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Skagit County Auditor

\$84.00

11/3/2016 Page 1 of 12 12:49PM

After recording return document to:

YOUNGQUIST & BETZ  
Attorneys at Law  
904 South Third Street  
Mount Vernon, WA 98273

**DOCUMENT TITLE:** QUIT CLAIM DEED (BOUNDARY LINE ADJUSTMENT)

**REFERENCE NUMBER OF RELATED DOCUMENT:** AF #668231

**GRANTOR(S):** Cedar Hills Development, LLC, a Washington Limited Liability Company

**ADDITIONAL GRANTORS ON PAGE \_\_\_\_ OF DOCUMENT.**

**GRANTEE(S):** Jose Diaz, an unmarried man, and Yara O. Fernandez, an unmarried woman

**ADDITIONAL GRANTEES ON PAGE \_\_\_\_ OF DOCUMENT.**

**ABBREVIATED LEGAL DESCRIPTION:** Ptn. of W ½ of SW ¼, Sec. 28, Twp 34 N, R4E, W.M.

**ADDITIONAL LEGAL DESCRIPTION ON PAGE(S) 1 OF DOCUMENT.**

**ASSESSOR'S TAX /PARCEL NUMBER(S):** 3878-000-018-0011/P64324

*P28036*

**QUIT CLAIM DEED  
(BOUNDARY LINE ADJUSTMENT)**

THE GRANTOR, **CEDAR HILLS DEVELOPMENT, LLC, a Washington Limited Liability Company**, for and in consideration of Fifty Thousand Dollars (\$50,000.00), conveys and quit claims to **JOSE DIAZ, an unmarried man, and YARA O. FERNANDEZ, an unmarried woman**, the following-described real estate, situate in the County of Skagit, State of Washington, together with all after-acquired title of the Grantor therein:

(See attached Exhibit "A" <sup>through 4F</sup> which Exhibit is by this reference made a part hereof as though fully set forth)

DATED this 21st day of October, 2016.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20145022  
NOV 03 2016

Amount Paid \$ 895.00  
By MB Skagit Co. Treasurer Deputy

**CEDAR HILLS DEVELOPMENT, LLC, a Washington Limited Liability Company**

By [Signature]  
**Gregg A. Davidson, Managing Member**

STATE OF WASHINGTON )  
: SS  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that **GREGG A. DAVIDSON**, as the duly authorized Managing Member of **CEDAR HILLS DEVELOPMENT, LLC, a Washington Limited Liability Company**, Grantor, personally appeared before me, and said person acknowledged that he signed this instrument acknowledging it as his free and voluntary act for the uses and purposes mentioned in the instrument.

Witness my hand and official seal hereto affixed this 21st day of October, 2016.



[Signature]  
Notary Public in and for the State of Washington,  
residing at Mount Vernon

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

**APPROVED**

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

Skagit County

By: Joe Roeder  
Title: Senior Planner

Date: 11/2/2016

**Exhibit "A"**

**Cedar Hills Development, LLC, a Limited Liability Company,  
Parcel Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel No. P-28036)**

The West 1/2 of the Southwest 1/4 of Section 28, Township 34 North, Range 4 East, W.M.;

EXCEPT the South 20 acres thereof,

EXCEPT the County road along the North line thereof;

AND EXCEPT that portion thereof described as follows:

BEGINNING at the intersection of the South line of the County road along the North line of said Northwest 1/4 of the Southwest 1/4 with the East line of said subdivision;  
thence West 530 feet;  
thence South 660 feet;  
thence East 530 feet to the East line of said Northwest 1/4 of the Southwest 1/4;  
thence North along the East line of said Northwest 1/4 of the Southwest 1/4, 660 feet to the  
POINT OF BEGINNING;

AND ALSO EXCEPT the Plats of "Cedar Hills No. 1", "Cedar Hills No. 2", and "Cedar Hills No. 3",

AND ALSO EXCEPT that portion of the Southwest 1/4 of the Southwest 1/4 of Section 28, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the Northwest corner of Lot 17 of the Plat of "Cedar Hill No. 3", as per plat recorded in Volume 9 of Plats, pages 36 and 37, records of Skagit County, Washington;  
thence North 82°37'00" East, along the Northerly line of said Lot 17 and its Easterly projection, a distance of 162.41 feet to the Westerly line of Lot 18 of said plat;  
thence North 07°23'00" West, along said Westerly line, a distance of 50.63 feet to the Northwest corner of said Lot 18;  
thence South 65°18'08" West, a distance of 170.12 feet to the POINT OF BEGINNING.

