



201509090010

Skagit County Auditor

\$79.00

9/9/2015 Page

1 of

8 9:51AM

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Quitclaim Deed
(Boundary Line Adjustment)

Grantors: GMN Investments LLC

Grantees: Mark L. Nilson & Gayle E. Nilson, h/w

Legal Description: NW ¼ SE ¼ SW ¼ 13-34N-4EWM

Assessor's Property Tax Parcel or Account Nos.: P24660; P24662; P24678; P107945

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE, is made this 27th day of August, 2015, between GMN Investments LLC, Grantor, and Mark L. Nilson & Gayle E. Nilson, h/w, Grantees.

Recitals

- a. Grantor is the owner of the property bearing Skagit County Assessor's parcel nos. P24660 and P24678, described in the attached Exhibit A.
- b. Grantees are the owners of the property bearing Skagit County Assessor's parcel nos. P24662 and P107945, described in the attached Exhibit B.
- c. The parties wish to adjust the boundaries between the two parcels, with a portion of P24678 (described in the attached Exhibit C) to be incorporated into P24662 and P107945.
- d. The adjusted description of P24660 is attached as Exhibit D.
- e. The adjusted descriptions of P24662; P24678; and P107945 are attached as Exhibit E.

f. A diagram showing the adjustment is attached hereto as Exhibit F.

Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, and for no monetary consideration, grantors do hereby QUIT CLAIM to 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 Exhibit C.

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

DATED: Aug 27, 2015.

GMN INVESTMENTS LLC

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 51013
SEP 09 2015

Amount Paid \$0
Skagit Co. Treasurer
By: MB Deputy

By: [Signature]
Morris Nilson
(Printed name)

Its MANAGER

STATE OF WASHINGTON)
(ss.
COUNTY OF SKAGIT)

On this 27th day of August, 2015, before me personally appeared Morris Nilson, to me known to be a member or manager of GMN Investments 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.

BRUCE G. LISSER
STATE OF WASHINGTON
NOTARY -- PUBLIC
My Commission Expires 7-14-2016

[Signature]
NOTARY PUBLIC in and for the State of Washington,
residing at Moore Vernon.
My commission expires: 7-14-16
Name: Bruce G. Lisser

Exhibit "A"

**GMN Investment, LLC Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Nos. P-24678 and P-24660)**

The Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 13, Township 34 North, Range 4 East, W.M.;

EXCEPT County roads;

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"

**Mark L. Nilson and Gayle E. Nilson, husband and wife, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Nos. P-24662 and P-107945)**

The Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 13, Township 34 North,
Range 4 East, W.M.

TOGETHER WITH the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4
of Section 13, Township 34 North, Range 4 East, W.M.

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 GMN Investments, LLC Parcel No. P-24678
to be Boundary Line Adjusted to
Mark L. Nilson and Gayle E. Nilson Parcel Nos. P-24662 and P-107945**

The Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 13, Township 34 North,
Range 4 East, W.M.

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 9.7 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 east
(P-107945) owned by the grantee.

APPROVED

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

Skagit County

By: Maed Roeder
Title: Senior Planner

Date: 9/2/2015

Exhibit "D"

**GMN Investment, LLC Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-24660)**

The Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 13, Township 34 North, Range 4 East

SUBJECT TO a 20.00 foot wide easement for ingress, egress and utilities over under and across the North 20.00 feet (as measured perpendicular to the North line) of the above-described parcel for the benefit of contiguous property to the East (Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 34, Township 34 North, Range 4 East, W.M.)

EXCEPT road rights-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 9.7 acres

Exhibit "E"

**Mark L. Nilson and Gayle E. Nilson, husband and wife, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Nos. P-24678, P-24662 and P-107945)**

The Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 13, Township 34 North, Range 4 East, W.M.

TOGETHER WITH the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 13, Township 34 North, Range 4 East, W.M.

AND ALSO TOGETHER WITH the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 13, Township 34 North, Range 4 East

TOGETHER WITH a 20.00 foot wide easement for ingress, egress and utilities over under and across the North 20.00 feet (as measured perpendicular to the North line) of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 13, Township 34 North, Range 4 East, W.M.

