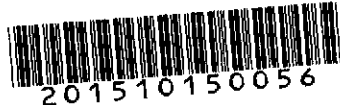


**POOR ORIGINAL**



Skagit County Auditor  
10/15/2015 Page

\$97.00  
1 of 15 11:49AM

**AFTER RECORDING RETURN TO:**

FURLONG & BUTLER  
ATTORNEYS  
825 CLEVELAND AVENUE  
MOUNT VERNON, WASHINGTON 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20154265

OCT 15 2015

Amount Paid \$ 94<sup>00</sup>  
Skagit Co. Treasurer  
By *MF* Deputy

**STATUTORY WARRANTY DEED**  
(Boundary Line Adjustment)

Reference number of documents assigned or released: N/A

Grantor: WESLEY D. MELTON and LEEANN MELTON, husband and wife; and

Grantee: SKAGIT LAND TRUST, a Washington non-profit corporation qualified to do business in Washington;

Partial Legal Description: (full legal attached) A portion of NE 1/4 of the SW 1/4 of Section 14, Township 35 North, Range 4 East, W.M.

Assessor's Parcel/Tax I.D. Number(s): P36544/350414-0-011-0006,  
P36548/350414-0-013-0103;  
P36547/350414-0-013-0012

**Land Title and Escrow**

152371-0

**OWNERSHIP STATUS OF PROPERTY PRIOR TO CONVEYANCE**

Grantors, Wesley D. Melton and LeeAnn Melton, husband and wife, are owners of a parcel of land legally described in Exhibit 1 hereto ("Tract A"). Grantee, Skagit Land Trust, a Washington non-profit corporation qualified to do business in Washington, is the owner of two parcels of land legally described in Exhibit 2 hereto ("Tract B" and "Tract C").

**CONVEYANCE**

Grantors, Wesley D. Melton and LeeAnn Melton, husband and wife, hereby convey and warrant that portion of Tract A, legally described in Exhibit 3, to Grantee, Skagit Land Trust, to aggregate and combine with Tract B and Tract C; and

**OWNERSHIP STATUS OF PROPERTY AFTER CONVEYANCE**

All of the foregoing therefore to result in a reconfigured Tract A, owned by Grantees, Wesley D. Melton and LeeAnn Melton, husband and wife, legally described in Exhibit 4; and reconfigured Tract B and Tract C, owned by Grantee, Skagit Land Trust legally described in Exhibits 5.

This deed is solely for the purposes of boundary line adjustment and not to create any additional lots or parcels.

Skagit County Approval:

BOUNDARY ADJUSTMENT

Reviewed and approved in accordance  
with Skagit County Code Chapter 14.18

  
Skagit Co. Planning & Dev. Services

9/18/2015  
Date

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SIGNATURES FOLLOW]

As to Tract A:

Wesley D Melton

WESLEY D. MELTON

DATE: OCT 10 - 2015

Leeann J. Melton

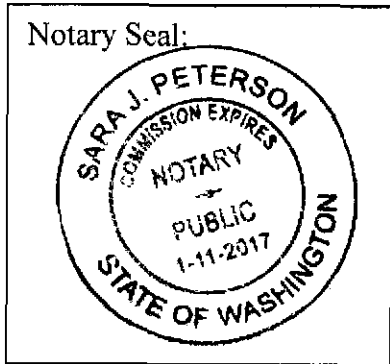
LEEANN MELTON

DATE: 10-10-2015

STATE OF WASHINGTON )  
 )  
COUNTY OF Skagit ) ss.

On this day personally appeared before me WESLEY D. MELTON and LEEANN MELTON, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 10<sup>th</sup> day of October, 2015.