Reserving unto the grantors, their heirs, successors and assigns, a non-exclusive easement for drainage purposes over, under and across the Easterly 20 feet, as measured at right angles to the East line of the above-described parcel.

AND ALSO EXCEPT that portion of the West 1/2 of the Southwest 1/4 of Section 28, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the Southwest corner of Lot 15, "Plat of Cedar Hills No. 3" as per plat recorded in Volume 9 of Plats, pages 36 and 37, records of Skagit County, Washington;  
thence South 1°09'15" West along the West line of said Southwest 1/4 for a distance of 10.00 feet;

thence South 87°40'24" East for a distance of 39.24 feet, more or less, to a point bearing South 65°42'41" West from the Southeast corner of said Lot 15, "Plat of Cedar Hills No. 3";  
thence North 65°42'41" East for a distance of 89.69 feet, more or less, to said Southeast corner of Lot 15;  
thence South 78°10'00" West along the Southerly line of said Lot 15 for a distance of 123.37 feet (shown as 123.35 on the face of said plat), more or less, to the POINT OF BEGINNING;

AND ALSO EXCEPT that portion of the West 1/2 of the Southwest 1/4 of Section 28, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the Southeast corner of Lot 4, "Plat of Cedar Hills No. 3", as per plat recorded in Volume 9 of Plats, pages 36 and 37, records of Skagit County, Washington;  
thence South 1°17'17" West on a Southerly projection of the East line of said Lot 4 for a distance of 16.31 feet;  
thence South 89°07'00" West parallel with the South line of said Lot 4 for a distance of 98.00 feet to a point bearing South 1°17'17" West from the Southwest corner of said Lot 4;  
thence North 1°17'17" East for a distance of 16.31 feet, more or less, to the Southwest corner of said Lot 4;  
thence North 89°07'00" East along the South line of said Lot 4 for a distance of 98.00 feet, more or less, to the POINT OF BEGINNING

AND ALSO EXCEPT that portion conveyed to Skagit County per Superior Court Cause No. 11-2-01297-5, Stipulated Findings of Fact, Conclusions of Law, Judgement and Decree of Appropriation dated January 12, 2012 and recorded January 26, 2012 under Auditor's File No. 201201260131.

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

Situate in the County of Skagit, State of Washington.



**Exhibit "B"**

**Jose Diaz, an unmarried man, and Yara O. Fernandez, an unmarried woman,  
Parcel Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel No. P-64324)**

Lot 18, "Cedar Hills No. 1," according to the plat thereof, recorded in Volume 8 of Plats, pages 90 and 91, 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.



9-10-16

**Exhibit "C"**

**Portion of Cedar Hills Development, LLC, a Limited Liability Company,  
(Skagit County Assessor's Parcel No. P-28036)  
to be Boundary Line Adjusted to  
Jose Diaz, an unmarried man and Yara O. Fernandez, an unmarried woman,  
(Skagit County Assessor's Parcel No. No. P-64324)**

That portion of the West 1/2 of the Southwest 1/4 of Section 28, Township 34 North, Range 4 East, W.M., described as follows:

