

AFTER RECORDING MAIL TO:

Adam Ware
21606 Alderbrook Lane
Mount Vernon, WA 98274



Skagit County Auditor \$78.00
2/16/2017 Page 1 of 6 3:39PM

Escrow Number: JM1706

QUIT CLAIM DEED

THE GRANTOR Fredrickson & Gunerius LLC, a Washington LLC, for and in consideration of boundary line adjustment to selves conveys and quit claims to Fredrickson & Gunerius LLC, a Washington LLC, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

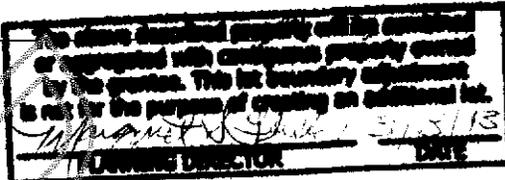
Those portions of Lots 13 to 24, inclusive, in Block 5 "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION" and of vacated West Walnut Street and of abandoned Pacific Northwest Traction Company right-of-way, more fully described as Lots A through L, inclusive, on the attachments hereto.

"The owners of these lots will retain the right to move the location of the utility and access easements set forth herein as long as there is no expense to other lot owners or the utilities benefitting from these easements."

The undersigned Sheila D. Gunerius and Allan B. Fredrickson and Barbara A. Fredrickson being all the members and/or managers of Fredrickson & Gunerius LLC.

The twelve herein described separate contiguous lots are a recombination or reaggregation of twelve differently described separate lots owned by the Grantees. This Boundary line adjustment is not for the purposes of creating as additional building lot.

This boundary line adjustment is approved by M. Fleck
Burlington Planning Department.



Tax Parcel Number(s): P72722 and P72723

Dated: February 14, 2013

Sheila D. Gunerius
Sheila D. Gunerius

Allan B. Fredrickson
Allan B. Fredrickson

Barbara A. Fredrickson
Barbara A. Fredrickson

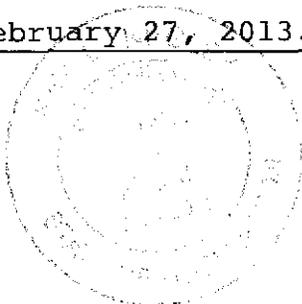
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017634
FEB 16 2017

STATE OF Washington }
COUNTY OF SKAGIT } SS:

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

I certify that I know or have satisfactory evidence that Sheila D. Gunerius, Allan B. Fredrickson and Barbara A. Fredrickson are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it as the members and/or managers of Fredrickson & Gunerius LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: February 27, 2013.



Kay L. Negley
Printed name: KAY L. NEGLE
Notary Public in and for the State of Washington
Residing at MOUNT VERNON, Washington
My appointment expires: 3/15/2016

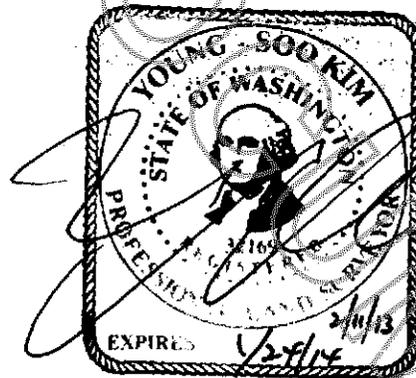
LEGAL DESCRIPTION (EXISTING)

LOTS 13 TO 24, INCLUSIVE, OF BLOCK 5, OF "SUPPLEMENT PLAT OF KNUTZEN'S ADDITION", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 7, RECORDS OF SKAGIT COUNTY, WASHINGTON, TOGETHER WITH THAT PORTION OF VACATED WEST WALNUT STREET ADJACENT TO AND ABUTTING UPON SAID LOTS.

ALSO THAT PORTION OF THE PACIFIC NORTHWEST TRACTION COMPANY RIGHT OF WAY (NOW ABANDONED), AS SHOWN IN THE "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION", WHICH LIES BETWEEN THE SOUTH LINE OF SAID LOT 13 AND THE NORTH LINE OF LOT 24, EXTENDED EAST.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SOURCE OF LEGAL DESCRIPTION IS STATUTORY WARRANTY DEED DATED OCTOBER 27, 1980 AND RECORDED UNDER AUDITOR'S FILE NO. 8011240057, RECORDS OF SKAGIT COUNTY, WASHINGTON.



