

When recorded return to:

Hakam Singh
717 West Point Dr.
Burlington, WA 98233



Skagit County Auditor \$77.00
8/22/2017 Page 1 of 4 4:08PM

Escrow Number: JM1932

QUIT CLAIM DEED

THE GRANTOR HAKAM SINGH, A SINGLE PERSON, for and in consideration of boundary line adjustment to self conveys and quit claims to HAKAM SINGH, A SINGLE PERSON, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

A portion of the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M. described on Exhibit B hereto attached.

NOTE Exhibit "A" is the two BEFORE BLA legals; EXHIBIT "B" is the property being conveyed, and EXHIBIT "C" is the combined AFTER BLA legal.

SUBJECT TO MATTERS OF RECORD.

The property described on Exhibit "C" will be a recombination or reaggregation into a single lot of the two contiguous properties described on Exhibit "A" and owned by the Grantee. This boundary line adjustment is not for the purposes of creating an additional building lot. This boundary line adjustment is hereby approved.



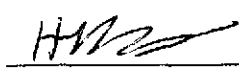
City of Mount Vernon Public Works Director

8/21/2017

Dated

Tax Parcel Number(s): P25852 and P25853

August
Dated: May 1, 2017.



Hakam Singh

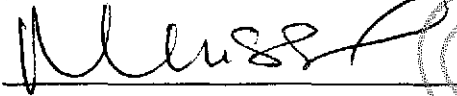
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20173946
AUG 22 2017

Amount Paid \$0
By  Skagit Co. Treasurer
Deputy

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Hakam Singh is the person who appeared before me, and said person acknowledge that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8/1/2017


Notary Public in and for the State of Washington
Residing at: Whatcom County
My appointment expires: 11/15/2020



EXHIBIT A
LEGAL DESCRIPTION BEFORE BOUNDARY LINE ADJUSTMENT

PARCEL A:

THE NORTH 1/2 OF THE EAST 75 FEET OF THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHERE THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17 INTERSECTS THE EAST RIGHT OF WAY LINE OF WINDSOR DRIVE, AND WHICH POINT IS THE NORTHWEST CORNER OF LOT 21 OF "COLLEGE HEIGHTS ADDITION" AND BEARS SOUTH 89°38'14" EAST A DISTANCE OF 228.10 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 16°56'36" WEST ALONG THE PROJECTION OF WINDSOR DRIVE IF EXTENDED NORTHERLY A DISTANCE OF 133.55 FEET; THENCE SOUTH 89°38'14" EAST A DISTANCE OF 150.0 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE SOUTH 0°21'46" WEST A DISTANCE OF 127.50 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 89°38'14" EAST ALONG SAID SOUTH LINE OF THE SUBDIVISION A DISTANCE OF 125 FEET; THENCE NORTH 0°21'46" EAST 127.50 FEET; THENCE NORTH 89°38'14" WEST 125 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHERE THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 17, INTERSECTS THE EAST RIGHT OF WAY LINE OF WINDSOR DRIVE WHICH IS THE NORTHWEST CORNER OF TRACT 21, "COLLEGE HEIGHTS ADDITION, MOUNT VERNON, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGES 101 AND 102, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 89°34'14" EAST ALONG THE NORTH LINE OF SAID "COLLEGE HEIGHTS ADDITION," A DISTANCE OF 235.27 FEET; THENCE NORTH 0°21'46" EAST 127.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 0°21'46" EAST 60 FEET; THENCE NORTH 89°28'14" WEST 125 FEET; THENCE SOUTH 0°21'46" WEST 60 FEET; THENCE SOUTH 89°38'14" EAST 125 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

THE SOUTH 1/2 OF THE EAST 75 FEET OF THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHERE THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17 INTERSECTS THE EAST RIGHT OF WAY LINE OF WINDSOR DRIVE, AND WHICH POINT IS THE NORTHWEST CORNER OF LOT 21 OF "COLLEGE HEIGHTS ADDITION" AND BEARS SOUTH 89°38'14" EAST A DISTANCE OF 228.10 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 16°56'36" WEST ALONG THE PROJECTION OF WINDSOR DRIVE IF EXTENDED NORTHERLY A DISTANCE OF 133.55 FEET; THENCE SOUTH 89°38'14" EAST A DISTANCE OF 150.0 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE SOUTH 0°21'46" WEST A DISTANCE OF 127.50 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 89°38'14" EAST ALONG SAID SOUTH LINE OF THE SUBDIVISION A DISTANCE OF 125 FEET; THENCE NORTH 0°21'46" EAST 127.50 FEET; THENCE NORTH 89°38'14" WEST 125 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

(LEGAL DESCRIPTION FROM STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201704130014.)

