



Skagit County Auditor  
1/18/2017 Page

1 of 10 3:27PM \$82.00

When recorded return to:

Craig Sjostrom  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

**Quitclaim Deed**  
(Boundary Line Adjustment)

Grantor: Anna L. Ankrum

Grantees: Smith & Morrison Farms LLC

Legal Description: ptn NW ¼ SW ¼ 5-33N-4EWM

Assessor's Property Tax Parcel or Account Nos.: P16389; P16391

Reference Nos of Documents Assigned or Released: N/A

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2017207  
JAN 18 2017

Amount Paid \$183.<sup>00</sup>  
Skagit Co. Treasurer  
By *[Signature]* Deputy

THIS INDENTURE, is made this 13<sup>th</sup> day of January, 2017, between Anna L. Ankrum, an unmarried person, Grantor, and Smith & Morrison Farms, LLC, a Washington limited liability company, Grantee.

**Recitals**

- a. Grantee is the owner of the property bearing Skagit County Assessor's parcel no. P16391, described in the attached Exhibit A.
- b. Grantor is the owner of the property bearing Skagit County Assessor's parcel no. P16389, described in the attached Exhibit B.
- c. The parties wish to adjust the boundaries between the two parcels, with a portion of Grantor's property (described in the attached Exhibit C) being incorporated into Grantee's property
- d. The adjusted description of Grantee's parcel is attached as Exhibit D.
- e. The adjusted description of Grantor's parcel is attached as Exhibit E.



**Exhibit "A"**

**Smith and Morrison Farms, LLC Parcel  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel Number P-16391)**

The Southwest 1/4 of the Southwest 1/4 of Section 5, Township 33 North, Range 4 East, W.M.,

EXCEPT that portion of said property lying within the following described tract:

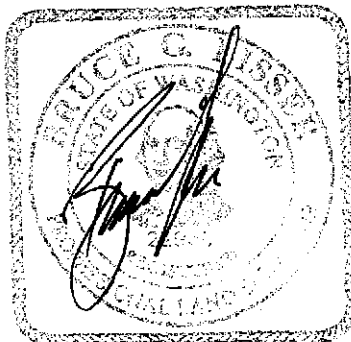
BEGINNING at a point on the West line of said Section 5 which bears North 1°30'00" East 1,120.77 feet from the Southwest corner of said Section 5;  
thence South 88°30'00" East a distance of 30 feet to the East right of way line of PSH No. 99, said point being the TRUE POINT OF BEGINNING;  
thence South 88°30'00" East a distance of 208.71 feet;  
thence North 1°30'00" East parallel with the West line of said Section, a distance of 417.42 feet;  
thence North 88°30'00" West a distance of 208.71 feet to the East right of way line of PSH No. 99;  
thence South 1°30'00" West along said East right of way line 417.42 feet to the TRUE POINT OF BEGINNING,

AND EXCEPT that portion conveyed to the State of Washington by deed recorded December 15, 1971, under Auditor's File No. 761886:

AND ALSO EXCEPT roads.

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.



**Exhibit "B"**

**Anna L. Ankrum Parcel  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel Number P-16389)**

The Northwest 1/4 of the Southwest 1/4 of Section 5, Township 33 North, Range 4 East, W.M.,

EXCEPT that portion of said property lying within the following described tract:

BEGINNING at a point on the West line of said Section 5 which bears North 1°30'00" East 1,120.77 feet from the Southwest corner of said Section 5;  
thence South 88°30'00" East a distance of 30 feet to the East right of way line of PSH No. 99, said point being the TRUE POINT OF BEGINNING;  
thence South 88°30'00" East a distance of 208.71 feet;  
thence North 1°30'00" East parallel with the West line of said Section, a distance of 417.42 feet;  
thence North 88°30'00" West a distance of 208.71 feet to the East right of way line of PSH No. 99;  
thence South 1°30'00" West along said East right of way line 417.42 feet to the TRUE POINT OF BEGINNING,

AND EXCEPT that portion conveyed to the State of Washington by deed recorded December 15, 1971, under Auditor's File No. 761886;

AND ALSO EXCEPT roads.

