

When recorded return to:

George Leo Wolden
9743 Simpson Road
Sedro-Woolley, WA 98284



Skagit County Auditor

2/11/2016 Page

1 of

6 2:39PM

\$78.00

Escrow Number: JM1864

QUIT CLAIM DEED

THE GRANTOR GEORGE LEO WOLDEN, TRUSTEE OF THE WOLDEN CHARITABLE TRUST DATED SEPTEMBER 24, 2010 for and in consideration of boundary line adjustment without consideration conveys and quit claims to GEORGE LEO WOLDEN, TRUSTEE OF THE WOLDEN CHARITABLE TRUST DATED SEPTEMBER 24, 2010 the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

The South 85 feet of that portion of Tract "A" of Skagit County Short Plat No. 13-84, approved May 6, 1985 and recorded May 7, 1985 as Auditor's File No. 850507009, lying Easterly of the East line of the Westerlymost extension of Hendricks Place as delineated on said Short Plat; being a portion of Tract 10 Plat of "Burlington Acreage Property" as per plat recorded in Volume 1 of Plats, Page 49, records of Skagit County, Washington.

SUBJECT TO matters of record. This conveyance is also SUBJECT TO AND TOGETHER WITH a non-exclusive 60-foot wide easement for ingress, egress and utilities as set forth on Exhibit "C" hereto.

The above described property will be combined or aggregated with contiguous property owned by the Grantee. This lot boundary adjustment is not for the purpose of creating an additional lot.

This lot boundary adjustment is approved by BRAD JOHNSON of the City of Burlington Planning & Permit Center.

Exhibit "A" hereto is the legal descriptions of the two pre-lot boundary adjustment parcels and Exhibit "B" is the legal descriptions of the two post-lot boundary adjustment parcels.

Tax Parcel Number(s): Portion P62325

Dated: February 11th, 2016

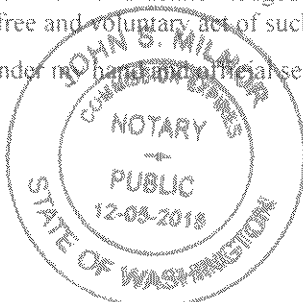
George Leo Wolden
George Leo Wolden, Trustee

The above described property will be combined or aggregated with contiguous property owned by the grantee. This lot boundary adjustment is not for the purpose of creating an additional lot.
2/11/2016
PLANNING DIRECTOR DATE

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that George Leo Wolden is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Trustee of the Wolden Charitable Trust dated September 24, 2010 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal the day and year last above written.



John S. Milnes
Notary Public in and for the State of Washington
Residing at Mount Vernon
My Appointment Expires 12/5/2018

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 428
FEB 11 2016

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

EXHIBIT "A"

Legals existing before Wolden lot boundary adjustment:

Northerly Parcel:

Tract "A" of Skagit County Short Plat no. 13-84, approved May 6, 1985 and recorded May 7, 1985 as Auditor's File No. 8505070009, being a portion of Tract 10 "Plat of the Burlington Acreage Property" as per plat recorded in Volume 1 of plats, Page 49, records of Skagit County, Washington.

Southerly Parcel:

Tract 19, "Plat of the Burlington Acreage Property" as be plat recorded in Volume 1 of Plats, Page 49, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated Anacortes Street appurtenant thereto.

EXCEPT the 3 following described portions thereof:

1) Parcel "B" of Survey recorded February 6, 1980 as a Skagit County Auditor's File No. 8002060006.

2) That portion of said Tract 19 lying Westerly of the following described line: Begin at the North ¼ corner of Section 32, Township 35 North, Range 4 East, W.M.; thence South 0° 35' 18" West along the North/South center line of Section 32, a distance of 1,983.22 feet; thence South 89° 24' 18" West a distance of 1,290.62 feet to the True Point of Beginning of this line description; thence North 0° 37' 03" East a distance of 150 feet; thence North 45° 37' 03" East a distance of 212.13 feet; thence North 0° 37' 03" East to the North line of said Tract 19, the terminus of this line description.

3) Beginning at the North ¼ corner of Section 32, Township 35 North, Range 4 East, W.M.; thence South 0° 35' 18" West a distance of 1,627.83 feet; thence South 89° 19' West a distance of 592.46 feet to the True Point of Beginning; thence South 89° 19' West a distance of 168.21 feet; thence South 0° 41' East a distance of 299.18 feet; thence North 89° East a distance of 168.21 feet; thence North 0° West a distance of 299.18 feet to the True Point of Beginning. (Said parcel being sometimes referred to as Tract "A" of an unrecorded survey.)

