



201608090070

Skagit County Auditor

\$84.00

8/9/2016 Page

1 of

12 3:32PM

AFTER RECORDING RETURN TO:

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

QUIT CLAIM DEED
(Boundary Line Adjustment)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 3459

AUG 09 2016

Reference number of documents assigned or released: N/A

Grantor: Riverview Farms, a Washington general partnership

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

Grantee: Riverview Farms, a Washington general partnership

Partial Legal Description: (full legal on Exhibits): Ptn of S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of 15-35-6 W.M.;
Ptn of N $\frac{1}{2}$ of NE $\frac{1}{4}$ of 15-35-6 W.M.;
Ptn of NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of 15-35-6 W.M.

Assessor's Parcel/Tax I.D. Number(s): P41219
P41220
P41225
P41226
P41227

Land Title and Escrow

#153574-

DE

Date: August 9, 2016

OWNERSHIP STATUS OF PROPERTY PRIOR TO CONVEYANCE

Riverview Farms, a Washington general partnership, ("Grantor") is the owner of lots of land legally described in Exhibits 1a and 1b hereto (P41227, P41220, P41225, P41226 and P41219).

CONVEYANCE

Grantor hereby conveys and quit claims to Grantee, Riverview Farms, a Washington general partnership: (1) that portion of P41220, P41219, P41226, P41225 and P41227 of said

lots as legally described in **Exhibit 2** to aggregate into a single Parcel "A" as legally described in **Exhibit 3**; and

Grantor hereby conveys and quit claims to Grantee, Riverview Farms, a Washington general partnership: (2) the remaining portions of P41220, P41219 and P41226, said lots to aggregate into a single Parcel "B", legally described in **Exhibit 4**.]

EXHIBITS

Exhibit 1a and 1b - Riverview—Prior to Boundary Line Adjustment

Exhibit 2 - Riverview—Portions of P41220, P41219, P41226, P41225 and P41227
(conveyed)

Exhibit 3 - Riverview—Parcel A After Boundary Line Adjustment

Exhibit 4 - Riverview—Parcel B After Boundary Line Adjustment

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


APPROVAL


This adjustment has been reviewed pursuant to SCC 14.18 and is hereby approved.

Approved By:  Date: 7/29/2016

GRANTOR:


RIVERVIEW FARMS, a Washington
general partnership

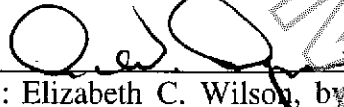

By: A.W. Dynes
Its: General Partner


By: Elizabeth C. Wilson, by A.W. Dynes
her Attorney-in-Fact as provided for in
the Limited Power of Attorney
executed June 29, 2016
Its: General Partner

GRANTEE:

RIVERVIEW FARMS, a Washington
general partnership


By: A.W. Dynes
Its: General Partner


By: Elizabeth C. Wilson, by A.W. Dynes
her Attorney-in-Fact as provided for in
the Limited Power of Attorney
executed June 29, 2016
Its: General Partner

Quit Claim Deed (Boundary Line Adjustment)

Grantor: Riverview Farms

Grantee: Riverview Farms

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STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that A.W. Dynes is the person who appeared before me, and said persons acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the General Partner of RIVERVIEW FARMS to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 28th day of July, 2016.



Sarah M. G. Hastings
(Print/Type Name): Sarah M. G. Hastings
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 9-19-18

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that A.W. Dynes, as Attorney-in-Fact for Elizabeth C. Wilson under her Limited Power of Attorney dated June 29, 2016 is the person who appeared before me, and said persons acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as Attorney-in-Fact for Elizabeth C. Wilson, the General Partner of RIVERVIEW FARMS to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 28th day of July, 2016.



Sarah M. G. Hastings
(Print/Type Name): Sarah M. G. Hastings
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 9-19-18

Quit Claim Deed (Boundary Line Adjustment)
Grantor: Riverview Farms
Grantee: Riverview Farms

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—Skagit Surveyors and Engineers—

806 Metcalf St. Sedro-Woolley, WA 98284
360.855.2121 360.855.1658(f)
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Exhibit 1a

LEGAL DESCRIPTION FOR RIVERVIEW FARMS OF P41219, P41220, P41225 AND P41226 BEFORE BOUNDARY LINE ADJUSTMENT

July 25, 2016

That portion of the south half of the northeast quarter of Section 15, Township 35 North, Range 6 East, W.M. lying northerly of the Great Northern Railway Company right of way, and that portion of the north half of the northeast quarter of Section 15, Township 35 North, Range 6 East, W.M., lying southerly of State Route 20.

