



201703170119

Skagit County Auditor
3/17/2017 Page 1 of 8 4:04PM \$80.00

When recorded return to:

John Ravnik
9516 Pulver Road, Burlington WA 98233

Filed for record at request of:

John Ravnik

Quit Claim Deed

THE GRANTOR **Sakland Enterprises, LLC, a Washington Limited Liability Company**

for and in consideration of **Boundary Line Adjustment, 458-61A-109(2)(b)**
grants and conveys to

THE GRANTEES **John P. Ravnik and Susan A. Ravnik**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20171063
MAR 17 2017

Recitals

- A. The GRANTOR is the owner of parcel #p34779.
- B. The GRANTEES are the owners of parcel #p34783.
- C. The above parties wish to adjust the boundaries of their properties.
- D. The legal description of the properties are described as follows:

Exhibit 'A' - Depiction of property
Exhibit 'B' - Legal Descriptions Before Adjustment
Exhibit 'C' - Legal Descriptions After Adjustment
Exhibit 'D' - Legal Description of area being conveyed

Amount Paid \$0
Skagit Co. Treasurer
By HB Deputy

Abbrev. Legal: PTN. of the NE 1/4 of the SW 1/4; Section 24, Township 35 N., Range 3 E., W.M.

Tax Parcel Numbers:

(p34779) 350324-4-002-0008 ; (p34783) 350324-4-002-0503

In consideration of the subject Boundary Line Adjustment(s) and for no monetary consideration, the parties hereby convey, quit claim and adjust the subject boundaries as outlined within the attached Exhibits A through D. The herein described property will be combined or aggregated with contiguous property owned by the parties. This boundary adjustment is not for the purposes of creating an additional building lot.

Dated: 16 MARCH, 2017.



STATE OF WASHINGTON }

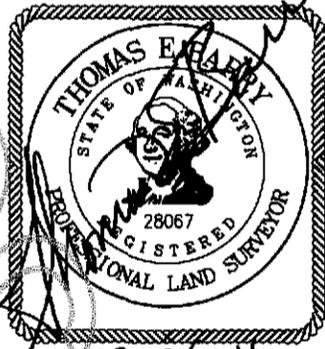
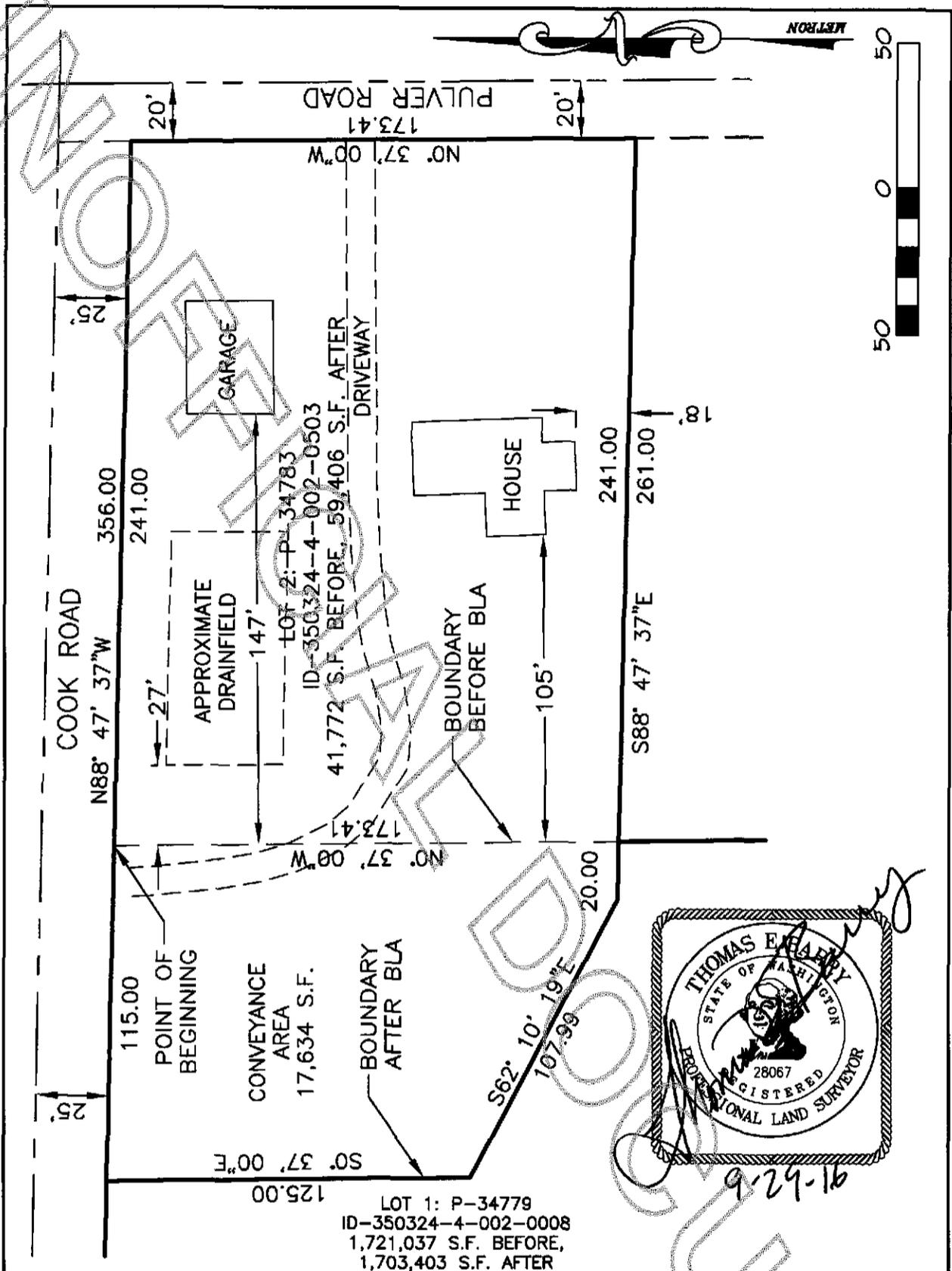
)ss