Sara Peterson

Notary Public in and for the state of Washington, residing at 300 Ferny St Se Sno-Walley WA 98284

Printed Name: Sara J. Peterson



**Exhibit "1"**

**Wesley D. and LeeAnn Melton Parcel  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel Number P-36544)**

**Parcel "A"**

That portion of the East 26 rods of the West 40 rods of the Northeast 1/4 of the Southwest 1/4 of Section 14, Township 35 North, Range 4 East, W.M., described as follows:

BEGINNING at the Northwest corner of the above described tract;  
thence East along the North boundary of said tract, a distance of 215 feet;  
thence South on a line parallel with the West line of the above described tract, a distance of 200 feet;  
thence West on a line parallel with the North line of said tract, a distance of 215 feet, to the Westerly edge of the above described tract;  
thence North to the POINT OF BEGINNING.

**Parcel "B"**

TOGETHER WITH a non-exclusive easement for road purposes, along a road as constructed, from what is known as the Old Grade Road, lying South of the main tract above described along the Westerly boundary of the East 26 rods of the West 40 rods of the Northeast 1/4 of the Southwest 1/4 of said Section, to a point which is 605 feet South of the North line of said property and 20 feet East of the West line of said property;  
thence in a Northeasterly direction to a point which is 300 feet North of the Southeast corner of the North 605 of the West 215 feet of the East 26 rods of the West 40 rods of the Northeast 1/4 of the Southwest 1/4 of said Section;  
thence in a Northerly direction along the Easterly edge thereof to the Southeast corner of the main tract above described, as said easement was conveyed and created by instruments dated June 12, 1956 and August 28, 1956, recorded June 25, 1956 and August 29, 1956, under Auditor's File Nos. 537874 and 540764, 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.

**QUITCLAIM DEED (BOUNDARY LINE ADJUSTMENT)  
WESLEY D. MELTON and LEEANN MELTON, GRANTOR  
SKAGIT LAND TRUST, GRANTEE**

**Exhibit "2"**

**Estate of Hildegard T. Kretschmer (Deceased) Parcel  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel Numbers P-36547, P-36619, P-36548 and P-131261)**

**Parcel "A"**

That portion of the West 1/2 of the East 1/2 of the Southwest 1/4 of Section 14, Township 35 North, Range 4 East, of W.M., described as follows:

BEGINNING at a point along the North boundary of said subdivision a distance of 446 feet East of the Northwest corner thereof;  
thence East along the North boundary of said subdivision to the Northeast corner of the above described subdivision;  
thence South on the East line of the West 1/2 of the East 1/2 of the Southwest 1/4 a distance of 605 feet;  
thence West on a line parallel with the North line of said Southwest 1/4 to a point which is 446 feet East of the Westerly line of the above described subdivision;  
thence North to the POINT OF BEGINNING.

TOGETHER WITH a non-exclusive easement for roadway 20 feet in width as the same exists on the ground over the West 215 feet of the North 605 feet of the East 26 rods of the West 40 rods of the Northeast 1/4 of the Southwest 1/4 of said Section 14, Township 35 North, Range 4 East, of W.M., beginning about 20 feet East of the Southwest corner of said West 215 feet of the North 605 feet of the subdivision first hereinabove described;  
thence in a Northeasterly direction across said subdivision to where the same intersects with the West line of the property herein conveyed, 300 feet North of the Southwest corner thereof.

AND TOGETHER WITH a non-exclusive easement for roadway 20 feet in width as the same exists on the ground over that portion of the East 429 feet of the West 660 feet of said Northeast 1/4 of Southwest 1/4 lying South of the above described tract and Northerly of the County road which roadway extends along or near the West line of said portion South of the above described tract from the Old Grade Road North to the South line of the above described tract, and curving slightly to the East so as to join said South line at a point approximately 20 feet East of the Southwest corner of said tract.

AND ALSO TOGETHER WITH that portion of the Northeast 1/4 of the Southwest 1/4 of Section 14, Township 35 North, Range 4 East, W.M., described as follows:

BEGIN at the Northeast corner of those premises conveyed to Robie Tingley by deed recorded under Skagit County Auditor's File No. 8511060039;

**QUITCLAIM DEED (BOUNDARY LINE ADJUSTMENT)  
WESLEY D. MELTON and LEEANN MELTON, GRANTOR  
SKAGIT LAND TRUST, GRANTEE**

thence West along the North line of said Tingley property, a distance of 29 feet, more or less, to an existing fence line as delineated on Surveys recorded under Auditor's File Nos.

