

RETURN TO:

Brian Gentry
504 E. Fairhaven Ave.
Burlington WA 98233



Skagit County Auditor
7/25/2017 Page

1 of 10 3:44PM

\$93.00

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20173401
JUL 25 2017

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

TITLE OF DOCUMENT:

GRANTOR:

GRANTEE:

ABBREV. LEGAL DESCRIPTIONS:

FULL LEGALS APPEAR:

TAX PARCEL NUMBERS:

DEED TO ADJUST COMMON BOUNDARY
WOODSIDE P.U.D. COMMUNITY ASSOCIATION
WOODSIDE 1 & 2 LLC
LOT 33 and PTN TRACT 997, DIV 1 & 2, WOODSIDE
PUD, AF# 201607270025
PP. 6 - 10
P133267, P133331

DEED GRANTED TO ADJUST COMMON BOUNDARY

This Deed is executed and delivered by WOODSIDE P.U.D. COMMUNITY ASSOCIATION, a Washington Nonprofit Miscellaneous and Mutual Corporation, (hereinafter referred to as the "Grantor"), to WOODSIDE 1 & 2 LLC, a Washington limited liability company (hereinafter referred to as the "Grantee"), each being known herein as a "Party" and jointly as "Parties," without consideration, to promote flexibility of operation and use, but subject to the following terms and conditions.

The following recitals of fact are a material part of this instrument:

A. The Grantor is the homeowners' association for the Woodside PUD development community under certain Covenants recorded at AF#201607270026, records of Skagit County, Washington, holding statutory conveyance rights under RCW 64.38.020(8) over a tract of land which is hereinafter referred to as "Parcel A" and which is legally described as follows:

See attached Exhibit A.

B. The Grantee is the sole owner of an adjoining tract of land which is hereinafter referred to as "Parcel B" and which is legally described as follows :

See attached Exhibit B.

C. The Parties desire to adjust the common boundary between Parcel A and Parcel B through a conveyance by Grantor to Grantee of a portion of Parcel A, hereinafter described on Exhibit C.

D. This transaction has been approved by the City of Mount Vernon pursuant to Title 16.36 of the Mount Vernon Municipal Code, as evidenced by the signature of its City Engineer appearing on Page 5 hereof; this Deed is recorded in satisfaction of MVMC 16.36.060.

Now, therefore, in consideration of One Dollar and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following grants, agreements, covenants and restrictions are made by the Parties:

1. **CONVEYANCE.** The Grantor hereby conveys and grants to the Grantee, and Grantee hereby accepts such conveyance with respect to: those portions of Parcel A [the "BLA Portions"] that are legally described as follows:

See attached Exhibit C.

The conveyance of the BLA Portions by Grantor to Grantee shall be free and clear of all rights of ingress and egress that encumber the remainder of Parcel A.

2. **RESTRICTIONS ON FURTHER CONVEYANCE.** Parcel C shall become attached to and become a part of Parcel B, and shall never be sold or leased separately unless such action is determined by the City of Mount Vernon or another appropriate governmental or judicial authority to be exempt or approved per applicable subdivision regulations.

3. **LEGAL DESCRIPTIONS OF RESULTING PARCELS.** The new parcels that result from the conveyance from Grantor to Grantee described above are legally described as follows:

See attached Exhibits D and E.

IN WITNESS WHEREOF the Grantor has caused this instrument to be executed this 17th day of July, 2017.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

GRANTOR:

WOODSIDE P.U.D. COMMUNITY ASSOCIATION

By

Brian D. Gentry, Its President

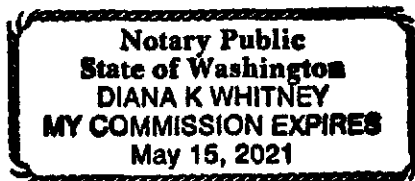
STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

I hereby certify that I know or have satisfactory evidence that BRIAN D GENTRY is the person who appeared before me, and said person acknowledged that (s)he signed this instrument, on oath stated that (s)he was authorized to execute the instrument and acknowledged it as the President of WOODSIDE P.U.D. COMMUNITY ASSOCIATION, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: JULY 17th, 2017.



Diana K. Whitney
NOTARY PUBLIC for the State of
Washington, residing in Bon
My Commission expires 15 MAY 2021

GRANTEE:
WOODSIDE 1 & 2 LLC

By

BRIAN D. GENTRY, Its Manager

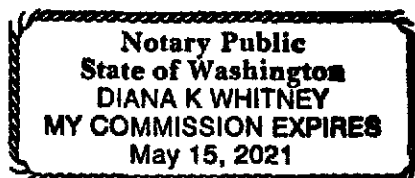
STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

I hereby certify that I know or have satisfactory evidence that BRIAN D. GENTRY is the person who appeared before me, and said person acknowledged that (s)he signed this instrument, on oath stated that (s)he was authorized to execute the instrument and acknowledged it as the MANAGER of WOODSIDE 1 & 2 LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: JULY 17th, 2017.



