



201711010042

Skagit County Auditor

\$82.00

11/1/2017 Page

1 of

9 2:26PM

When recorded return to:

Baker View LP
4114 R Ave., Anacortes, WA 98221

Filed for record at request of:

Rick Harvey, President, Baker View LP

Quit Claim Deed

THE GRANTOR **Baker View Limited Partnership**

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

THE GRANTEE **Baker View Limited Partnership**

the following described real estate: (see Exhibit 'B', herein attached)

See attached Exhibit 'A' for legal descriptions AFTER adjustment

See attached Exhibit 'B' for legal description BEFORE adjustment

See attached Exhibit 'C' for depiction of property AFTER adjustment

See attached Exhibit 'D' for depiction of property BEFORE adjustment

Parcel #(P57984) 3805-000-026-0001; (P33169) 350230-0-195-0006; (P33167) 350230-0-193-0008;
(P33034) 350230-0-010-0009; (P33295) 350231-0-032-0002

Abbreviated Legal:

Portion of Gov Lot 4, Sec. 30-Twn. 35-Rg. 2

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: 10/31, 2017

Rick Harvey
Rick Harvey, President
Baker View Limited Partnership

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20175174

NOV 01 2017

Amount Paid \$ 82.00
By *M. M.* Skagit Co. Treasurer
Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that **Rick Harvey**, in his capacity as **President of Baker View Limited Partnership**, is the individual who appeared before me, and said individual acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument, with full authority to execute said instrument on behalf of said **Partnership**.

Dated this 31 day of October, 2017.

Julia G. Klingman
Notary Public in and for the
State of Washington, residing at
Anacortes, WA

My appointment expires 1/19/2020.

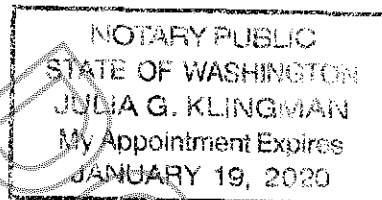


EXHIBIT A

LEGAL DESCRIPTION AFTER BLA

LOT A

That portion of Government Lot 4, Section 30, Township 35 North, Range 2 East, W.M., described as follows:

Beginning at the Northwest corner of Lot 28, "THE PLAT OF MOUNTAIN VIEW PARK, ANACORTES, WASHINGTON"; thence South $0^{\circ}59'02''$ West along the West line of said Lot 28, for 55.0 feet to the true point of beginning;
thence South $52^{\circ}31'25''$ East for 151.21 feet along the West line of Lots 27 and 28, "THE PLAT OF MOUNTAIN VIEW PARK, ANACORTES, WASHINGTON";
thence South $11^{\circ}06'50''$ East, 170.14 feet along the West line of Lots 27, "THE PLAT OF MOUNTAIN VIEW PARK, ANACORTES, WASHINGTON" to the Southwest corner of said Lot 27;
thence South $81^{\circ}06'18''$ West, 158.71 feet;
thence South $41^{\circ}54'47''$ West, 62.48 feet;
thence North $89^{\circ}42'11''$ West, 19.67 feet;
thence North $27^{\circ}58'19''$ West, 197.46 feet;
thence North $45^{\circ}38'26''$ East, 221.83 feet to the POINT OF BEGINNING.

TOGETHER WITH Lot 26, "THE PLAT OF MOUNTAIN VIEW PARK, ANACORTES, WASHINGTON," as per plat recorded in Volume 7 of Plats, page 77, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

LOT B

That portion of Government Lot 4, Section 30, Township 35 North, Range 2 East, W.M., described as follows:

BEGINNING in the Southwest corner of Lot 21, "THE PLAT OF MOUNTAIN VIEW PARK, ANACORTES, WASHINGTON";
thence North $89^{\circ}46'38''$ West, 141.80 feet along the North line of Short Plat No. ANA 94-001 as recorded in Volume 11 of Short Plats, pages 113 and 114;
thence South $1^{\circ}06'56''$ West, 401.63 feet, along the West line of said Short Plat No. ANA 94-001;
thence North $89^{\circ}46'38''$ West, 21.62 feet;
thence West along a curve to the left with a radius of 511.95 feet for an arc distance of 8.39 feet and a central angle of $0^{\circ}56'18''$;
thence North $1^{\circ}06'56''$ East 401.70 feet;
thence North $89^{\circ}46'38''$ West, 83.21 feet;

thence North $43^{\circ}29'01''$ West, 119.08 feet;
thence North $14^{\circ}27'35''$ East, 121.55 feet;
thence North $41^{\circ}54'47''$ East, 62.48 feet;
thence North $81^{\circ}06'18''$ West, 158.71 feet;
thence South $11^{\circ}06'50''$ East, 63.32 feet;
thence South $23^{\circ}40'25''$ West, 233.99 feet to the POINT OF BEGINNING.