Legal descriptions for 12 separate legal lots of record: (NEW)

Lot A of Boundary Line Adjustment recorded February 15, 2017 as Skagit County Auditor's File Number 201702 150081 being portions of Lots 23 and 24 in Block 5 of "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION" as per plat recorded in Volume 4 of Plats, Page 7, records of Skagit County, Washington;

SUBJECT TO AND TOGETHER WITH a 30-foot wide non-exclusive access and utility easement delineated on the face of said Survey over, across and under the East 15 feet of Lots A and D and the West 15 feet of Lots B and C.

Subject to a non-exclusive easement for utilities over, under and across a 20-foot wide strip across a portion of said Lot A as delineated on the face of said Survey.

Lot B of Boundary Line Adjustment recorded February 15, 2017 as Skagit County Auditor's File Number 201702 150081; being portions of Lots 23 and 24 in Block 5 of "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION" as per plat recorded in Volume 4 of Plats, Page 7, records of Skagit County, Washington

TOGETHER WITH those portions of vacated West Walnut Street and abandoned Pacific Northwest Traction Company right-of-way, delineated on the face of said Survey as lying within said Lot B.

SUBJECT TO AND TOGETHER WITH a 30-foot wide non-exclusive access and utility easement delineated on the face of said Survey over, across and under the East 15 feet of Lots A and D and the West 15 feet of Lots B and C.

Lot C of Boundary Line Adjustment recorded February 15, 2017 as Skagit County Auditor's File Number 201702 150081; being portions of Lots 21 and 22 in Block 5 of "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION" as per plat recorded in Volume 4 of Plats, Page 7, records of Skagit County, Washington

TOGETHER WITH those portions of vacated West Walnut Street and abandoned Pacific Northwest Traction Company right-of-way, delineated on the face of said Survey as lying within said Lot C.

SUBJECT TO AND TOGETHER WITH a 30-foot wide non-exclusive access and utility easement delineated on the face of said Survey over, across and under the East 15 feet of Lots A and D and the West 15 feet of Lots B and C.

Lot D of Boundary Line Adjustment recorded February 15, 2017 as Skagit County Auditor's File Number 201702 150081; being portions of Lots 21 and 22 in Block 5 of "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION" as per plat recorded in Volume 4 of Plats, Page 7, records of Skagit County, Washington;

SUBJECT TO AND TOGETHER WITH a 30-foot wide non-exclusive access and utility easement delineated on the face of said Survey over, across and under the East 15 feet of Lots A and D and the West 15 feet of Lots B and C.

Subject to a non-exclusive easement for utilities over, under and across a 20-foot wide strip across a portion of said Lot D as delineated on the face of said Survey.

Lot E of Boundary Line Adjustment recorded February 15, 2017 as Skagit County Auditor's File Number 201702 150021; being portions of Lots 19, 20 and 21 in Block 5 of "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION" as per plat recorded in Volume 4 of Plats, Page 7, records of Skagit County, Washington;

SUBJECT TO AND TOGETHER WITH a 30-foot wide non-exclusive access and utility easement delineated on the face of said Survey over, across and under the East 15 feet of Lots A and D and the West 15 feet of Lots B and C.

SUBJECT TO AND TOGETHER WITH a 30-foot wide non-exclusive access and utility easement delineated on the face of said Survey over, across and under the East 15 feet of Lots H, I and L and the West 15 feet of Lots G, J and K.

Subject to a non-exclusive easement for utilities over, under and across a 20-foot wide strip across a portion of said Lot E as delineated on the face of said Survey.

Subject to a non-exclusive easement for utilities over, under and across a 10-foot wide strip across the South 10 feet of said Lot E.

Lot F of Boundary Line Adjustment recorded February 15, 2017 as Skagit County Auditor's File Number 201702 150021; being portions of Lots 19, 20 and 21 in Block 5 of "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION" as per plat recorded in Volume 4 of Plats, Page 7, records of Skagit County, Washington

TOGETHER WITH those portions of vacated West Walnut Street and abandoned Pacific Northwest Traction Company right-of-way, delineated on the face of said Survey as lying within said Lot F.

SUBJECT TO AND TOGETHER WITH a 30-foot wide non-exclusive access and utility easement delineated on the face of said Survey over, across and under the East 15 feet of Lots A and D and the West 15 feet of Lots B and C.