County of Skagit }

I certify that I know or have satisfactory evidence that STEVEN SAKUMA, as OWNER of SAKLAND Enterprises, LLC is the individual who appeared before me and said individuals acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument with full authority to execute on behalf of said corporation.

Dated this 16 day of MARCH, 2017.

Dina Remsen
Notary Public in and for the State of Washington, residing at MOUNT Vernon WA
My appointment expires 3/16/20.



9-29-16

LOT 1: P-34779
 ID-350324-4-002-0008
 1,721,037 S.F. BEFORE,
 1,703,403 S.F. AFTER

REVIEWED AND APPROVED IN ACCORDANCE WITH SCC CHAPTER 14.18.700 ON _____, 20____.

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS CERTIFIES THAT THE BOUNDARY LINE ADJUSTMENT IS MADE AS A FREE ACT AND DEED, IN WITNESS THEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

16th DAY OF March, 2017.

[Signature]
OWNER

[Signature]
OWNER

EXHIBIT A

PAGE 2 OF 2

REV. 00 VSW 9-26-2016

DRAWN BY: VSW
 DATE: SEPTEMBER 2016
 DWG. NO.: 16088
 APPROVED BY: T.E.B.

BLA EXHIBIT
 FOR
 JOHN RAVNIK
 A PTN. OF THE N.E.1/4
 S.E.1/4 SEC. 24, TWP. 35
 N., RGE. 03 E., W.M.

METRON
 and ASSOCIATES INC.
 307 N. OLYMPIC, SUITE 205
 ARLINGTON, WASHINGTON 98223
 (360) 435-3777

Exhibit B

Boundary Line Adjustment for John Ravnik & Sakland Enterprises, LLC

Legal Descriptions Before Adjustment

Grantor Lot 1, Sakland Enterprises: Skagit County Assessor's Parcel # P-34779 / ID# 350324-4-002-0008

That portion of the North 842.6 feet of the Southeast Quarter of Section 24, Township 35 North, Range 03 East of the Willamette Meridian, lying Easterly of the Pacific Highway right-of-way, Except the three following described tracts:

- 1.) The Cook Road right-of-way along the North 25 feet thereof;
- 2.) The Pulver Road right-of-way along the East line thereof;
- 3.) The East 241 feet of that portion thereof lying West of the Pulver County Road right-of-way.

