

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:



Skagit County Auditor
10/8/2015 Page

\$85.00
1 of 14 2:58PM

STATUTORY WARRANTY DEED FOR BOUNDARY LINE ADJUSTMENT

Grantor (s): PADILLA HEIGHTS PROPERTIES, LLC,
a Washington limited liability company;
GAYLE GILDNES, Trustee of the OLAF A. GILDNES
RESIDUARY TRUST u/w/d March 22, 1994

Grantee (s): PADILLA HEIGHTS PROPERTIES, LLC,
a Washington limited liability company
GAYLE GILDNES, Trustee of the OLAF A. GILDNES
RESIDUARY TRUST u/w/d March 22, 1994

Abbreviated Legal: Ptn Lots 67, 68 and 69, Anaco Beach
Additional Legal on page(s): Exhibits "A" through "H"

Assessor's Tax Parcel Nos.: P119973 / 3858-000-068-0200
P125346 / 3858-000-068-0500
P61871 / 3858-000-068-0006
P121953 / 3858-000-068-0400

WHEREAS: PADILLA HEIGHTS PROPERTIES, LLC, a Washington limited liability company, is the owner of the following parcels of property:

Parcel "Lot 1"
See Exhibit "A"
Situate in the County of Skagit, State of Washington.
Skagit County Assessor's Parcel Number P119973

Parcel "Lot 2"
See Exhibit "B"
Situate in the County of Skagit, State of Washington.
Skagit County Assessor's Parcel Number P125346

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20154122
OCT 08 2015

Amount Paid \$0
Skagit Co. Treasurer
By *hlm* Deputy

Parcel "Lot 3"

See Exhibit "C"

Situate in the County of Skagit, State of Washington.

Skagit County Assessor's Parcel Number P61871

WHEREAS: GAYLE GILDNES, Trustee of the OLAF A. GILDNES RESIDUARY TRUST u/w/d March 22, 1994, as to an undivided 75% interest, and PADILLA HEIGHTS PROPERTIES, LLC, a Washington limited liability company, as to an undivided 25% interest, are the owners of the following parcel of property:

Parcel "Lot C" (hereafter "Lot C")

See Exhibit "D"

Situate in the County of Skagit, State of Washington.

Skagit County Assessor's Parcel Number P121953

WHEREAS: the Grantors, PADILLA HEIGHTS PROPERTIES, LLC, a Washington limited liability company, and GAYLE GILDNES, Trustee of the OLAF A. GILDNES RESIDUARY TRUST u/w/d March 22, 1994, wish to adjust the above-described parcels through a boundary line adjustment;

NOW THEREFORE, the Grantors, PADILLA HEIGHTS PROPERTIES, LLC, a Washington limited liability company, and GAYLE GILDNES, Trustee of the OLAF A. GILDNES RESIDUARY TRUST u/w/d March 22, 1994, for and in consideration of establishing new boundary lines between parcels owned by the Grantors, and in consideration of the mutual covenants and promises herein, do hereby convey and warrant to PADILLA HEIGHTS PROPERTIES, LLC, a Washington limited liability company, real property situated in the County of Skagit, State of Washington, together with all after-acquired title of the Grantors therein, such that, after completion of this boundary line adjustment, the real property owned by PADILLA HEIGHTS PROPERTIES, LLC, a Washington limited liability company, shall be described as follows:

Revised "Lot 1"

See Exhibit "E"

Situate in the County of Skagit, State of Washington.

Revised "Lot 2"

See Exhibit "F"

Situate in the County of Skagit, State of Washington.

Revised "Lot 3"

See Exhibit "G"

Situate in the County of Skagit, State of Washington.

AND FURTHER, NOW THEREFORE, the Grantor, PADILLA HEIGHTS PROPERTIES, LLC, a Washington limited liability company, in consideration of establishing new boundary lines relative to Lots 1, 2, and 3 owned by the Grantor, PADILLA HEIGHTS PROPERTIES, LLC, a Washington limited liability company, and in consideration of the mutual covenants and promises herein, does hereby convey and warrant to GAYLE GILDNES, Trustee of the OLAF A. GILDNES RESIDUARY TRUST u/w/d March 22, 1994, as to an undivided 75% interest, and PADILLA HEIGHTS PROPERTIES, LLC, a Washington limited liability company, as to an undivided 25% interest, real property such that, after completion of this boundary line adjustment, the real property owned by GAYLE GILDNES, Trustee of the OLAF A. GILDNES RESIDUARY TRUST u/w/d March 22, 1994, as to an undivided 75% interest, and PADILLA HEIGHTS PROPERTIES, LLC, a Washington limited liability company, as to an undivided 25% interest, shall be described as follows:

Revised "Lot C"
See Exhibit "H"
Situate in the County of Skagit, State of Washington.