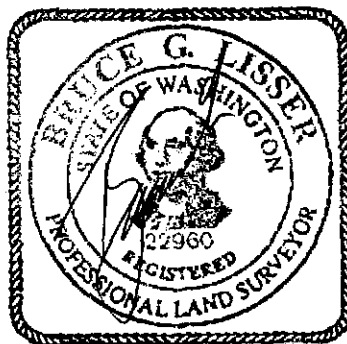
BEGINNING at the Northeast corner of Lot 18, Plat of Cedar Hills No. 1, according to the plat thereof recorded in Volume 8 of Plats, pages 90 and 91, under Auditor's File No. 668231, records of Skagit County, Washington, being a point on the Westerly right-of-way margin of Cedar Hills Drive;  
thence North  $1^{\circ}17'17''$  East along said Westerly right-of-way margin for distance of 100.00 feet;  
thence South  $89^{\circ}07'00''$  West, parallel with the North line of said Lot 18 for a distance of 120.00 feet;  
thence South  $1^{\circ}17'17''$  West for a distance of 100.00 feet, more or less, to the Northwest corner of said Lot 18 at a point bearing South  $89^{\circ}07'00''$  West from the POINT OF BEGINNING;  
thence North  $89^{\circ}07'00''$  East along said North line for a distance of 120.00 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 County of Skagit, State of Washington.

Containing 11,991 square feet

The above-described parcel will be combined or aggregated with contiguous property to the south owned by the Grantee (P-64324).



9-20-16

**Exhibit "D"**

**Cedar Hills Development, LLC, a Limited Liability Company,  
Parcel After Boundary Line Adjustment  
(Skagit County Assessor's Parcel No. P-28036)**

The West 1/2 of the Southwest 1/4 of Section 28, Township 34 North, Range 4 East, W.M.;

EXCEPT the South 20 acres thereof,

EXCEPT the County road along the North line thereof;

AND EXCEPT that portion thereof described as follows:

BEGINNING at the intersection of the South line of the County road along the North line of said Northwest 1/4 of the Southwest 1/4 with the East line of said subdivision;  
thence West 530 feet;  
thence South 660 feet;  
thence East 530 feet to the East line of said Northwest 1/4 of the Southwest 1/4;  
thence North along the East line of said Northwest 1/4 of the Southwest 1/4, 660 feet to the  
POINT OF BEGINNING;

AND ALSO EXCEPT the Plats of "Cedar Hills No. 1", "Cedar Hills No. 2", and "Cedar Hills No. 3",

AND ALSO EXCEPT that portion of the Southwest 1/4 of the Southwest 1/4 of Section 28, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the Northwest corner of Lot 17 of the Plat of "Cedar Hill No. 3", as per plat recorded in Volume 9 of Plats, pages 36 and 37, records of Skagit County, Washington;  
thence North 82°37'00" East, along the Northerly line of said Lot 17 and its Easterly projection, a distance of 162.41 feet to the Westerly line of Lot 18 of said plat;  
thence North 07°23'00" West, along said Westerly line, a distance of 50.63 feet to the Northwest corner of said Lot 18;  
thence South 65°18'08" West, a distance of 170.12 feet to the POINT OF BEGINNING.

Reserving unto the grantors, their heirs, successors and assigns, a non-exclusive easement for drainage purposes over, under and across the Easterly 20 feet, as measured at right angles to the East line of the above-described parcel.

AND ALSO EXCEPT that portion of the West 1/2 of the Southwest 1/4 of Section 28, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the Southwest corner of Lot 15, "Plat of Cedar Hills No. 3" as per plat recorded in Volume 9 of Plats, pages 36 and 37, records of Skagit County, Washington;  
thence South 1°09'15" West along the West line of said Southwest 1/4 for a distance of 10.00 feet;

thence South 87°40'24" East for a distance of 39.24 feet, more or less, to a point bearing South 65°42'41" West from the Southeast corner of said Lot 15, "Plat of Cedar Hills No. 3";  
thence North 65°42'41" East for a distance of 89.69 feet, more or less, to said Southeast corner of Lot 15;  
thence South 78°10'00" West along the Southerly line of said Lot 15 for a distance of 123.37 feet (shown as 123.35 on the face of said plat), more or less, to the POINT OF BEGINNING;