Situate in the County of Skagit, State of Washington.

All containing 1,721,037 S.F. more or less.

(Legal description per Parcel B, of Exhibit A, on Page 4 of 4, of Quit Claim Deed, recorded under Auditor's File No. 200504280116.)

Grantee Lot 2, Ravnik: Skagit County Assessor's Parcel # P-34783 / ID# 350324-4-002-0503

That portion of the Northeast Quarter of the Southeast Quarter of Section 24, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of the county road, known as Pulver Road, a distance of 25 feet South of the North line of the Southeast Quarter; thence Southerly along the West line of the county road along the East line of said subdivision, a distance of 173 feet to a point 99.6 feet North of the Northeast corner of that certain parcel conveyed to Ron S. and Barbara L. Vercoe by Correction Deed recorded under Auditor's File No. 8811010024, records of Skagit County, Washington, thence West along the North line of said Vercoe Tract, a distance of 241 feet; thence North to the South line of Cook Road, said point being 25 feet South of the North line of said Southeast Quarter; thence East along said South line, a distance of 241 feet to the **Point of Beginning**.

Situate in County of Skagit, State of Washington.

All containing 41,772 S.F. more or less.

(Legal description per Exhibit A, on Page 2 of 2, of Statutory Warranty Deed, recorded under Auditor's File No. 200805230129.)

Vsw 9-26-16 #16088

BOUNDARY ADJUSTMENT

Reviewed and approved in accordance with Skagit County Code Chapter 14.18

Maed Roeder
Skagit Co. Planning & Dev. Services

3/16/2017
Date

Exhibit C

Boundary Line Adjustment for John Ravnik & Sakland Enterprises, LLC

Legal Descriptions After Adjustment

Grantor Lot 1, Sakland Enterprises: Skagit County Assessor's Parcel # P-34779 / ID# 350324-4-002-0008

That portion of the North 842.6 feet of the Southeast Quarter of Section 24, Township 35 North, Range 03 East of the Willamette Meridian, lying Easterly of the Pacific Highway right-of-way, Except the following described tracts:

- 1.) The Cook Road right-of-way along the North 25 feet thereof;
- 2.) The Pulver Road right-of-way along the East line thereof;
- 3.) The East 241 feet of that portion thereof lying West of the Pulver County Road right-of-way.
- 4.) That portion of the North 842.6 feet of the Northeast Quarter of the Southeast Quarter of Section 24, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:
Beginning at the point of intersection with the West line of the East 241 feet of said North 842.6 feet, as measured from the west line of the county road known as "Pulver Road", and the South 25.00 feet of said North 842.6 feet, being the South margin of the county road known as "Cook Road";
thence North $88^{\circ}47'37''$ West, along said South margin, a distance of 115.00 feet;
thence South $0^{\circ}37'00''$ East, parallel with said West line of the East 241 feet, a distance of 125.00 feet; thence South $62^{\circ}10'19''$ East a distance of 107.99 feet to a point on the westerly extension of the North line of that certain parcel conveyed to Ron and Barbara Vercoe by Quit Claim Deed recorded under Auditor's File No. 8901260026, records of Skagit County, Washington; thence South $88^{\circ}47'37''$ East, along said extension, a distance of 20.00 feet to the Northwest corner of said Auditor's File No. 8901260026; thence North $0^{\circ}37'00''$ West, along the West line of said East 241 feet a distance of 173.41 feet to the **Point of Beginning**.

Situate in the County of Skagit, State of Washington.

All containing 1,703,403 S.F. more or less.