SUBJECT TO AND TOGETHER WITH a 30-foot wide non-exclusive access and utility easement delineated on the face of said Survey over, across and under the East 15 feet of Lots H, I and L and the West 15 feet of Lots G, J and K.

Subject to a non-exclusive easement for utilities over, under and across a 10-foot wide strip across the South 10 feet of said Lot F.

Lot G of Boundary Line Adjustment recorded February 15, 2017 as Skagit County Auditor's File Number 201702 150021; being portions of Lots 17, 18 and 19 in Block 5 of "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION" as per plat recorded in Volume 4 of Plats, Page 7, records of Skagit County, Washington;

TOGETHER WITH those portions of vacated West Walnut Street and abandoned Pacific Northwest Traction Company right-of-way, delineated on the face of said Survey as lying within said Lot G.

SUBJECT TO AND TOGETHER WITH a 30-foot wide non-exclusive access and utility easement delineated on the face of said Survey over, across and under the East 15 feet of Lots H, I and L and the West 15 feet of Lots G, J and K.

Subject to a non-exclusive easement for utilities over, under and across a 5-foot wide strip across the North 5 feet of said Lot G.

Lot H of Boundary Line Adjustment recorded February 15, 2017 as Skagit County Auditor's File Number 201702 150081; being portions of Lots 17, 18 and 19 in Block 5 of "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION" as per plat recorded in Volume 4 of Plats, Page 7, records of Skagit County, Washington;

SUBJECT TO AND TOGETHER WITH a 30-foot wide non-exclusive access and utility easement delineated on the face of said Survey over, across and under the East 15 feet of Lots H, I and L and the West 15 feet of Lots G, J and K.

Subject to a non-exclusive easement for utilities over, under and across a 5-foot wide strip across the North 5 feet of said Lot H.

Lot I of Boundary Line Adjustment recorded February 15, 2017 as Skagit County Auditor's File Number 201702 150081; being portions of Lots 15 and 16 in Block 5 of "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION" as per plat recorded in Volume 4 of Plats, Page 7, records of Skagit County, Washington;

SUBJECT TO AND TOGETHER WITH a 30-foot wide non-exclusive access and utility easement delineated on the face of said Survey over, across and under the East 15 feet of Lots H, I and L and the West 15 feet of Lots G, J and K.

Lot J of Boundary Line Adjustment recorded February 15, 2017 as Skagit County Auditor's File Number 201702 150081; being portions of Lots 15 and 16 in Block 5 of "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION" as per plat recorded in Volume 4 of Plats, Page 7, records of Skagit County, Washington;

TOGETHER WITH those portions of vacated West Walnut Street and abandoned Pacific Northwest Traction Company right-of-way, delineated on the face of said Survey as lying within said Lot J.

SUBJECT TO AND TOGETHER WITH a 30-foot wide non-exclusive access and utility easement delineated on the face of said Survey over, across and under the East 15 feet of Lots H, I and L and the West 15 feet of Lots G, J and K.

Lot K of Boundary Line Adjustment recorded February 15, 2017 as Skagit County Auditor's File Number 201702 150081; being portions of Lots 13, 14 and 15 in Block 5 of "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION" as per plat recorded in Volume 4 of Plats, Page 7, records of Skagit County, Washington;

TOGETHER WITH those portions of vacated West Walnut Street and abandoned Pacific Northwest Traction Company right-of-way, delineated on the face of said Survey as lying within said Lot K.

SUBJECT TO AND TOGETHER WITH a 30-foot wide non-exclusive access and utility easement delineated on the face of said Survey over, across and under the East 15 feet of Lots H, I and L and the West 15 feet of Lots G, J and K.

UNOFFICIAL DOCUMENT

Lot L of Boundary Line Adjustment recorded February ~~15~~¹⁹, 2017 as Skagit County Auditor's File Number 201702
~~15001~~; being portions of Lots 13, 14 and 15 in Block 5 of "SUPPLEMENTAL PLAT OF KNUTZEN'S
ADDITION" as per plat recorded in Volume 4 of Plats, Page 7, records of Skagit County, Washington;

SUBJECT TO AND TOGETHER WITH a 30-foot wide non-exclusive access and utility easement delineated on the
face of said Survey over, across and under the East 15 feet of Lots H, I and L and the West 15 feet of Lots G, J
and K.