AND ALSO EXCEPT that portion of the West 1/2 of the Southwest 1/4 of Section 28, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the Southeast corner of Lot 4, "Plat of Cedar Hills No. 3", as per plat recorded in Volume 9 of Plats, pages 36 and 37, records of Skagit County, Washington;  
thence South 1°17'17" West on a Southerly projection of the East line of said Lot 4 for a distance of 16.31 feet;  
thence South 89°07'00" West parallel with the South line of said Lot 4 for a distance of 98.00 feet to a point bearing South 1°17'17" West from the Southwest corner of said Lot 4;  
thence North 1°17'17" East for a distance of 16.31 feet, more or less, to the Southwest corner of said Lot 4;  
thence North 89°07'00" East along the South line of said Lot 4 for a distance of 98.00 feet, more or less, to the POINT OF BEGINNING

AND ALSO EXCEPT that portion of the West 1/2 of the Southwest 1/4 of Section 28, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the Northeast corner of Lot 18, Plat of Cedar Hills No. 1, according to the plat thereof recorded in Volume 8 of Plats, pages 90 and 91, under Auditor's File No. 668231, records of Skagit County, Washington, being a point on the Westerly right-of-way margin of Cedar Hills Drive;  
thence North 1°17'17" East along said Westerly right-of-way margin for distance of 100.00 feet;  
thence South 89°07'00" West, parallel with the North line of said Lot 18 for a distance of 120.00 feet;  
thence South 1°17'17" West for a distance of 100.00 feet, more or less, to the Northwest corner of said Lot 18 at a point bearing South 89°07'00" West from the POINT OF BEGINNING;  
thence North 89°07'00" East along said North line for a distance of 120.00 feet, more or less, to the POINT OF BEGINNING.

AND ALSO EXCEPT that portion conveyed to Skagit County per Superior Court Cause No. 11-2-01297-5, Stipulated Findings of Fact, Conclusions of Law, Judgement and Decree of Appropriation dated January 12, 2012 and recorded January 26, 2012 under Auditor's File No. 201201260131.

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

Situate in the County of Skagit, State of Washington.

Containing 29.5 acres



7-20-16

**Exhibit "E"**

**Jose Diaz, an unmarried man, and Yara O. Fernandez, an unmarried woman,  
Parcel After Boundary Line Adjustment  
(Skagit County Assessor's Parcel No. P-64324)**

Lot 18, "Cedar Hills No. 1," according to the plat thereof, recorded in Volume 8 of Plats, pages 90 and 91, records of Skagit County, Washington.

TOGETHER WITH that portion of the West 1/2 of the Southwest 1/4 of Section 28, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the Northeast corner of Lot 18, Plat of Cedar Hills No. 1, according to the plat thereof recorded in Volume 8 of Plats, pages 90 and 91, under Auditor's File No. 668231, records of Skagit County, Washington, being a point on the Westerly right-of-way margin of Cedar Hills Drive;  
thence North  $1^{\circ}17'17''$  East along said Westerly right-of-way margin for distance of 100.00 feet;  
thence South  $89^{\circ}07'00''$  West, parallel with the North line of said Lot 18 for a distance of 120.00 feet;  
thence South  $1^{\circ}17'17''$  West for a distance of 100.00 feet, more or less, to the Northwest corner of said Lot 18 at a point bearing South  $89^{\circ}07'00''$  West from the POINT OF BEGINNING;  
thence North  $89^{\circ}07'00''$  East along said North line for a distance of 120.00 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.