Diana K. Whitney
NOTARY PUBLIC for the State of
Washington, residing in Bow
My Commission expires 15 MAY 2021

CITY OF MOUNT VERNON:

APPROVED

The foregoing Quit Claim Deed adjusting boundary lines is hereby approved this 25th day of July, 2017.

City of Mount Vernon

By: Michael E. Lane FOR ESCO BELL
Its City Engineer

Dated this 25th day of July, 2017.

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

Exhibit "A"

**Woodside PUD Community Association, also known as
The Woodside Homeowners Association, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-133331)**

Tract 997, "Plat of Woodside PUD Division 1 and 2", recorded July 27, 2016, under Skagit County Auditor's File No. 201607270025.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



6-17-17

Exhibit "B"

**Woodside 1 & 2 LLC, a Washington Limited Liability Company Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-133267)**

Lot 33, "Plat of Woodside PUD Divisions 1 and 2", recorded July 27, 2016, under Skagit County Auditor's File No. 201607270025.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



6-17-19

Exhibit "C"

**Portion of Woodside PUD Community Association, also known as
The Woodside Homeowners Association Parcel P-133331
to be Boundary Line Adjusted to
Woodside 1 & 2 LLC, a Washington Limited Liability Company
Parcel No. P-133267**

That portion of Tract 997, "Plat of Woodside PUD Division 1 and 2", recorded July 27, 2016, under Skagit County Auditor's File No. 201607270025 being more particularly described as follows:

BEGINNING at the Southerly most corner of Lot 33, said Plat of Woodside PUD Divisions 1 and 2, being a common corner with Lot 32 of said plat;
thence South 41°21'16" East on a Southeasterly project of the common line between said Lots 32 and 33 for a distance of 8.21 feet;
thence North 46°23'23" East for a distance of 17.89 feet, more or less, to the South line of said Lot 33;
thence North 89°27'56" West along said South line of Lot 33 for a distance of 11.25 feet, more or less, to an angle point in said line at a point bearing North 48°38'44" East from the POINT OF BEGINNING;
thence South 48°38'44" West along a Southerly line of said Lot 33 for a distance of 9.50 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 City of Mount Vernon, County of Skagit, State of Washington.

Containing 109 sq ft



C-17-10

Exhibit "D"

**Woodside PUD Community Association, also known as
The Woodside Homeowners Association, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-133331)**

Tract 997, "Plat of Woodside PUD Division 1 and 2", recorded July 27, 2016, under Skagit County Auditor's File No. 201607270025.

EXCEPT that portion of said Tract 997, "Plat of Woodside PUD Division 1 and 2", described as follows:

BEGINNING at the Southerly most corner of Lot 33, said Plat of Woodside PUD Divisions 1 and 2, being a common corner with Lot 32 of said plat;
thence South $41^{\circ}21'16''$ East on a Southeasterly project of the common line between said Lots 32 and 33 for a distance of 8.21 feet;
thence North $46^{\circ}23'23''$ East for a distance of 17.89 feet, more or less, to the South line of said Lot 33;
thence North $89^{\circ}27'56''$ West along said South line of Lot 33 for a distance of 11.25 feet, more or less, to an angle point in said line at a point bearing North $48^{\circ}38'44''$ East from the POINT OF BEGINNING;
thence South $48^{\circ}38'44''$ West along a Southerly line of said Lot 33 for a distance of 9.50 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 City of Mount Vernon, County of Skagit, State of Washington.

Containing 10,480 sq ft



6-17-17

Exhibit "E"

**Woodside 1 & 2 LLC, a Washington Limited Liability Company Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-133267)**

Lot 33, "Plat of Woodside PUD Divisions 1 and 2", recorded July 27, 2016, under Skagit County Auditor's File No. 201607270025.

TOGETHER WITH that portion of Tract 997, said "Plat of Woodside PUD Division 1 and 2", described as follows:

BEGINNING at the Southerly most corner of Lot 33, said Plat of Woodside PUD Divisions 1 and 2, being a common corner with Lot 32 of said plat;
thence South $41^{\circ}21'16''$ East on a Southeasterly project of the common line between said Lots 32 and 33 for a distance of 8.21 feet;
thence North $46^{\circ}23'23''$ East for a distance of 17.89 feet, more or less, to the South line of said Lot 33;
thence North $89^{\circ}27'56''$ West along said South line of Lot 33 for a distance of 11.25 feet, more or less, to an angle point in said line at a point bearing North $48^{\circ}38'44''$ East from the POINT OF BEGINNING;
thence South $48^{\circ}38'44''$ West along a Southerly line of said Lot 33 for a distance of 9.50 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 City of Mount Vernon, County of Skagit, State of Washington.

Containing 5,317 sq ft



6-19-17