200808060055 and 201102040006;

thence South along said fence line to its terminus;

thence continue South to the North end of another segment of said fence line as delineated on said Surveys;

thence continue South along said fence line and its Southerly extension to the Southeasterly line of said Tingley property;

thence Northeasterly along said Southeasterly line to the Southeast corner of said Tingley property;

thence Northerly along the East line of said Tingley property to the POINT OF BEGINNING.

**Parcel "B"**

That portion of the Southeast 1/4 of the Northwest 1/4 of Section 14, Township 35 North, Range 4 East of W.M., lying Southerly of the right of way of the Northern Pacific Railway, except the East 1/2 of the East 1/2 thereof.

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 "3"**

**Portion of Wesley D. and LeeAnn Melton Parcel P-36544  
to be Boundary Line Adjusted  
to Estate of Hildegard T. Kretschmer, Deceased Parcel P-36548**

That portion of the East 26 rods of the West 40 rods of the Northeast 1/4 of the Southwest 1/4 of Section 14, Township 35 North, Range 4 East, W.M., more particularly described as follows:

BEGINNING at the Northwest corner of the above described tract thence North 88°36'56" East (called East on previous description) along the North line of said Northeast 1/4 of the Southwest 1/4 of Section 14 for a distance of 215.00 feet, to the Northeast corner of that certain parcel conveyed to Wesley D. Melton and described on Statutory Warranty Deed recorded under Skagit County Auditor's File No. 200309300208, and being the TRUE POINT OF BEGINNING; thence South 2°31'20" East (called South on previous description) parallel with the West line of said Northeast 1/4 of the Southwest 1/4 along the East line of said Melton parcel for a distance of 200.00 feet to the Southeast corner thereof; thence South 88°36'56" West (called West on previous description) parallel with the North line of said Northeast 1/4 of the Southwest 1/4 along the South line of said Melton parcel for a distance of 32.24 feet, more or less, (called 29 feet, more or less, on Quit Claim Deed recorded under Skagit County Auditor's File No. 201211150070) to an existing fence line; thence along said fence line North 2°45'22" West for a distance of 75.79 feet to an angle point in said fence line; thence North 3°29'54" West for a distance of 45.55 feet to an angle point in said fence line; thence continue along said fence line North 3°10'01" West for a distance of 78.71 feet, more or less, to the North line of said Northeast 1/4 of the Southwest 1/4 of Section 14 at a point bearing South 88°36'56" West from the TRUE POINT OF BEGINNING; thence North 88°36'56" East along said North line for a distance of 34.21 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 County of Skagit, State of Washington

Containing 6,610 sq ft

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

**QUITCLAIM DEED (BOUNDARY LINE ADJUSTMENT)  
WESLEY D. MELTON and LEEANN MELTON, GRANTOR  
SKAGIT LAND TRUST, GRANTEE**

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The above described property will be combined or aggregated with contiguous property to the east (P-36548) owned by the grantee.

UNOFFICIAL DOCUMENT

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**QUITCLAIM DEED (BOUNDARY LINE ADJUSTMENT)  
WESLEY D. MELTON and LEEANN MELTON, GRANTOR  
SKAGIT LAND TRUST, GRANTEE**

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UNOFFICIAL DOCUMENT

**Exhibit "4"**

**Wesley D. and LeeAnn Melton Parcel  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel Number P-36544)**

**Parcel "A"**

That portion of the East 26 rods of the West 40 rods of the Northeast 1/4 of the Southwest 1/4 of Section 14, Township 35 North, Range 4 East, W.M., described as follows:

BEGINNING at the Northwest corner of the above described tract;  
thence East along the North boundary of said tract, a distance of 215 feet;  
thence South on a line parallel with the West line of the above described tract, a distance of 200 feet;  
thence West on a line parallel with the North line of said tract, a distance of 215 feet, to the Westerly edge of the above described tract;  
thence North to the POINT OF BEGINNING.

