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Skiagit County Auditor

\$77.00

11/3/2016 Page

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5 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 (LANDSCAPING LICENSE)

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): Curt S. Lindsey, a single man, as his separate estate

ADDITIONAL GRANTEES ON PAGE ____ OF DOCUMENT.

ABBREVIATED LEGAL DESCRIPTION: Ptn. of W 1/2 of SW 1/4, Sec. 28, Twp.34 N,
R4E, W.M.

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

ASSESSOR'S TAX /PARCEL NUMBER(S): 3878-000-015-0006/P64320

**QUIT CLAIM DEED
(LANDSCAPING LICENSE)**

THE GRANTOR, CEDAR HILLS DEVELOPMENT, LLC, a Washington Limited Liability Company, for and in consideration of Grantee's forbearance from instituting a quiet title action, and covenants contained herein. conveys and quit claims to CURT S. LINDSEY, a single man, as his separate estate, 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 ~~4~~ 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
20165021
NOV 03 2016

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

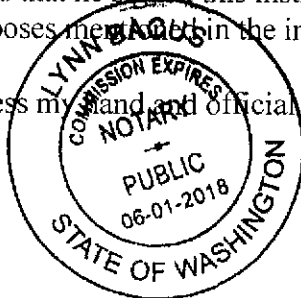
By Gregg A. Davidson
Gregg A. Davidson, Managing Member

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

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 the day and year first above written.



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

Exhibit "A"
Portion of Cedar Hills Development, LLC
(Skagit County Assessor's Parcel No. P-28036)
to be Granted to

Curt S. Lindsey, a single man, as his separate estate
(Skagit County Assessor's Parcel No. P-64320)
for Landscaping License Purposes

An exclusive landscaping license (to grantees only) over, under and across a 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 Northwestern most corner of Lot 15, Plat of Cedar Hills No. 1, as per plat recorded in Volume 9 of Plats, pages 36 and 37, under Skagit County Auditor's File Number 668231, records of Skagit County, Washington;
thence South 5°37'31" East for a distance of 66.00 feet;
thence South 38°11'27" East for a distance of 37.98 feet;
thence North 73°47'00" East for a distance of 35.67 feet, more or less, to the Southwesterly line of said Lot 15 at a point bearing South 36°53'00" East from the POINT OF BEGINNING;
thence North 36°53'00" West along said Southwesterly line for a distance of 107.00 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



9-20-16

EXHIBIT "A" Cont'd.

SUBJECT TO THE FOLLOWING TERMS, COVENANTS AND CONDITIONS:

1. Grantee agrees to keep the subject Landscape License area in good condition and free from noxious weeds and chemicals, and, in the event Grantee no longer desire to do same, Grantee shall return the area to its natural state, including the removal of all plants and flora that are/were not native to the "landscaping area" and surrounding real property.
2. Grantee agrees to pay, be responsible for, indemnify, and hold harmless and defend Grantor, their heirs, successors and assigns from and against any and all liability, claims, demands, actions or suits, whatsoever kind or character, arising or resulting from, or in any way connected with Grantee's use of "landscaping license area," and the word/use conducted thereon by Grantee, his agents, employees, subcontractors, or invitees; with a failure of Grantee to comply with any applicable permits, licenses, laws or regulations.

EXHIBIT "B"

SEE ROS
A.F. NO. 200802190198
P-28036

N53°07'00"E
10.00'

CEDAR HILLS NO. 1
P-64320

15

LANDSCAPING LICENSE
AREA TO BE MAINTAINED
AND GRANTED TO THE OWNER
OF LOT 15 TO THE NORTHEAST

S53°07'00"W
10.00'

16

17

145.00'

FOUND
PLAT
MONT.

CEDAR HILLS DRIVE
R=323.04'

14

N36°53'00"W
180.00'

| NUM | BEARING | DISTANCE |
|-----|-------------|----------|
| L1 | S36°53'00"E | 107.00' |
| L2 | N73°47'00"E | 35.67' |
| L3 | N38°11'27"W | 37.98' |
| L4 | S5°31'31"E | 66.00' |



LANDSCAPE LICENSE AREA 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

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

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