These boundary line adjustments are not for the purpose of creating additional building lots.

DATED this 22nd day of Sept., 2015.

PADILLA HEIGHTS PROPERTIES, LLC,
a Washington limited liability company

By Michael J. Spink
Michael J. Spink
Its Manager

OLAF A. GILDNES RESIDUARY TRUST
u/w/d March 22, 1994

By Gayle Gildnes
Gayle Gildnes, Trustee

THE FOREGOING QUITCLAIM DEED ADJUSTING BOUNDARY LINES IS HEREBY
APPROVED THIS 7 DAY OF OCT, 2015.

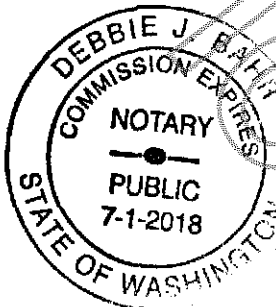
CITY OF ANACORTES

By [Signature]
Its City Engineer

State of Washington)
) ss
County of Skagit)

I certify that I know or have satisfactory evidence that MICHAEL J. SPINK is the person who appeared before me, 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 Manager of PADILLA HEIGHTS PROPERTIES, LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: SEPTEMBER 22, 2015.



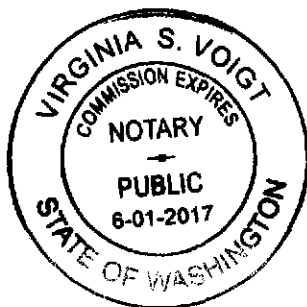
Debbie J. Bahr
(Signature)
NOTARY PUBLIC
DEBBIE J. BAHR

Print Name of Notary
My appointment expires: 7-1-2018

State of Washington)
) ss
County of Skagit)

I certify that I know or have satisfactory evidence that GAYLE GILDNES is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Trustee of the OLAF A. GILDNES RESIDUARY TRUST u/w/d March 22, 1994, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Sept. 22, 2015.



Virginia S. Voigt
(Signature)
NOTARY PUBLIC

VIRGINIA S. VOIGT
Print Name of Notary
My appointment expires: 6/1/17

Exhibit "A"

**Padilla Heights Properties, LLC
Parcel "Lot 1"
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-119973)**

Lot 1, Survey recorded December 20, 2006, under Skagit County Auditor's File No. 200612200473, more particularly described as follows:

BEGINNING at the most Southerly corner of Lot 2 of Boundary Line Adjustment recorded under Auditor's File No. 200403020078, records of Skagit County, Washington; thence North $57^{\circ}52'27''$ West a distance of 131.03 feet along the Northerly line of Anaco Beach Road;
thence along a curve to the right having a radius of 50.00 feet, length of 44.66 feet, and a delta angle of $51^{\circ}10'43''$;
thence North $44^{\circ}02'01''$ East a distance of 27.16 feet along the Easterly line of Marine Drive;
thence South $79^{\circ}34'50''$ East a distance of 176.93 feet;
thence South $32^{\circ}07'33''$ West a distance of 110.67 feet to the Northerly line of Anaco Beach Road and the POINT OF BEGINNING.

Being a portion of Lots 67 and 68, "Anaco Beach, Skagit County, Washington," as per plat recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington, lying within the Southeast 1/4 of Section 27, Township 35 North, Range 1 East, W.M.

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

Situate in the City of Anacortes, County of Skagit, State of Washington.

Containing 12,772 sq. ft.