Grantee Lot 2, Ravnik: Skagit County Assessor's Parcel # P-34783 / ID# 350324-4-002-0503

That portion of the Northeast Quarter of the Southeast Quarter of Section 24, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of the county road, known as Pulver Road, a distance of 25 feet South of the North line of the Southeast Quarter; thence Southerly along the West line of the county road along the East line of said subdivision, a distance of 173 feet to a point 99.6 feet North of the Northeast corner of that certain parcel conveyed to Ron S. and Barbara L. Vercoe by Correction Deed recorded under Auditor's File No. 8811010024, records of Skagit County, Washington; thence West along the North line of said Vercoe Tract, a distance of 241 feet; thence North to the South line of Cook Road, said point being 25 feet South of the North line of said Southeast Quarter; thence East along said South line, a distance of 241 feet to the **Point of Beginning**.

Together with that portion of the North 842.6 feet of the Northeast Quarter of the Southeast Quarter of Section 24, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the point of intersection with the West line of the East 241 feet of said North 842.6 feet, as measured from the west line of the county road known as "Pulver Road", and the South 25.00 feet of said North 842.6 feet, being the South margin of the county road known as "Cook Road";
thence North $88^{\circ}47'37''$ West, along said South margin, a distance of 115.00 feet; thence South $0^{\circ}37'00''$ East, parallel with said West line of the East 241 feet, a distance of 125.00 feet; thence South $62^{\circ}10'19''$ East a distance of 107.99 feet to a point on the westerly

extension of the North line of that certain parcel conveyed to Ron and Barbara Vercoe by Quit Claim Deed recorded under Auditor's File No. 8901260026, records of Skagit County, Washington; thence South 88°47'37" East, along said extension, a distance of 20.00 feet to the Northwest corner of said Auditor's File No. 8901260026; thence North 0°37'00" West, along the West line of said East 241 feet a distance of 173.41 feet to the **Point of Beginning**.

Situate in County of Skagit, State of Washington.

All containing 59,406 S.F. more or less.

Vsw 9-26-16 #16088

Exhibit D

Boundary Line Adjustment for John Ravnik & Sakland Enterprises, LLC

Legal Description for the Area Conveyed from Lot 1 (Grantor) to Lot 2 (Grantee)

That portion of the North 842.6 feet of the Northeast Quarter of the Southeast Quarter of Section 24, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:

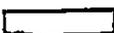
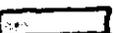
Beginning at the point of intersection with the West line of the East 241 feet of said North 842.6 feet, as measured from the west line of the county road known as "Pulver Road", and the South 25.00 feet of said North 842.6 feet, being the South margin of the county road known as "Cock Road";

