



201512220066

Skagit County Auditor

\$78.00

12/22/2015 Page

1 of

6 11:20AM

Land Title and Escrow
PO Box 445
Burlington, WA 98233

Tax Acct # 4076 - 041 - 010 - 0009 P106688

PROPERTY LINE ADJUSTMENT AND QUITCLAIM DEED
Addr. Legal. Lot 8, 9, 10 BLK 41 Amended Plat of Burl.

This Property Line Adjustment and Quit Claim is made and entered into by and between S & K Holdings, LLC, 408 East Fairhaven Avenue, Burlington, WA 98233 as Grantor, and between S & K Holdings, LLC, 408 East Fairhaven Avenue, Burlington, WA 98233 as Grantee,

WHEREAS, Grantor is the owner in fee simple of that property legally described on the attached Exhibit A, and

Land Title and Escrow

153981-02

WHEREAS, Grantor desires to modify the boundary lines of said property to create two lots legally described on the attached Exhibit B and C,

NOW THEREFORE, in consideration of the above premises, and not for monetary consideration, it is mutually agreed as follows: The Grantors Convey and Quit Claim that real property described on the attached Exhibit A to Grantees, for the purpose of adjusting the common legal and physical boundary lines between the parcels described herein, so that henceforth the boundaries between the parcels shall be as set forth on the attached Exhibits B and C, illustrated on the attached Exhibit D, which may be sold separately in compliance with the City of Burlington Subdivision Code.

THE ABOVE DESCRIBED PROPERTY WILL BE (RE)COMBINED OR (RE)AGGREGATED WITH CONTIGUOUS PROPERTY OWNED BY GRANTEE. THIS LOT BOUNDARY AJUSTMENT IS NOT FOR THE PURPOSES OF CREATING AN ADDITIONAL LOT.

Approved: [Signature]
City of Burlington Planning Director

Dated: December 15, 2015

S & K HOLDINGS, LLC

[Signature]
Kim L. Stafford

[Signature]
Steven A Stafford. By [Signature] Deputy

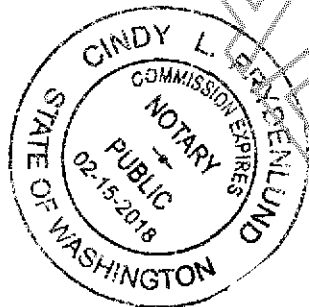
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20155143
DEC 22 2015

Amount Paid \$0
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF WASHINGTON)
) SS.
COUNTY OF SKAGIT)

On this date personally appeared before me Steven H. Stabbed and Kim L. Stabbed and _____, to me know to be the members of S & K Holdings, LLC, the entity named herein, and stated under oath that they were authorized to sign the foregoing instrument as the free and voluntary act and deed, and on behalf of said Limited Liability Company, for the uses and purposes therein mentioned.

Given under my hand and official seal this 21st day of December, 2015.



Cindy L. Frydenlund

NOTARY PUBLIC in and for the State of Washington residing at Mt Vernon

Name : Cindy L. Frydenlund

Commission expires: 2-15-18

Original Legal Descriptions – Before BLA

Lot A

Lot 8 of Block 41 of the Amended Plat of Burlington AF16511, records of Skagit County Washington;

Lot B

Lot 9 of Block 41 of the Amended Plat of Burlington AF16511, records of Skagit County Washington;

Lot C

Lot 10 of Block 41 of the Amended Plat of Burlington AF16511, records of Skagit County Washington;

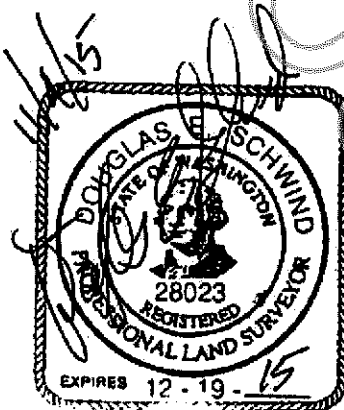


Exhibit A

Boundary Line Adjustment – After BLA – Railroad Market Description

Lot A

Boundary Line Adjustment – Railroad Market Description

That portion of Lots 8, 9 & 10 of Block 41 of the Amended Plat of Burlington recorded under AF16511 Skagit County Washington, described as follows:

Beginning at the northwest corner of Lot 8 thence S 1° 33' 16" W on the west line of Lot 8 a distance of 17.52 ft to the True Point of Beginning;

Thence S 01-33-16 W on the west line of Lot 8 a distance of 87.98 ft. to the northerly railroad right of way;

Thence on the north railroad right of way N 64° 44' 26" E a distance of 73.63 ft. to the southerly extension of a common building line between the buildings on Lots 9 & Lot 10 as the buildings existed on November 2015;

Thence north on the said building line extension N 01° 37' 29" E a distance of 42.70 ft. to the north building line;

Thence west on the northerly building line N 88° 23' 15" W a distance of 43.54 ft. to the easterly edge of the concrete pad;

Thence north on the easterly edge of the concrete pad to its northerly edge N 01° 39' 35" E a distance of 12.09 ft.;

Thence west on the northerly edge of the concrete pad N 88° 37' 51" W a distance of 22.26 ft. to the true point of beginning;

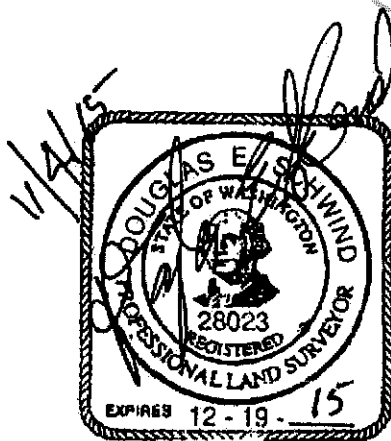


Exhibit B

Boundary Line Adjustment – After BLA - S & K HOLDINGS LLC

Lot B

That portion of Lots 8, 9 & 10 of Block 41 of the Amended Plat of Burlington recorded under AF16511 Skagit County Washington, described as follows:

Beginning at the northwest corner of Lot 8 the True Point of Beginning;

Thence on the north line of Lots 8, 9 & 10 bearing S 88° 26' 49" E a distance of 90.00 ft.;

Thence south on the easterly lot line of Lot 10 S 01° 33' 15" W a distance of 60.01 ft. to the northerly right of the railroad;

Thence southerly on the northerly railroad right of way S 64° 44' 26" W a distance of 27.21 ft. to the southerly extension of a common building line between the buildings on Lots 9 & Lot 10 as the buildings existed on November 2015;

Thence north on the said building line extension N 01° 37' 29" E a distance of 42.70 ft. to the north building line;

Thence west on the northerly building line N 88° 23' 15" W a distance of 43.54 ft. to the easterly edge of the a concrete pad;

Thence north on the easterly edge of the concrete pad to its northerly edge N 01° 39' 35" E a distance of 12.09 ft.;

Thence west on the northerly edge of the concrete pad a distance of N 88° 37' 51" W a distance of 22.26 ft. to the west lot line of Lot 8;

Thence on the west line of Lot 8 N 1° 33' 16" E as distance of 17.52 ft. to the true point of beginning;