Exhibit "B"

**Padilla Heights Properties, LLC
Parcel "Lot 2"
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-125346)**

Those portions of Lots 67, 68 and 69, "Anaco Beach", in Volume 5 of Plats, page 4, records of Skagit County, Washington, described as follows:

Lot 2 of Survey under Auditor's File No. 200610020114:

BEGINNING at the most Southerly corner of Lot 2 of Boundary Line Adjustment recorded under Auditor's File No. 200403020078, records of Skagit County, Washington; thence North $32^{\circ}07'33''$ East a distance of 110.67 feet to the POINT OF BEGINNING; thence North $79^{\circ}34'50''$ West a distance of 176.93 feet to the Easterly line of Marine Drive; thence North $44^{\circ}02'01''$ East a distance of 117.92 feet to the Easterly line of Marine Drive; thence South $57^{\circ}58'11''$ East a distance of 136.62 feet; thence South $28^{\circ}13'01''$ West a distance of 50.29 feet to the POINT OF BEGINNING.

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

Situate in the City of Anacortes, County of Skagit, State of Washington.

Containing 12,117 sq. ft.

Exhibit "C"

**Padilla Heights Properties, LLC
Parcel "Lot 3"
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-61871)**

Those portions of Lots 67, 68 and 69, "Anaco Beach", in Volume 5 of Plats, page 4, records of Skagit County, Washington, described as follows:

Lot 3 of Survey under Auditor's File No. 200610020114:

BEGINNING at the most Southerly corner of Lot 2 of Boundary Line Adjustment recorded under Auditor's File No. 200403020078, records of Skagit County, Washington; thence North $32^{\circ}07'33''$ East a distance of 110.67 feet; thence North $28^{\circ}13'01''$ East a distance of 50.29 feet to the POINT OF BEGINNING; thence North $57^{\circ}58'11''$ West a distance of 136.62 feet to the Easterly line of Marine Drive; thence North $44^{\circ}02'01''$ East a distance of 81.79 feet along the Easterly line of Marine Drive; thence South $57^{\circ}58'11''$ East a distance of 114.28 feet; thence South $28^{\circ}13'01''$ West a distance of 80.18 feet to the POINT OF BEGINNING.

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

Situate in the City of Anacortes, County of Skagit, State of Washington.

Containing 10,036 sq. ft.

Exhibit "C"

Exhibit "D"

**Gayle Gildnes, Trustee of the Olaf A. Gildnes Residuary Trust,
UWD March 22, 1994 as to 75% and
Padilla Heights Properties, LLC as to 25%,
Parcel Lot "C"
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-121953)**

That portion of the Marine Point Short Plat No. ANA-04-009, approved August 20, 2004, recorded August 25, 2004 under Auditor's File No. 200408250062, being a portion of Lots 67 and 68, "Anaco Beach", in Volume 5 of Plats, page 4, records of Skagit County, Washington, described as follows:

BEGINNING at the most Westerly corner of Lot A of the Marine Point Short Plat as recorded under Auditor's File No. 200408250062, records of Skagit County, Washington; thence North 32°07'33" East a distance of 110.67 feet to the POINT OF BEGINNING; thence North 79°34'50" West a distance of 47.43 feet; thence North 34°15'18" East a distance of 67.60 feet; thence North 61°39'42" East a distance of 69.01 feet; thence South 57°58'11" East, a distance of 71.09 feet; thence South 81°49'00" East a distance of 31.33 feet to the Westerly line of Marine Drive; thence South 08°11'00" West a distance of 70.95 feet along said Westerly line; thence North 75°00'51" West a distance of 128.07 feet; thence South 28°13'01" West a distance of 20.44 feet to the POINT OF BEGINNING.

Also known as Lot C of Survey recorded August 8, 2007, under Skagit County Auditor's File No. 200708080107.

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

Situate in the City of Anacortes, County of Skagit, State of Washington.

Containing 12,146 sq. ft.

Exhibit "E"

**Padilla Heights Properties, LLC
Parcel Lot "1"
Skagit County Assessor's Parcel No. P-119973
After Boundary Line Adjustment**

That portion of Lots 67, 68, and 69 "Anaco Beach, Skagit County, Washington", as per plat recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington, also being a portion of the Southeast 1/4 of Section 27, Township 35 North, Range 1 East, W.M., being more particularly described as follows:

BEGINNING at the most Southerly corner of Lot 2 of that certain Boundary Line Adjustment map recorded under Skagit County Auditor's File No. 200403020078, also being the Westerly most corner of Lot A of Marine Point Short Plat No. ANA-04-009, recorded under Skagit County Auditor's File No. 200408250062; thence North 57°52'27" West along the Southerly line of said Lot 1, also being the Northerly right-of-way margin of Anaco Beach Road, for a distance of 131.03 feet to a point of curvature; thence along the arc of said curve to the right having a radius of 50.00 feet, through a central angle of 51°11'06" (Called 51°10'43" on previous descriptions) an arc distance of 44.67 feet (called 44.66 feet on previous descriptions), more or less, to the Easterly right-of-way margin of Marine Drive; thence North 44°02'01" East along said Easterly right-of-way margin for distance of 20.05 feet; thence South 30°13'26" East for a distance of 39.35 feet; thence South 57°52'27" East for a distance of 50.86 feet; thence North 44°02'01" East for a distance of 43.93 feet; thence North 32°07'33" East for a distance of 19.38 feet; thence South 79°34'50" East for a distance of 13.21 feet; thence North 44°02'01" East for a distance of 40.15 feet; thence South 40°25'25" East for a distance of 52.95 feet, more or less, to a point bearing North 32°07'33" East from the POINT OF BEGINNING, being a point on the Westerly line of said Marine Point Short Plat No. ANA-04-009; thence South 32°07'33" West along said Westerly line for a distance of 110.67 feet, more or less, to the POINT OF BEGINNING.

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

Situate in the City of Anacortes, County of Skagit, State of Washington.

Containing 10,225 sq. ft.

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

Exhibit "F"

**Padilla Heights Properties, LLC
Parcel Lot "2"
Skagit County Assessor's Parcel No. P-125346
After Boundary Line Adjustment**

That portion of Lots 67, 68, and 69 "Anaco Beach, Skagit County, Washington", as per plat recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington, also being a portion of the Southeast 1/4 of Section 27, Township 35 North, Range 1 East, W.M., being more particularly described as follows:

BEGINNING at the most Southerly corner of Lot 2 of that certain Boundary Line Adjustment map recorded under Skagit County Auditor's File No. 200403020078, also being the Westerly most corner of Lot A of Marine Point Short Plat No. ANA-04-009, recorded under Skagit County Auditor's File No. 200408250062; thence North 57°52'27" West along the Southerly line of said Lot 1, also being the Northerly right-of-way margin of Anaco Beach Road, for a distance of 131.03 feet to a point of curvature; thence along the arc of said curve to the right having a radius of 50.00 feet, through a central angle of 51°11'06" (Called 51°10'43" on previous descriptions) an arc distance of 44.67 feet (called 44.66 feet on previous descriptions), more or less, to the Easterly right-of-way margin of Marine Drive; thence North 44°02'01" East along said Easterly right-of-way margin for distance of 20.05 feet and being the TRUE POINT OF BEGINNING; thence continue North 44°02'01" East along said Easterly right-of-way margin of Marine Drive for a distance of 110.17 feet; thence South 45°57'59" East for a distance of 94.65 feet; thence South 44°02'01" West for a distance of 40.15 feet; thence North 79°34'50" West for a distance of 13.21 feet; thence South 32°07'33" West for a distance of 19.38 feet; thence South 44°02'01" West for a distance of 43.93 feet; thence North 57°52'27" West for a distance of 50.86 feet, more or less, to a point bearing South 30°13'26" East from the TRUE POINT OF BEGINNING; thence North 30°13'26" West for a distance of 39.35 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 City of Anacortes, County of Skagit, State of Washington.

Containing 10,382 sq. ft.

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

Exhibit "G"

**Padilla Heights Properties, LLC
Parcel Lot "3"
Skagit County Assessor's Parcel No. P-61871
After Boundary Line Adjustment**

That portion of Lots 67, 68, and 69 "Anaco Beach, Skagit County, Washington", as per plat recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington, also being a portion of the Southeast 1/4 of Section 27, Township 35 North, Range 1 East, W.M., being more particularly described as follows:

BEGINNING at the most Southerly corner of Lot 2 of that certain Boundary Line Adjustment map recorded under Skagit County Auditor's File No. 200403020078, also being the Westerly most corner of Lot A of Marine Point Short Plat No. ANA-04-009, recorded under Skagit County Auditor's File No. 200408250062; thence North 57°52'27" West along the Southerly line of said Lot 1, also being the Northerly right-of-way margin of Anaco Beach Road, for a distance of 131.03 feet to a point of curvature; thence along the arc of said curve to the right having a radius of 50.00 feet, through a central angle of 51°11'06" (Called 51°10'43" on previous descriptions) an arc distance of 44.67 feet (called 44.66 feet on previous descriptions), more or less, to the Easterly right-of-way margin of Marine Drive; thence North 44°02'01" East along said Easterly right-of-way margin of Marine Drive for a distance of 130.22 feet to the TRUE POINT OF BEGINNING; thence continue North 44°02'01" East along said Easterly right-of-way margin for a distance of 96.66 feet, more or less, to the Southwesterly corner of Lot 4 City of Anacortes Short Plat No. ANA-08-001, as per Short Plat recorded under Skagit County Auditor's File No. 20100120001; thence South 57°58'11" East along the Southerly line of said Lot 4 for a distance of 114.28 feet, more or less, to the Easterly most corner of said Lot 4, also being an angle point on the Westerly line of Lot 5 of said City of Anacortes Short Plat No. ANA-08-001; thence South 28°13'01" West along said Westerly line of Lot 5 for a distance of 20.06 feet, more or less, to the Southwest corner of said Lot 5; thence South 50°44'17" West for a distance of 102.86 feet; thence North 40°25'25" West for a distance of 10.64 feet, more or less, to a point bearing South 45°57'59" East from the TRUE POINT OF BEGINNING; thence North 45°57'59" West for a distance of 94.65 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 City of Anacortes, County of Skagit, State of Washington.

Containing 12,143 sq. ft.

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

Exhibit "H"

**Gayle Gildnes, Trustee of the Olaf A. Gildnes Residuary Trust,
UWD March 22, 1994 as to 75% and
Padilla Heights Properties, LLC as to 25%,
Parcel Lot "C"
(Skagit County Assessor's Parcel Number P-121953)
After Boundary Line Adjustment**

That portion of the Marine Point Short Plat No. ANA-04-009, approved August 20, 2004, recorded August 25, 2004 under Auditor's File No. 200408250062, also being a portion of Lots 67, 68, and 69 "Anaco Beach, Skagit County, Washington", as per plat recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington and also being in a portion of the Southeast 1/4 of Section 27, Township 35 North, Range 1 East, W.M., being more particularly described as follows:

BEGINNING at the most Southerly corner of Lot 2 of that certain Boundary Line Adjustment map recorded under Skagit County Auditor's File No. 200403020078, also being the Westerly most corner of Lot A of Marine Point Short Plat No. ANA-04-009;
thence North 32°07'33" East along the Westerly line of said Marine Point Short Plat No. ANA-04-009 for a distance of 110.67 feet to the TRUE POINT OF BEGINNING;
thence North 40°25'25" West for a distance of 42.30 feet;
thence North 50°44'17" East for a distance of 102.86 feet, more or less, to the Northwest corner of Lot C of said Marine Point Short Plat No. ANA-04-009, also being the Southwest corner of Lot 5, City of Anacortes Short Plat No. ANA-08-001, as per Short Plat recorded under Skagit County Auditor's File No. 201001200001;
thence South 57°58'11" East along the North line of said Lot C, also being the Southerly lines of Lots 5 and 6 said Short Plat No. ANA-08-001, for a distance of 71.09 feet to an angle point on said line;
thence North 81°49'00" East for a distance of 31.33 feet, more or less, to the Northeast corner of said Lot C, Marine Point Short Plat No. ANA-04-009, also being the Southeast corner of said Lot 6, Short Plat No. ANA-08-001, and being on the Westerly right-of-way margin of Marine Drive;
thence South 8°11'00" West along said Westerly right-of-way margin for a distance of 70.95 feet to the Southeast corner of Lot C Boundary Line Adjustment map recorded under Skagit County Auditor's File No. 200708080107;
thence North 75°00'51" West along said South line of Lot C, Boundary Line Adjustment map recorded under Auditor's File No. 200708080107 for a distance of 128.08 feet (called 128.07 feet on previous survey), more or less, to a point on the Westerly line of said Marine Point Short Plat No. ANA-04-009 at a point bearing North 28°13'01" East from the TRUE POINT OF BEGINNING;

thence South 28°13'01" West along said Westerly line for a distance of 20.46 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 City of Anacortes, County of Skagit, State of Washington.

Containing 10,752 sq. ft.

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