EXCEPT that portion of said East 26 rods of the West 40 rods of the Northeast 1/4 of the Southwest 1/4 of Section 14, Township 35 North, Range 4 East, W.M., more particularly described as follows:

BEGINNING at the Northwest corner of the above described tract thence North  $88^{\circ}36'56''$  East (called East on previous description) along the North line of said Northeast 1/4 of the Southwest 1/4 of Section 14 for a distance of 215.00 feet, to the Northeast corner of that certain parcel conveyed to Wesley D. Melton and described on Statutory Warranty Deed recorded under Skagit County Auditor's File No. 200309300208, and being the TRUE POINT OF BEGINNING;  
thence South  $2^{\circ}31'20''$  East (called South on previous description) parallel with the West line of said Northeast 1/4 of the Southwest 1/4 along the East line of said Melton parcel for a distance of 200.00 feet to the Southeast corner thereof;  
thence South  $88^{\circ}36'56''$  West (called West on previous description) parallel with the North line of said Northeast 1/4 of the Southwest 1/4 along the South line of said Melton parcel for a distance of 32.24 feet, more or less, (called 29 feet, more or less, on Quit Claim Deed recorded under Skagit County Auditor's File No. 201211150070) to an existing fence line;  
thence along said fence line North  $2^{\circ}45'22''$  West for a distance of 75.79 feet to an angle point in said fence line;  
thence North  $3^{\circ}29'54''$  West for a distance of 45.55 feet to an angle point in said fence line;  
thence continue along said fence line North  $3^{\circ}10'01''$  West for a distance of 78.71 feet, more or less, to the North line of said Northeast 1/4 of the Southwest 1/4 of

Section 14 at a point bearing South 88°36'56" West from the TRUE POINT OF BEGINNING;  
thence North 88°36'56" East along said North line for a distance of 34.21 feet, more or less, to the TRUE POINT OF BEGINNING.

**Parcel "B"**

TOGETHER WITH a non-exclusive easement for road purposes, along a road as constructed, from what is known as the Old Grade Road, lying South of the main tract above described along the Westerly boundary of the East 26 rods of the West 40 rods of the Northeast 1/4 of the Southwest 1/4 of said Section, to a point which is 605 feet South of the North line of said property and 20 feet East of the West line of said property;  
thence in a Northeasterly direction to a point which is 300 feet North of the Southeast corner of the North 605 of the West 215 feet of the East 26 rods of the West 40 rods of the Northeast 1/4 of the Southwest 1/4 of said Section;  
thence in a Northerly direction along the Easterly edge thereof to the Southeast corner of the main tract above described, as said easement was conveyed and created by instruments dated June 12, 1956 and August 28, 1956, recorded June 25, 1956 and August 29, 1956, under Auditor's File Nos. 537874 and 540764, records of Skagit County, Washington.

AND ALSO 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 36,382 sq ft

**Exhibit "5"**

**Estate of Hildegard T. Kretschmer (Deceased) Parcel  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel Numbers P-36547, P-36619, P-36548 and P-131261)**

**Parcel "A"**

That portion of the West 1/2 of the East 1/2 of the Southwest 1/4 of Section 14, Township 35 North, Range 4 East, of W.M., described as follows:

BEGINNING at a point along the North boundary of said subdivision a distance of 446 feet East of the Northwest corner thereof;  
thence East along the North boundary of said subdivision to the Northeast corner of the above described subdivision;  
thence South on the East line of the West 1/2 of the East 1/2 of the Southwest 1/4 a distance of 605 feet;  
thence West on a line parallel with the North line of said Southwest 1/4 to a point which is 446 feet East of the Westerly line of the above described subdivision;  
thence North to the POINT OF BEGINNING.