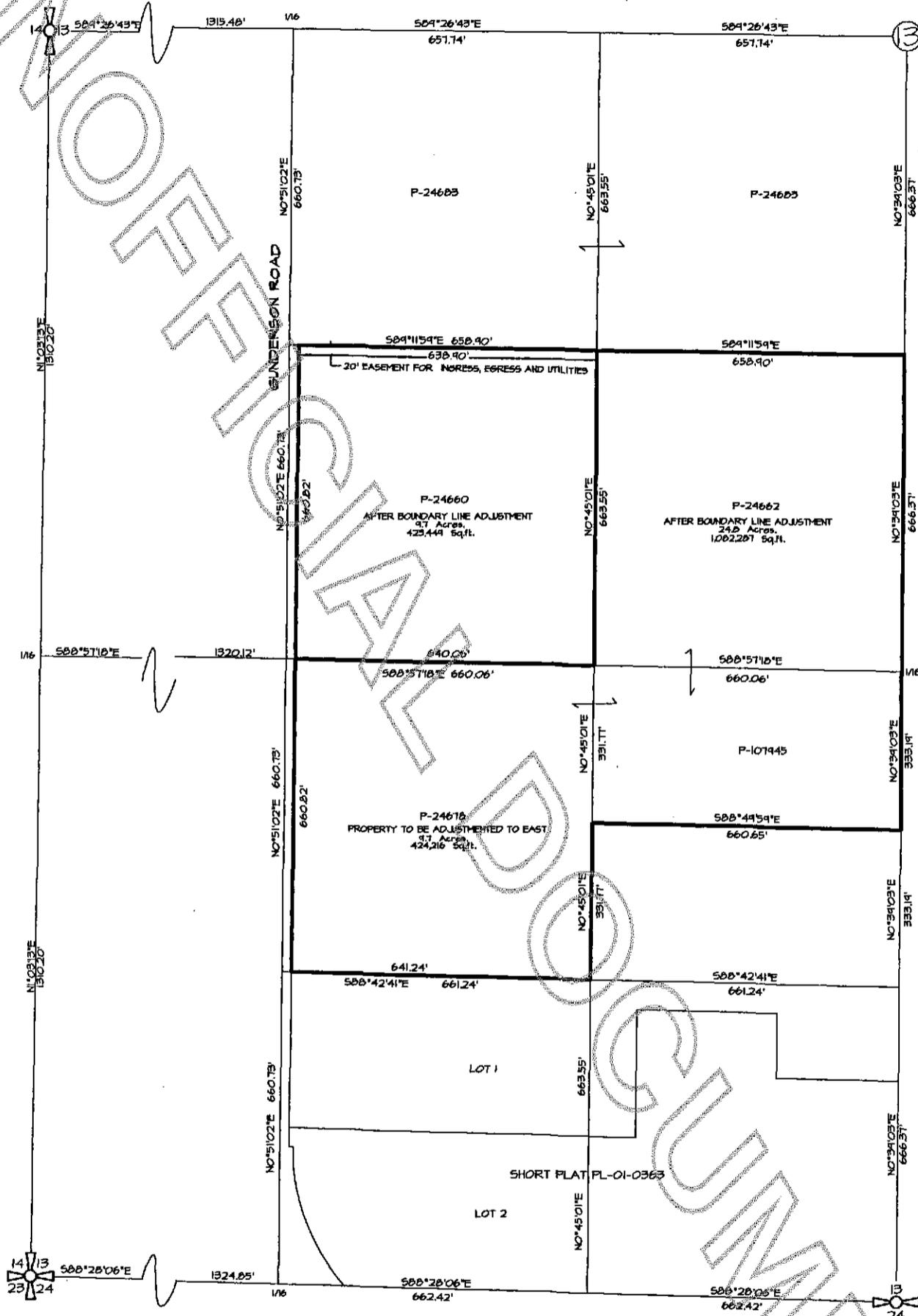
EXCEPTING road rights-of-way from all the above.

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 24.8 acres

EXHIBIT "F"



SCALE: 1"=300'
 MERIDIAN: ASSUMED
 DWG: 15-075 BLA

8-14-15

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