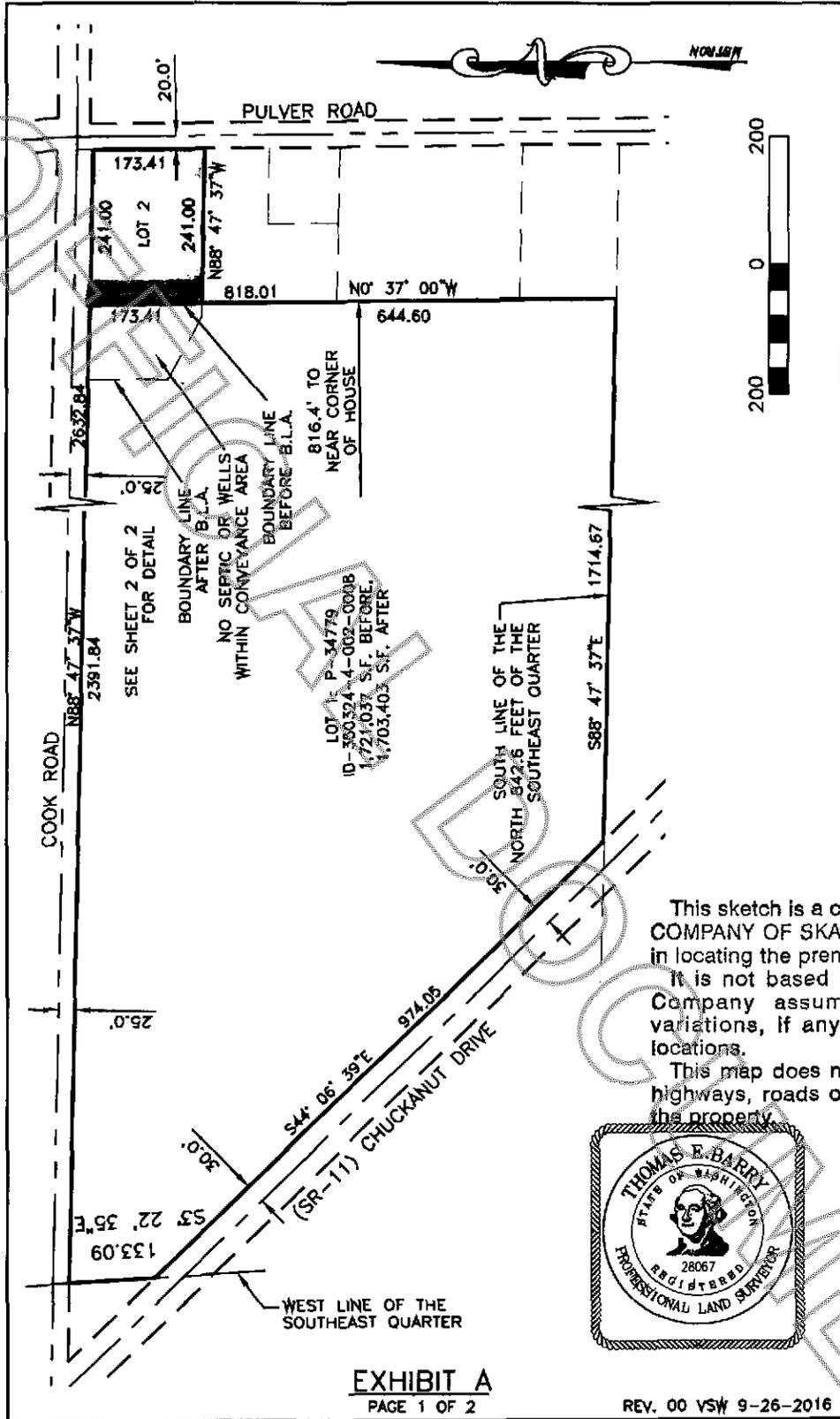
thence North $88^{\circ}47'37''$ West, along said South margin, a distance of 115.00 feet; thence South $0^{\circ}37'00''$ East, parallel with said West line of the East 241 feet, a distance of 125.00 feet; thence South $62^{\circ}10'19''$ East a distance of 107.99 feet to a point on the westerly extension of the North line of that certain parcel conveyed to Ron and Barbara Vercoe by Quit Claim Deed recorded under Auditor's File No. 8901260026, records of Skagit County, Washington; thence South $88^{\circ}47'37''$ East, along said extension, a distance of 20.00 feet to the Northwest corner of said Auditor's File No. 8901260026; thence North $0^{\circ}37'00''$ West, along the West line of said East 241 feet a distance of 173.41 feet to the **Point of Beginning**.

Situate in County of Skagit, State of Washington.

All containing 17,634 S.F. more or less.

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.

 = P34779
 BEFORE ADJUSTMENT
 = P34783
 BEFORE ADJUSTMENT
 = AREA
 OF CONVEYANCE



This sketch is a courtesy of LAND TITLE COMPANY OF SKAGIT COUNTY to assist in locating the premises.

It is not based on a survey, and the Company assumes no liability for variations, if any, in dimensions and locations.

This map does not purport to show all highways, roads or easements affecting the property.

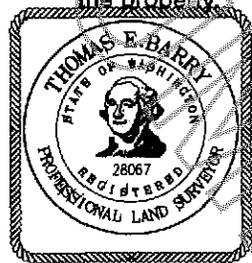


EXHIBIT A
PAGE 1 OF 2

REV. 00 VSW 9-26-2016

DRAWN BY: VSW
 DATE: SEPTEMBER 2016
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BLA EXHIBIT
 FOR
 JOHN RAVNIK
 A PTN. OF THE N.E. 1/4
 S.E. 1/4 SEC. 24, TWP. 35
 N., RGE. 03 E., W.M.

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 and ASSOCIATES INC.
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