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



**Exhibit "C"**

**Anna L. Ankrum Parcel  
(Skagit County Assessor's Parcel Number P-16389)  
to be Boundary Line Adjusted to  
Smith and Morrison Farms, LLC Parcel  
(Skagit County Assessor's Parcel Number P-16391)**

That portion of the Northwest 1/4 of the Southwest 1/4 of Section 5, Township 33 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the West line of said Section 5 which bears North 0°05'37" East (called North 1°30'00" East on previous description) a distance of 1,120.77 feet from the Southwest corner of said Section 5;  
thence South 89°54'23" East (called South 88°30'00" East on previous description) for a distance of 30.00 feet, more or less, to the East right of way line of PSH No. 99, also being the East right-of-way margin of Cedardale Road and also being the Southwest corner of Lot 2 of Skagit County Short Plat No. 93-023, approved October 23, 1993 and recorded October 26, 1993 under Auditor's File No. 9310260063;  
thence continue South 89°54'23" East along the South line of said Lot 2 for a distance of 208.71 feet to the Southeast corner thereof;  
thence North 0°05'37" East (called North 1°30'00" East on previous description) along the East line of said Short Plat for a distance of 212.31 feet, more or less, to the South line of said Northwest 1/4 of the Southwest 1/4 of Section 5 and being the TRUE POINT OF BEGINNING;  
thence continue North 0°05'37" East along said East line or East line extended for a distance of 350.04 feet;  
thence North 89°14'48" East parallel with said South line of the Northwest 1/4 of the Southwest 1/4 for a distance of 160.00 feet;  
thence South 0°05'37" West for a distance of 350.04 feet, more or less, to said South line of the Northwest 1/4 of the Southwest 1/4 at a point bearing North 89°14'48" East from the TRUE POINT OF BEGINNING;  
thence South 89°14'48" West along said South line for a distance of 160.00 feet, more or less, to the TRUE 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 1.3 acres

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

The above described parcels will be combined or aggregated with contiguous property to the south (P-16391) owned by the grantee.

**Exhibit "D"**

**Smith and Morrison Farms, LLC Parcel  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel Number P-16391)**

The Southwest 1/4 of the Southwest 1/4 of Section 5, Township 33 North, Range 4 East, W.M.,

TOGETHER WITH that portion of the Northwest 1/4 of the Southwest 1/4 of Section 5, Township 33 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the West line of said Section 5 which bears North 0°05'37" East (called North 1°30'00" East on previous description) a distance of 1,120.77 feet from the Southwest corner of said Section 5; thence South 89°54'23" East (called South 88°30'00" East on previous description) for a distance of 30.00 feet, more or less, to the East right of way line of PSH No. 99, also being the East right-of-way margin of Cedardale Road and also being the Southwest corner of Lot 2 of Skagit County Short Plat No. 93-023, approved October 23, 1993 and recorded October 26, 1993 under Auditor's File No. 9310260063; thence continue South 89°54'23" East along the South line of said Lot 2 for a distance of 208.71 feet to the Southeast corner thereof; thence North 0°05'37" East (called North 1°30'00" East on previous description) along the East line of said Short Plat for a distance of 212.31 feet, more or less, to the South line of said Northwest 1/4 of the Southwest 1/4 of Section 5 and being the TRUE POINT OF BEGINNING; thence continue North 0°05'37" East along said East line or East line extended for a distance of 350.04 feet; thence North 89°14'48" East parallel with said South line of the Northwest 1/4 of the Southwest 1/4 for a distance of 160.00 feet; thence South 0°05'37" West for a distance of 350.04 feet, more or less, to said South line of the Northwest 1/4 of the Southwest 1/4 at a point bearing North 89°14'48" East from the TRUE POINT OF BEGINNING; thence South 89°14'48" West along said South line for a distance of 160.00 feet, more or less, to the TRUE POINT OF BEGINNING.