TOGETHER WITH that portion of the Northeast 1/4 of the Southwest 1/4 of Section 14, Township 35 North, Range 4 East, W.M., described as follows:

BEGIN at the Northeast corner of those premises conveyed to Robie Tingley by deed recorded under Skagit County Auditor's File No. 8511060039;  
thence West along the North line of said Tingley property, a distance of 29 feet, more or less, to an existing fence line as delineated on Surveys recorded under Auditor's File Nos. 200808060055 and 201102040006;  
thence South along said fence line to its terminus;  
thence continue South to the North end of another segment of said fence line as delineated on said Surveys;  
thence continue South along said fence line and its Southerly extension to the Southeasterly line of said Tingley property;  
thence Northeasterly along said Southeasterly line to the Southeast corner of said Tingley property;  
thence Northerly along the East line of said Tingley property to the POINT OF BEGINNING.

AND ALSO TOGETHER WITH that portion of the East 26 rods of the West 40 rods of the Northeast 1/4 of the Southwest 1/4 of Section 14, Township 35 North, Range 4 East, W.M., more particularly described as follows:

BEGINNING at the Northwest corner of the above described tract thence North 88°36'56" East (called East on previous description) along the North line of said

Northeast 1/4 of the Southwest 1/4 of Section 14 for a distance of 215.00 feet; to the Northeast corner of that certain parcel conveyed to Wesley D. Melton and described on Statutory Warranty Deed recorded under Skagit County Auditor's File No. 200309300208, and being the TRUE POINT OF BEGINNING; thence South 2°31'20" East (called South on previous description) parallel with the West line of said Northeast 1/4 of the Southwest 1/4 along the East line of said Melton parcel for a distance of 200.00 feet to the Southeast corner thereof; thence South 88°36'56" West (called West on previous description) parallel with the North line of said Northeast 1/4 of the Southwest 1/4 along the South line of said Melton parcel for a distance of 32.24 feet, more or less, (called 29 feet, more or less, on Quit Claim Deed recorded under Skagit County Auditor's File No. 201211150070) to an existing fence line; thence along said fence line North 2°45'22" West for a distance of 75.79 feet to an angle point in said fence line; thence North 3°29'54" West for a distance of 45.55 feet to an angle point in said fence line; thence continue along said fence line North 3°10'01" West for a distance of 78.71 feet, more or less, to the North line of said Northeast 1/4 of the Southwest 1/4 of Section 14 at a point bearing South 88°36'56" West from the TRUE POINT OF BEGINNING; thence North 88°36'56" East along said North line for a distance of 34.21 feet, more or less, to the TRUE POINT OF BEGINNING.

TOGETHER WITH a non-exclusive easement for roadway 20 feet in width as the same exists on the ground over the West 215 feet of the North 605 feet of the East 26 rods of the West 40 rods of the Northeast 1/4 of the Southwest 1/4 of said Section 14, Township 35 North, Range 4 East, of W.M., beginning about 20 feet East of the Southwest corner of said West 215 feet of the North 605 feet of the subdivision first hereinabove described; thence in a Northeasterly direction across said subdivision to where the same intersects with the West line of the property herein conveyed, 300 feet North of the Southwest corner thereof.

AND TOGETHER WITH a non-exclusive easement for roadway 20 feet in width as the same exists on the ground over that portion of the East 429 feet of the West 660 feet of said Northeast 1/4 of Southwest 1/4 lying South of the above described tract and Northerly of the County road which roadway extends along or near the West line of said portion South of the above described tract from the Old Grade Road North to the South line of the above described tract, and curving slightly to the East so as to join said South line at a point approximately 20 feet East of the Southwest corner of said tract.

Containing 137,438 sq ft 3.16 acres

**Parcel "B"**

**QUITCLAIM DEED (BOUNDARY LINE ADJUSTMENT)  
WESLEY D. MELTON and LEEANN MELTON, GRANTOR  
SKAGIT LAND TRUST, GRANTEE**

That portion of the Southeast 1/4 of the Northwest 1/4 of Section 14, Township 35 North, Range 4 East of W.M., lying Southerly of the right of way of the Northern Pacific Railway, except the East 1/2 of the East 1/2 thereof.

Area not calculated.

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

All situate in the County of Skagit, State of Washington.