EXHIBIT "B"

Legals existing after Wolden lot boundary adjustment:

Northerly Parcel:

Tract "A" of Skagit County Short Plat No. 13-84, approved May 6, 1985 and recorded May 7, 1985 as Auditor's File No. 8505070009, being a portion of Tract 10 "Plat of the Burlington Acreage Property" as per plat recorded in Volume 1 of plats, Page 49, records of Skagit County, Washington, EXCEPT the South 85 feet of that portion thereof lying Easterly of the East line of the Westerlymost extension of Hendricks Place as delineated on said Short Plat.

Southerly Parcel:

Tract 19, "Plat of the Burlington Acreage Property" as be plat recorded in Volume 1 of Plats, Page 49, records of Skagit County, Washington.

TOGETHER with the South 85 feet of that portion of Tract "A" of Skagit County Short Plat No. 13-84, approved May 6, 1985 and recorded May 7, 1985 as Auditor's File No. 8505070009, lying Easterly of the East line of the Westerlymost extension of Hendricks Place as delineated on said Short Plat bein a portion of Tract 10 of said "Plat of the Burlington Acreage Property".

TOGETHER WITH that portion of vacated Amcories Street appurtenant thereto.

EXCEPT the 3 following described portions of said Tract 19:

1) Parcel "B" of Survey recorded February 6, 1980 as a Skagit County Auditor's File No. 8002060006.

2) That portion of said Tract 19 lying Westerly of the following described line: Begin at the North ¼ corner of Section 32, Township 35 North, Range 4 East, W.M.: thence South 0° 33' 18" West along the North/South center line of Section 32, a distance of 1,983.22 feet; thence South 89° 24' 18" West a distance of 1,290.62 feet to the True Point of Beginning of this line description; thence North 0° 37' 03" East a distance of 150 feet; thence North 45° 37' 03" East a distance of 212.13 feet; thence North 0° 37' 03" East to the North line of said Tract 19, the terminus of this line description.

3) Beginning at the North ¼ corner of Section 32, Township 35 North, Range 4 East, W.M.: thence South 0° 35' 18" West a distance of 1,627.83 feet; thence South 89° 19' West a distance of 592.46 feet to the True Point of Beginning; thence South 89° 19' West a distance of 168.21 feet thence South 0° 41' East a distance of 299.18 feet; thence North 89° East a distance of 168.21 feet; thence North 0° West a distance of 299.18 feet to the True Point of Beginning. (Said parcel being sometimes referred to as Tract "A" of an unrecorded survey.)

EXHIBIT "C"

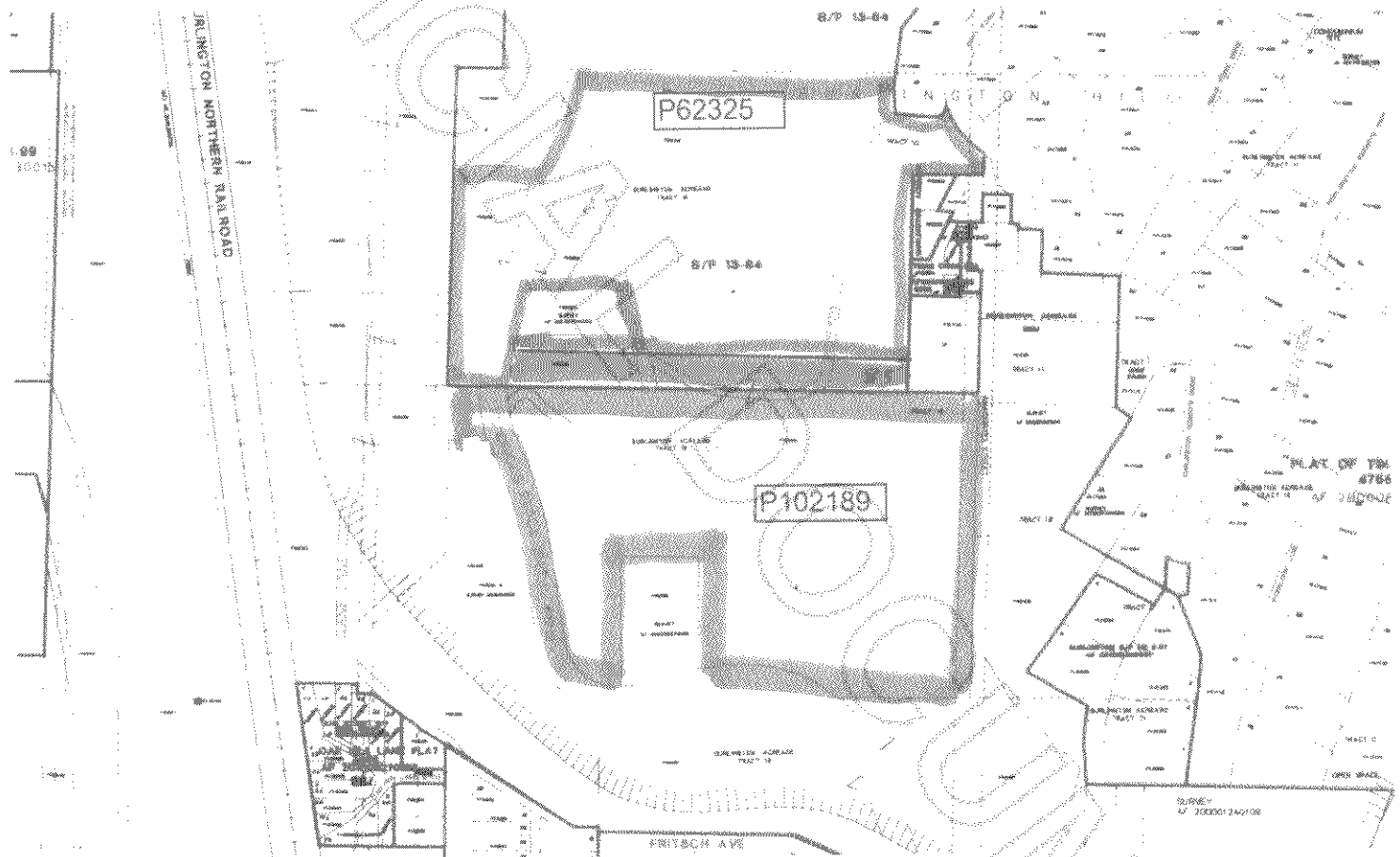
A non-exclusive easement for ingress, egress and utilities over, across and under that portion of the following described 60-foot wide strip of land lying within those portions of Tracts "A" and "B" of Skagit County Short Plat No. 13-84, approved May 6, 1985 and recorded May 7, 1985 as Auditor's File No. 8505070009 lying within Tract 10 of the "Burlington Acreage Property", as per plat recorded in Volume 1 of Plats, Page 49, records of Skagit County, Washington:

The centerline of this 60-foot wide strip of land is described as follows: Begin at a point on the West line of Bella Vista Lane in the "Plat of Tinas Coma", recorded as Skagit County Auditor's File No. 200008110004 at the Southeasterlymost point of Lot 30 of said Plat which is on the West line of said Bella Vista Lane; thence Southeasterly along the West line of said Bella Vista Lane to a point on a line 30 feet Southeasterly of and concentric to the curve which is the Southeasterly line of said Lot 30, said point being the True Point of Beginning of this centerline description; thence Southwesterly along said concentric line to its intersection with a line parallel with and 30 feet Southerly of the South line of said Lot 30; thence Westerly along said parallel line and its Westerly extension, if necessary, to the intersection with the centerline of an existing roadway lying within this 60-foot wide strip of land; thence continue Westerly, Southerly, Westerly and Northwesterly to its intersection with the Easterly line of the 30-foot wide road easement delineated on the face of said Short Plat No. 13-84; thence North $14^{\circ}39'36''$ West (North $16^{\circ}16''$ West) along said Easterly line to a point 30 feet Southeasterly of an angle point on said Easterly line; thence West to a point on a line delineated on said Short Plat as being parallel with and 10 feet Easterly of the Easterly line of Tract "B" of said Short Plat; thence Southwesterly along said parallel line to its intersection with the Easterly extension of the South line of said Tract "B"; from said point of intersection said parallel line becomes the centerline of the 60-foot wide road and utility easement delineated on said Short Plat as a Northerly extension of Hendricks Place; thence continue Southwesterly along said centerline to the South line of said Tract "A", the terminus of this 60-foot wide strip of land.

If the centerline of the existing roadway reference at the beginning of this centerline description is more than 30 feet Southerly of the Southeasterly and Southerly lines of Lot 30 then the centerline of this 60-foot wide strip of land shall follow said existing centerline in lieu of the 30-foot concentric and parallel lines described above.

JM1864

See Attached Notice



Pre-BLA:
Nly lot = +
Sly Lot =

Post-BLA:
Nly lot =
Sly lot = +

Order No. JM1864

NOTICE

...This sketch is furnished as a courtesy only by
FIRST AMERICAN TITLE INSURANCE COMPANY
and its agent and is NOT a part of any Title
Commitment or Policy of Title Insurance.

...This sketch is furnished solely for the purpose
of assisting in locating the premises and does
not purport to show all highways, road or
easements affecting the property. No reliance
should be placed upon this sketch for the
location or dimensions of the property and no
liability is assumed for the correctness thereof.