EXCEPT that portion of said property lying within the following described tract:

BEGINNING at a point on the West line of said Section 5 which bears North 1°30'00" East 1,120.77 feet from the Southwest corner of said Section 5; thence South 88°30'00" East a distance of 30 feet to the East right of way line of PSH No. 99, said point being the TRUE POINT OF BEGINNING; thence South 88°30'00" East a distance of 208.71 feet; thence North 1°30'00" East parallel with the West line of said Section, a distance of 417.42 feet;

thence North 88°30'00" West a distance of 208.71 feet to the East right of way line of PSH No. 99;  
thence South 1°30'00" West along said East right of way line 417.42 feet to the TRUE POINT OF BEGINNING,

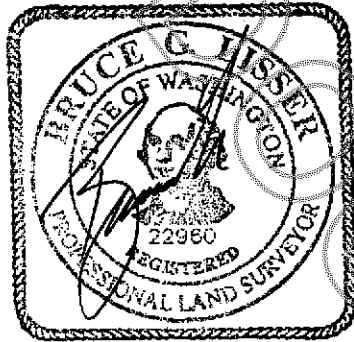
AND EXCEPT that portion conveyed to the State of Washington by deed recorded December 15, 1971, under Auditor's File No. 761886;

AND ALSO EXCEPT roads.

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 38.66 acres



1-6-17

**Exhibit "E"**

**Anna L. Ankrum Parcel  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel Number P-16389)**

The Northwest 1/4 of the Southwest 1/4 of Section 5, Township 33 North, Range 4 East, W.M.,

EXCEPT that portion of said property lying within the following described tract:

BEGINNING at a point on the West line of said Section 5 which bears North 1°30'00" East 1,120.77 feet from the Southwest corner of said Section 5;  
thence South 88°30'00" East a distance of 30 feet to the East right of way line of PSH No. 99, said point being the TRUE POINT OF BEGINNING;  
thence South 88°30'00" East a distance of 208.71 feet;  
thence North 1°30'00" East parallel with the West line of said Section, a distance of 417.42 feet;  
thence North 88°30'00" West a distance of 208.71 feet to the East right of way line of PSH No. 99;  
thence South 1°30'00" West along said East right of way line 417.42 feet to the TRUE POINT OF BEGINNING,

AND EXCEPT that portion of the Northwest 1/4 of the Southwest 1/4 of Section 5, Township 33 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the West line of said Section 5 which bears North 0°05'37" East (called North 1°30'00" East on previous description) a distance of 1,120.77 feet from the Southwest corner of said Section 5;  
thence South 89°54'23" East (called South 88°30'00" East on previous description) for a distance of 30.00 feet, more or less, to the East right of way line of PSH No. 99, also being the East right-of-way margin of Cedardale Road and also being the Southwest corner of Lot 2 of Skagit County Short Plat No. 93-023, approved October 23, 1993 and recorded October 26, 1993 under Auditor's File No. 9310260063;  
thence continue South 89°54'23" East along the South line of said Lot 2 for a distance of 208.71 feet to the Southeast corner thereof;  
thence North 0°05'37" East (called North 1°30'00" East on previous description) along the East line of said Short Plat for a distance of 212.31 feet, more or less, to the South line of said Northwest 1/4 of the Southwest 1/4 of Section 5 and being the TRUE POINT OF BEGINNING;  
thence continue North 0°05'37" East along said East line or East line extended for a distance of 350.04 feet;  
thence North 89°14'48" East parallel with said South line of the Northwest 1/4 of the Southwest 1/4 for a distance of 160.00 feet;

thence South 0°05'37" West for a distance of 350.04 feet, more or less, to said South line of the Northwest 1/4 of the Southwest 1/4 at a point bearing North 89°14'48" East from the TRUE POINT OF BEGINNING;  
thence South 89°14'48" West along said South line for a distance of 160.00 feet, more or less, to the TRUE POINT OF BEGINNING.

ALSO EXCEPT that portion conveyed to the State of Washington by deed recorded December 15, 1971, under Auditor's File No. 761886;

AND ALSO EXCEPT roads.

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 35.50 acres



1-6-17

# EXHIBIT F