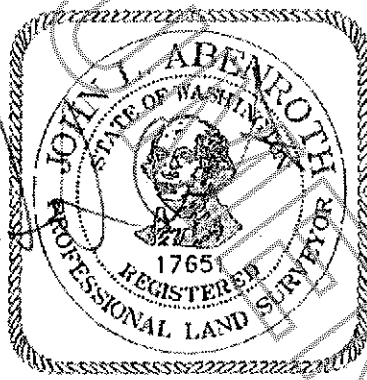
EXCEPT that portion lying within Old Highway 17A as conveyed to the State of Washington by deed dated July 5, 1938 and recorded September 6, 1938 under AF#305470, records of Skagit County, Washington.

AND EXCEPT that portion lying within State Route 20 along the north line thereof.

AND EXCEPT that portion lying within Cabin Creek Road along the east line thereof.

Containing approximately 85 acres.

Situate in Skagit County, Washington.



7/27/16

Skagit Surveyors and Engineers

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Exhibit 1b

LEGAL DESCRIPTION FOR RIVERVIEW FARMS OF P41227 BEFORE BOUNDARY LINE ADJUSTMENT

July 25, 2016

That portion of the northeast quarter of the northwest quarter of Section 15, Township 35 North, Range 6 East, W.M. lying southerly of State Route 20 and northerly of Old Highway 17A as conveyed to the State of Washington by deed dated July 5, 1938 and recorded September 6, 1938 under AF#305470, records of Skagit County, Washington.

Containing approximately 26 acres.

Situate in Skagit County, Washington.



—Skagit Surveyors and Engineers—

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Exhibit 2

LEGAL DESCRIPTION FOR RIVERVIEW FARMS OF A PORTION OF P41219, P41220, P41225 AND P41226 TO BE AGGREGATED WITH P41227

July 25, 2016

That portion of the south half of the northeast quarter of Section 15, Township 35 North, Range 6 East, W.M. lying northerly of the Great Northern Railway Company right of way, and that portion of the north half of the northeast quarter of Section 15, Township 35 North, Range 6 East, W.M., lying southwesterly of the following described line;

Commencing at the intersection of the south right of way line of Highway 20 and the west right of way line of Cabin Creek Road; thence N 88°00'09"W along the south line of said Highway 20 right of way, a distance of 802.69 feet to the point of curvature of curve to the left having a radius of 11,385.00 feet; thence westerly along said curve through a central angle of 5°30'00", and an arc distance of 1092.88 feet; thence S 86°29'51"W along said Highway 20 right of way, a distance of 467.47 feet to the initial point of this line description; thence S 38°35'50"E, a distance of 28.43 feet; thence S 43°59'19"E, a distance of 76.41 feet; thence S 39°36'39"E, a distance of 117.84 feet; thence S 44°27'31"E, a distance of 55.85 feet; thence S 66°20'01"E, a distance of 52.19 feet; thence N 84°30'37"E, a distance of 78.40 feet; thence S 31°37'26"E, a distance of 36.25 feet; thence S 72°41'58"E, a distance of 170.47 feet; thence S 85°10'32"E, a distance of 67.33 feet; thence S 61°40'37"E, a distance of 84.51 feet; thence S 74°34'57"E, a distance of 84.22 feet; thence S 83°30'30"E, a distance of 71.59 feet; thence S 57°20'32"E, a distance of 57.24 feet; thence S 57°23'43"E, a distance of 1005.05 feet; thence S 47°39'46"E, a distance of 186.94 feet; thence S 69°09'19"E, a distance of 38.71 feet; thence N 61°30'42"E, a distance of 36.50 feet; thence S 56°59'00"E, a distance of 178.65 feet; thence S 54°44'16"E, a distance of 100.71 feet; thence S 54°10'59"E, a distance of 155.40 feet; thence S 64°11'43"E, a distance of 73.29 feet to a point on the west right of way line of Cabin Creek Road and the terminal point of this line description.