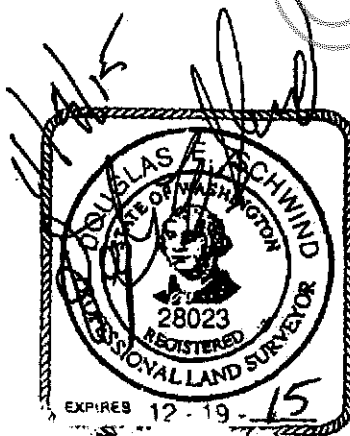
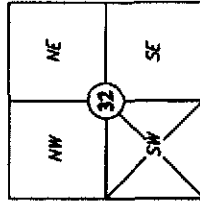
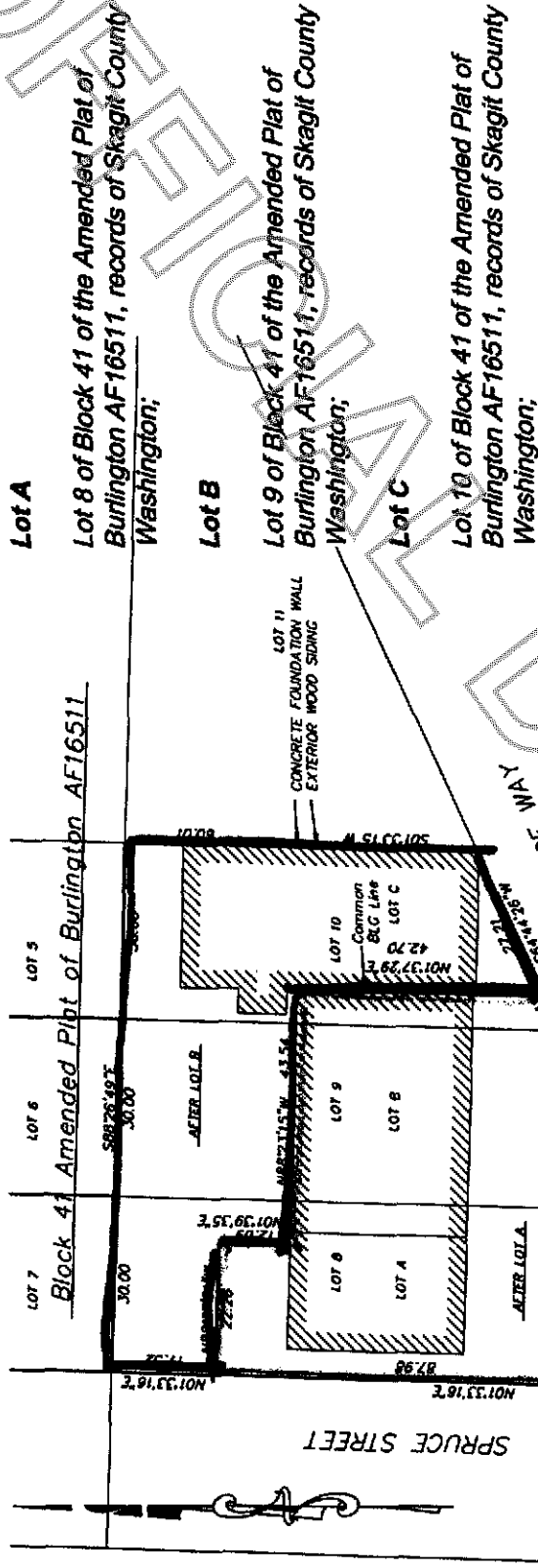


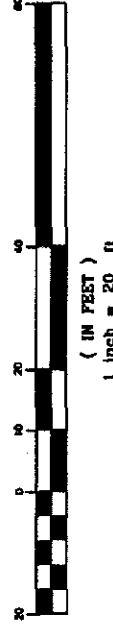
Exhibit C

Original Legal Descriptions - Before BLA



Section 32, T. 35 N., R. 4 E
Skagit County, Washington

GRAPHIC SCALE



RECORD OF SURVEY

SURVEY in a portion of
the SW 1/4 of the SW 1/4
Section 32, T. 35 N., R. 4 E. WM
for:

STEVE STAFFORD
in Burlington, Washington

NORTHWEST DATUM & DESIGN
CIVIL ENGINEERING AND SURVEYING SOLUTIONS

2209 MONICA DRIVE
MOUNT VERNON, WASHINGTON 98273
PH: (360) 424-4865



DOUGLAS E. SCHMITT, P.E., P.L.S.

Exhibit D

PROJECT: 05070
DRAWING: 05070.DWG

DATE: 11/04/15
SHEET 1 OF 1