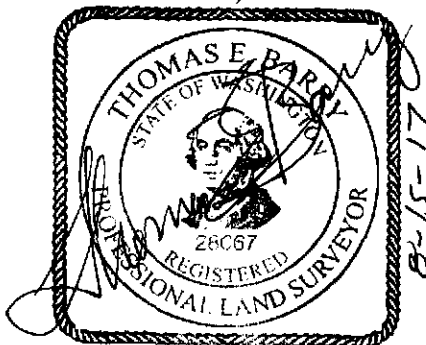


EXHIBIT B

LEGAL DESCRIPTION OF AREA CONVEYED FROM PARCEL B TO
PARCEL A

THE SOUTH 1/2 OF THE EAST 75 FEET OF THAT PORTION OF THE NORTHWEST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE
WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHERE THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 17 INTERSECTS THE EAST RIGHT OF WAY LINE OF WINDSOR
DRIVE, AND WHICH POINT IS THE NORTHWEST CORNER OF LOT 21 OF THE PLAT OF
COLLEGE HEIGHTS ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED UNDER
SKAGIT COUNTY AUDITOR'S FILE NO. 583572, AND BEARS SOUTH 89°38'14" EAST A
DISTANCE OF 228.10 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF
THE NORTHEAST 1/4; THENCE NORTH 16°56'36" WEST ALONG THE PROJECTION OF
WINDSOR DRIVE IF EXTENDED NORTHERLY A DISTANCE OF 133.55 FEET; THENCE
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THE TRACT HEREIN DESCRIBED; THENCE SOUTH 0°21'46" WEST A DISTANCE OF 127.50
FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4;
THENCE SOUTH 89°38'14" EAST ALONG SAID SOUTH LINE OF THE SUBDIVISION A
DISTANCE OF 125 FEET; THENCE NORTH 0°21'46" EAST 127.50 FEET; THENCE NORTH
89°38'14" WEST 125 FEET TO THE TRUE POINT OF BEGINNING.

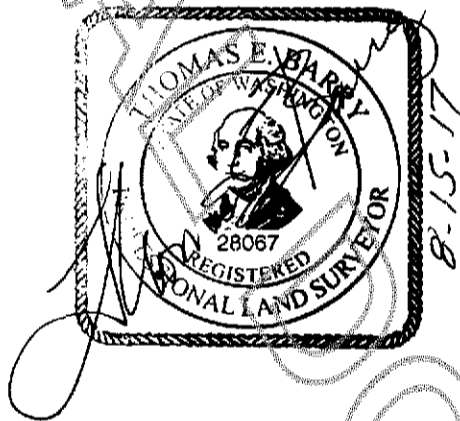


EXHIBIT C

LEGAL DESCRIPTION AFTER BOUNDARY LINE ADJUSTMENT

PARCEL A:

THE EAST 75 FEET OF THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHERE THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17 INTERSECTS THE EAST RIGHT OF WAY LINE OF WINDSOR DRIVE, AND WHICH POINT IS THE NORTHWEST CORNER OF LOT 21 OF THE PLAT OF COLLEGE HEIGHTS ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 583572, AND BEARS SOUTH 89°38'14" EAST A DISTANCE OF 228.10 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 16°56'36" WEST ALONG THE PROJECTION OF WINDSOR DRIVE EXTENDED NORTHERLY A DISTANCE OF 133.55 FEET; THENCE SOUTH 89°38'14" EAST A DISTANCE OF 150.0 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE SOUTH 0°21'46" WEST A DISTANCE OF 127.50 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 89°38'14" EAST ALONG SAID SOUTH LINE OF THE SUBDIVISION A DISTANCE OF 125 FEET; THENCE NORTH 0°21'46" EAST 127.50 FEET; THENCE NORTH 89°38'14" WEST 125 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

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SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