EXCEPT that portion lying within Old Highway 17A as conveyed to the State of Washington by deed dated July 5, 1938 and recorded September 6, 1938



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Exhibit 2 (cont'd)

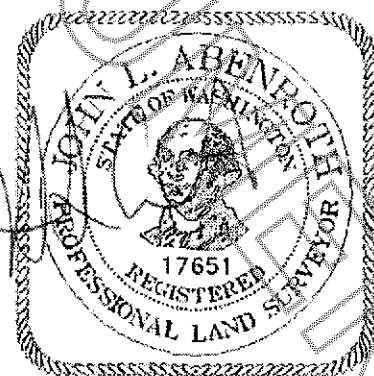
under AF#305470, records of Skagit County, Washington.

AND EXCEPT that portion lying within State Route 20 along the north line thereof.

AND EXCEPT that portion lying within Cabin Creek Road along the east line thereof.

Containing approximately 47 acres.

Situate in Skagit County, Washington.



7/27/16

—Skagit Surveyors and Engineers—

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Exhibit 3 (Parcel A)

LEGAL DESCRIPTION FOR RIVERVIEW FARMS OF A PORTION OF P41219, P41220, P41225, P41226 AND P41227 AFTER BOUNDARY LINE ADJUSTMENT

July 25, 2016

That portion of the northeast quarter of the northwest quarter of Section 15, Township 35 North, Range 6 East, W.M. lying north of the north line of Old Highway 17A as conveyed to the State of Washington by deed dated July 5, 1938 and recorded September 6, 1938 under AF#305470, records of Skagit County, Washington;

TOGETHER WITH the south half of the northeast quarter of Section 15, Township 35 North, Range 6 East, W.M. lying northerly of the Great Northern Railway right of way;

AND TOGETHER WITH that portion of the north half of the northeast quarter of Section 15, Township 35 North, Range 6 East, W.M. lying southwesterly of the following described line:

Commencing at the intersection of the south right of way line of Highway 20 and the west right of way line of Cabin Creek Road; thence N 88°00'09"W along the south line of said Highway 20 right of way, a distance of 802.69 feet to the point of curvature of curve to the left having a radius of 11,385 feet; thence westerly along said curve through a central angle of 5°30'00", and an arc distance of 1092.88 feet; thence S 86°29'51"W along said Highway 20 right of way, a distance of 467.47 feet to the initial point of this line description; thence S 38°35'50"E, a distance of 28.43 feet; thence S 43°59'19"E, a distance of 76.41 feet; thence S 39°36'39"E, a distance of 117.84 feet; thence S 44°27'31"E, a distance of 55.85 feet; thence S 66°20'01"E, a distance of 52.19 feet; thence N 84°30'37"E, a distance of 78.40 feet; thence S 31°37'26"E, a distance of 36.25 feet; thence S 72°41'58"E, a distance of 170.47 feet; thence S 85°10'32"E, a distance of 67.33 feet; thence S 61°40'37"E, a distance of 84.51 feet; thence S 74°34'57"E, a distance of 84.22 feet; thence S 83°30'30"E, a distance of 71.59 feet; thence S 57°20'32"E, a distance of 57.24 feet; thence S 57°23'43"E, a distance of 1005.05 feet; thence S 47°39'46"E, a distance of 186.94 feet; thence S 69°09'19"E, a distance of 38.71 feet; thence N 61°30'42"E, a



7/27/16

Skagit Surveyors and Engineers

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Exhibit 3 (cont'd)

distance of 36.50 feet; thence S 56°59'00"E, a distance of 178.65 feet; thence S 54°44'16"E, a distance of 100.71 feet; thence S 54°10'59"E, a distance of 155.40 feet; thence S 64°11'43"E, a distance of 73.29 feet to the west right of way line of Cabin Creek Road and the terminal point of this line description.

EXCEPT that portion lying within Old Highway 17A as conveyed to the State of Washington by deed dated July 5, 1938 and recorded September 6, 1938 under AF#305470, records of Skagit County, Washington.

AND EXCEPT that portion lying within State Route 20 along the north line thereof.

AND EXCEPT that portion lying within Cabin Creek Road along the east line thereof.