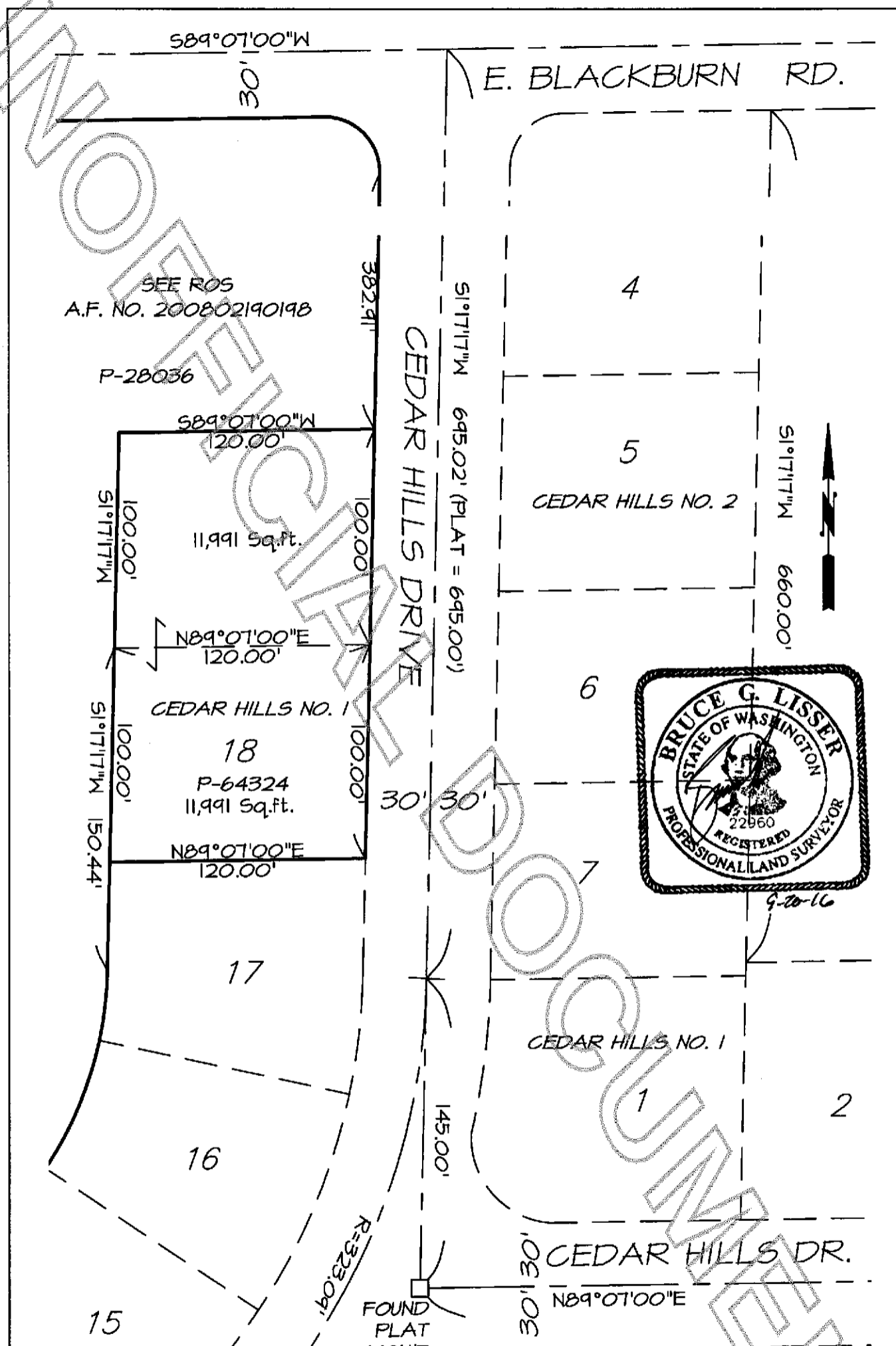
Situate in the County of Skagit, State of Washington.

Containing 23,982 sq ft



9-20-16

EXHIBIT "F"



BOUNDARY LINE ADJUSTMENT IN A PORTION OF THE  
WEST 1/2 OF THE SOUTHWEST 1/4 OF  
SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST W.M.  
SKAGIT COUNTY, WASHINGTON

DATE: 9/19/16  
MERIDIAN: ASSUMED

LISSEY & ASSOCIATES, PLLC  
SURVEYING & LAND-USE CONSULTATION  
MOUNT VERNON, WA 98273 360-419-7442

SCALE: 1" = 60'  
DRAWING: 07-055ROS