road, a distance of 568 feet, more or less, to the point of beginning.

Containing approximately 2.9 acres.

Situate in Skagit County, Washington.



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LEGAL DESCRIPTION FOR FARM AND FOWL, LLC OF

P41681 AFTER BOUNDARY LINE ADJUSTMENT

March 19, 2015

Those portions of the northeast quarter of the southwest quarter, and the southeast quarter of the northwest quarter, and the northwest quarter of the southeast quarter, and Government Lot 10, all in Section 19, Township 35 North, Range 6 East, W.M. described as follows:

Parcel A

The west 10 acres of the following described tract of land:
Government Lot 10 and the northwest quarter of the southeast quarter of said Section 19.

EXCEPT the south 20.00 feet for County Road purposes.

AND EXCEPT that portion thereof lying north of the easterly extension of the north line of the southeast quarter of the northwest quarter of said Section 19.

Parcel B

That portion of the east 495 feet of the west 660 feet of the northwest quarter of the southeast quarter of said Section 19, lying southerly of the following described line:

Commencing at the southwest corner of the east 495 feet of the west 660 feet of said subdivision; thence north along the west line of said subdivision, a distance of 1105.00 feet to the point of beginning of this line description; thence N 73°E, a distance of 214.30 feet; thence S 27°E, a distance of 190.00 feet; thence S 51°E, a distance of 139.50 feet; thence S 83°E to an intersection with the east line of said subdivision and the terminal point of this line description.

EXCEPT the east 280.00 feet of the above described tract.



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AND EXCEPT that portion, if any, lying east of the west line of the east 660 feet of said subdivision.

AND EXCEPT that portion, if any, lying west of the east line of the west 10 acres of the following described tract:

AND EXCEPT County road right of way.

Parcel C

The east 15 acres of the northeast quarter of the southwest quarter of Section 19, Township 35 N., Range 5 E., W.M.

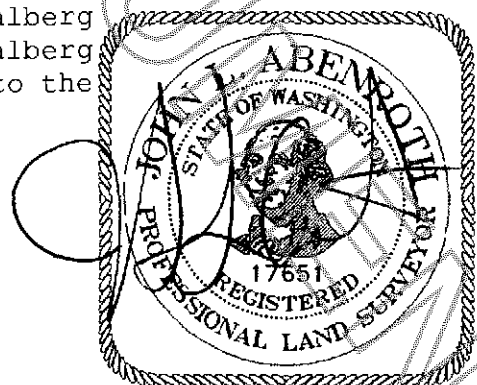
TOGETHER WITH the east 15 acres of the southeast quarter of the northwest quarter of Section 19, Township 35 N., Range 5 E., W.M..

EXCEPT from said Parcel A and Parcel C the following described tract:

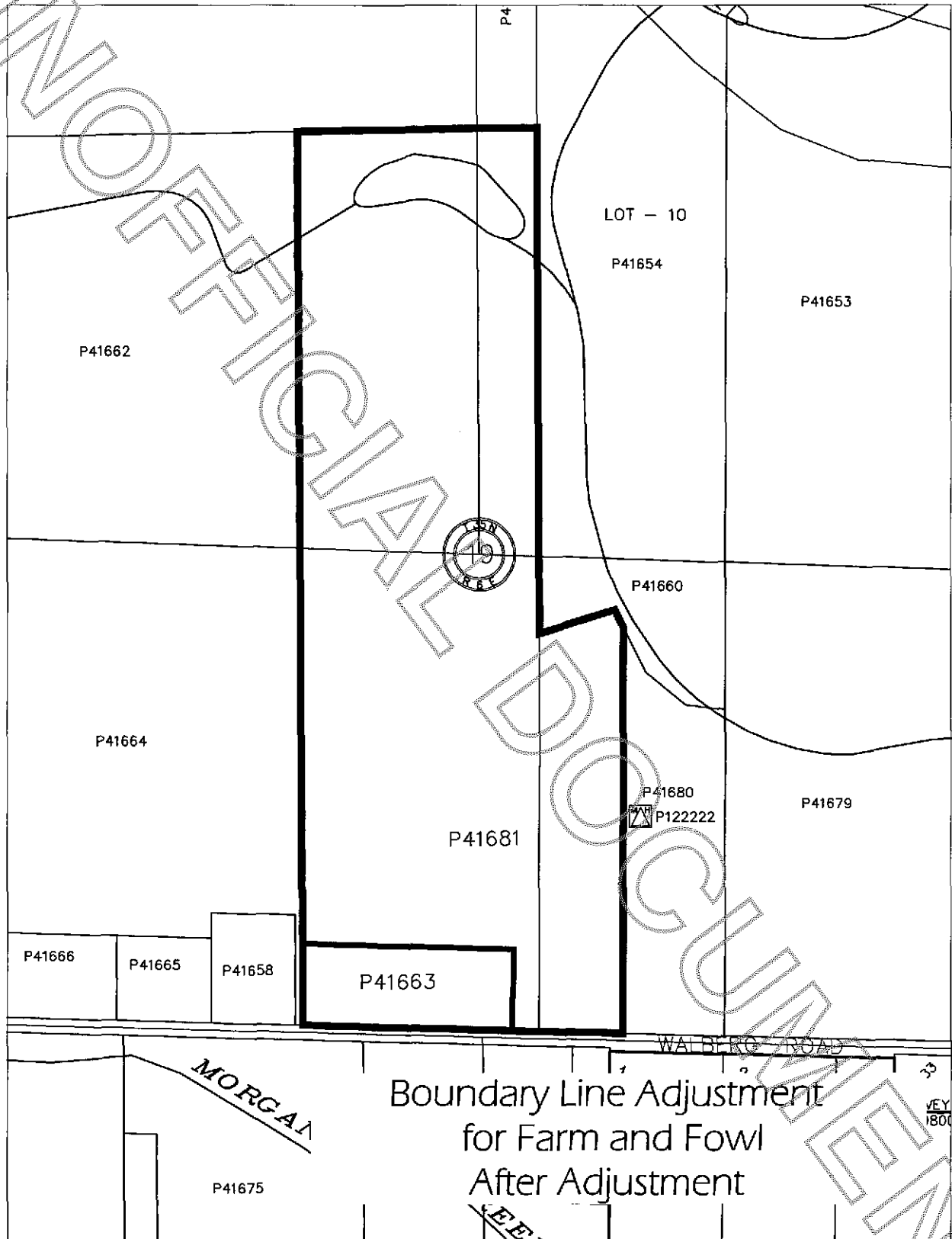
That portion of the northwest quarter of the southeast quarter and the northeast quarter of the southwest quarter of Section 19, Township 35 North, Range 6 East, W.M. described as follows:

Commencing at the southwest corner of the northwest quarter of the southeast quarter as shown on Short Plat 133-79, recorded in Volume 4 of Short Plats at page 18 under AF#8001040020, records of Skagit County, Washington; thence S 89°27'33"E along the south line of said subdivision as shown on said survey, a distance of 79.63 feet; thence N 00°32'27"E, a distance of 20.00 feet to the north line of Walberg Road and the point of beginning of this description; thence continuing N 00°32'27"E, a distance of 221.5 feet; thence N 89°27'33"W, a distance of 568 feet, more or less, to a point on the west line of the east 15 acres of the northeast quarter of the southwest quarter of said Section 19; thence south along said west line, a distance of 221.5 feet, more or less, to the north line of Walberg Road; thence east along the north line of Walberg Road, a distance of 568 feet, more or less, to the point of beginning.

Containing approximately 40 acres.



3/19/15



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JN 215010

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Exhibit G