Containing approximately 73 acres.

Situate in Skagit County, Washington.

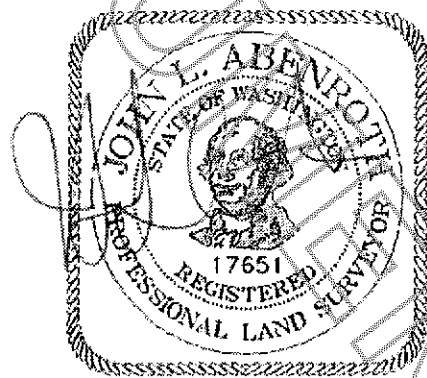


Exhibit "3"

Riverview Farms, Parcel A
(Skagit County Assessor's Parcel No. P _____)

APPROVED

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

Skagit County

By: Mark Roeder
Title: Senior Planner

Date: 7/29/2016

—Skagit Surveyors and Engineers—

806 Metcalf St. Sedro-Whalley, WA 98284

360.855.2121 360.855.1658(f)

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Exhibit 4 (Parcel B)

LEGAL DESCRIPTION FOR RIVERVIEW FARMS OF 40 ACRE PARCEL AFTER BOUNDARY LINE ADJUSTMENT

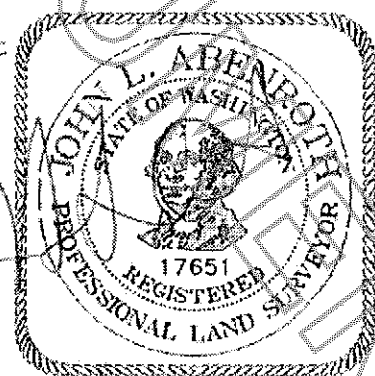
July 25, 2016

That portion of the north half of the northeast quarter, and the southeast quarter of the northeast quarter of Section 15, Township 35 North, Range 6 East, W.M. described as follows:

Beginning at the intersection of the south right of way line of Highway 20 and the west right of way line of Cabin Creek Road; thence N 88°00'09"W along the south line of said Highway 20 right of way, a distance of 802.69 feet to the point of curvature of curve to the left having a radius of 11,385.00 feet; thence westerly along said curve through a central angle of 5°30'00", and an arc distance of 1092.88 feet; thence S 86°29'51"W along said Highway 20 right of way, a distance of 467.47 feet; thence S 38°35'50"E, a distance of 28.43 feet; thence S 43°59'19"E, a distance of 76.41 feet; thence S 39°36'39"E, a distance of 117.84 feet; thence S 44°27'31"E, a distance of 55.85 feet; thence S 66°20'01"E, a distance of 52.19 feet; thence N 84°30'37"E, a distance of 78.40 feet; thence S 31°37'26"E, a distance of 36.25 feet; thence S 72°41'58"E, a distance of 170.47 feet; thence S 85°10'32"E, a distance of 67.33 feet; thence S 61°48'37"E, a distance of 84.51 feet; thence S 74°34'57"E, a distance of 84.22 feet; thence S 83°30'30"E, a distance of 71.59 feet; thence S 57°20'32"E, a distance of 57.24 feet; thence S 57°23'43"E, a distance of 1005.05 feet; thence S 47°39'46"E, a distance of 186.94 feet; thence S 69°09'19"E, a distance of 38.71 feet; thence N 61°30'42"E, a distance of 36.50 feet; thence S 56°59'00"E, a distance of 178.65 feet; thence S 54°44'16"E, a distance of 100.71 feet; thence S 54°10'59"E, a distance of 155.40 feet; thence S 64°11'43"E, a distance of 73.29 feet to a point on the west right of way line of Cabin Creek Road; thence N 1°13'52"E along said right of way line, a distance of 145.52 feet; thence S 88°45'51"E along said right of way line, a distance of 20.00 feet; thence N 1°13'52"E, a distance of 1222.29 feet to the point of beginning.

Containing 40 gross acres.

Situate in Skagit County, Washington.



7/27/16

Exhibit "4"

Riverview Farms, Parcel B
(Skagit County Assessor's Parcel No. P _____)

APPROVED

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

Skagit County

By: *Arvid Roeder*
Title: *Senior Planner*

Date: *7/29/2016*