Situate in the City of Anacortes, County of Skagit, State of Washington.

LOT C

That portion of Government Lot 4, Section 30, Township 35 North, Range 2 East, W.M., described as follows:

Commencing at the Southwest corner of said Government Lot 4;
thence South $89^{\circ}46'38''$ East along the South line of said Government Lot 4 for 189.75 feet to the Southeast corner of that certain Tract conveyed to Ronald M. Sherin and Norma E. Sherin, husband and wife, by deed recorded under Auditor's File No. 685895 and the POINT OF BEGINNING;
thence South $89^{\circ}46'38''$ East, 450.84 feet to a point on a curve;
said point of a curve having a radius point bearing South $13^{\circ}51'05''$ East, 511.95 feet;
thence easterly along the arc of said curve through an arc angle of $13^{\circ}08'09''$, an arc distance of 117.37 feet;
thence North $1^{\circ}06'56''$ East, 401.70 feet;
thence North $89^{\circ}46'38''$ West, 83.21 feet;
thence North $43^{\circ}29'01''$ West 119.08 feet;
thence North $14^{\circ}27'35''$ West 121.55 feet;
thence North $89^{\circ}42'11''$ West 19.67 feet;
thence North $27^{\circ}58'19''$ West 197.46 feet to the South line of the North 528 feet of said Government Lot 4;
thence South $89^{\circ}42'11''$ East 241.48 feet to the Northeast corner of that certain tract of land previously conveyed to Samuel J. Hartley and Bonice L. Hartley, husband and wife, by deed recorded under Auditor's File No. 8010210037;
thence South $0^{\circ}57'33''$ West along the West line of said Hartley tract for 333.99 feet to the North line of the South 462 feet of Government Lot 4;
thence North $89^{\circ}46'38''$ West along the North line of the South 462 feet of Government Lot 4 for 74.27 feet to the Northeast corner of the herein before described Sherin Tract as recorded under Auditor's File No. 685895;
thence South $0^{\circ}57'33''$ East along the East line of said Sherin Tract for 462 feet to the point of beginning.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL E

That portion of the Northwest 1/4 of the Northwest 1/4, Section 31, Township 35 North, Range 2 East, W.M., being a strip of land 180 feet wide, lying 90.00 feet on each side of the following described centerline:

Beginning at the Northwest corner of said Section 31; thence Easterly along the North line of said Section 31 for 302.75 feet to the true point of beginning; thence angle to the right 90° for 36 feet, more or less, to the Northerly margin of a right of way conveyed to Skagit County, Washington, as a portion of Road No. 312, as recorded in Volume 146 of Deeds, pages 400 to 435;

EXCEPT all that portion thereof lying adjacent to and North of the following described centerline:

Beginning at the Northwest corner of said Section 31;
thence South $01^{\circ}59'55''$ West along the West line of said Section 31, a distance of 60.72 feet;
thence South $89^{\circ}11'12''$ East, a distance of 210.34 feet; thence South $89^{\circ}03'22''$ East, a distance of 2.80 feet to the true point of beginning;
thence continuing South $89^{\circ}03'22''$ East, with a width of 30.00 feet to the North, a distance of 180.02 feet to the terminus of this description.

Situate in the City of Anacortes, County of Skagit, State of Washington.

EXHIBIT B

LEGAL DESCRIPTION BEFORE BLA

PARCEL "A"

Lot 26, "THE PLAT OF MOUNTAIN VIEW PARK, ANACORTES, WASHINGTON," as per plat recorded in Volume 7 of Plats, page 77, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "B"

That portion of Government Lot 4, Section 30, Township 35 North, Range 2 East, W.M., described as follows:

Beginning at the Southwest corner of said Government Lot 4;
thence South $89^{\circ}46'38''$ East along the South line of said Government Lot 4 for 189.75 feet;
thence North $0^{\circ}59'02''$ East for 464.54 feet;
thence South $89^{\circ}46'38''$ East 74.25 feet;
thence North $0^{\circ}59'02''$ East 331.48 feet;
thence South $89^{\circ}42'11''$ East 154.01 feet to the true point of beginning; thence continue South $89^{\circ}42'11''$ East 241.99 feet; thence South $14^{\circ}27'35''$ West 180.09 feet; thence North $89^{\circ}42'11''$ West 241.99 feet; thence North $14^{\circ}27'35''$ East to the true point of beginning.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "C"

That portion of Government Lot 4, Section 30, Township 35 North, Range 2 East, W.M., described as follows:

Beginning at the Northwest corner of Lot 28, "THE PLAT OF MOUNTAIN VIEW PARK, ANACORTES, WASHINGTON";
thence South $0^{\circ}59'02''$ West along the West line of said Lot 28, for 55.0 feet to the true point of beginning; thence continuing South $0^{\circ}59'02''$ West for 155.91 feet;
thence South $14^{\circ}27'35''$ West for 180.09 feet;
thence South $20^{\circ}59'55''$ East for 106.04 feet;
thence North $58^{\circ}13'15''$ East for 205.45 feet to a point on the West line of Lot 22, "THE PLAT OF MOUNTAIN VIEW PARK, ANACORTES, WASHINGTON";
thence North $06^{\circ}50''$ West along the West line of Lots 22, 26 and 27 for 233.46 feet;
thence North $52^{\circ}31'25''$ West along the West line of Lots 27 and 28, for 151.21 feet to the true point of beginning.

TOGETHER WITH that portion of Government Lot 4, Section 30, Township 35 North, Range 2 East, W.M., described as follows:

Beginning at the Northwest corner of Lot 28, "THE PLAT OF MOUNTAIN VIEW PARK, ANACORTES, WASHINGTON," as per plat recorded in Volume 7 of Plats, page 77, records of Skagit County, Washington;

thence South 00°59'02" West along the West line of said Lot 28, for 55.00 feet to the true point of beginning; thence continuing South 00°59'02" West for 155.91 feet to the Northeasterly corner of that parcel described as Parcel "B" in that deed conveyed to Storage Associates, Inc. on the 12th day of August, 1998, under Auditor's File No. 9808120052; thence North 89°42' 11" West for 155.91 feet along the Northerly line of said Parcel "B"; thence North 45°38'26" East for 221.81 feet to the true point of beginning.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "D"

All that portion of Government Lot 4, Section 30, Township 35 North, Range 2 East, W.M., described as follows:

Beginning at the Southwest corner of said Government Lot 4;
thence South 89°46'38" East along the South line of said Government Lot 4 for 189.75 feet to the Southeast corner of that certain Tract conveyed to Ronald M. Sherin and Norma E. Sherin, husband and wife, by deed recorded under Auditor's File No. 685895 and the true point of beginning;
thence continuing South 89°46'38" East for 596.72 feet to an intersection with the West line of Short Plat No. ANA 94-001 as recorded in Volume II of Short Plats, pages 113 and 114, extended South;
thence Northerly along said line and the West line of said Short Plat for 417 feet to the Northwest corner thereof;
thence Easterly along the Northerly line of said Short Plat for 141.8 feet to the Southwest corner of the "THE PLAT OF MOUNTAIN VIEW PARK, ANACORTES, WASHINGTON," as per plat recorded in Volume 7 of Plats, page 77, records of Skagit County, Washington;
thence North 23°40'25" West along the West boundary of said plat for 233.99 feet to the most Easterly corner of that certain tract previously conveyed to Gary O. Henery and Kathleen S. Tibbetts, husband and wife, by deed recorded under Auditor's File No. 8804280005;
thence South 58°13'15" West along the Southerly line of said tract for 205.45 feet to the most Southerly corner thereof;
thence North 20°59'55" West for 106.04 feet to the Southeasterly corner of Parcel B of said Henery and Tibbetts tract as described under Auditor's File No. 8804280005;
thence North 89°42' 11" West along the South line thereof or 241.99 feet; thence North 14°27'35" East for 180 feet to the South line of the North 528 feet of said Government Lot 4;
thence Westerly along said South line thereof or 154.01 feet to the Northeast corner of that certain tract of land previously conveyed to Samuel J. Hartley and Bonice L. Hartley, husband and wife, by deed recorded under Auditor's File No. 8010210037;
thence South along the West line of said Hartley tract for 33 1.48 feet to the North line of the South 462 feet of Government Lot 4; thence North 8°46'38" West along the North line of the South 462 feet of Government Lot 4 for 74.25 feet to the Northeast corner of the herein before described Sherin Tract as recorded under Auditor's File No. 685895; thence South along the East line of said Sherin Tract for 462 feet to the point of beginning.

EXCEPT all that portion thereof described as follows:

Beginning at the Southwest corner of said Section 30; thence East along the South line of said Section 30, a distance of 649.90 feet to the true point of beginning;

thence continuing East along said South line of Section 30, a distance of 136.31 feet;
thence North $02^{\circ}15'02''$ East, a distance of 15.37 feet;
thence North $88^{\circ}40'05''$ West, a distance of 21.36 feet to the P.C. of a $13^{\circ}02'38''$ curve to the left having a central angle of $15^{\circ}12'11''$;
thence Southwesterly along said curve, a distance of 116.55 feet, to the true point of beginning.
Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "E"

That portion of the Northwest 1/4 of the Northwest 1/4, Section 31, Township 35 North, Range 2 East, W.M., being a strip of land 180 feet wide, lying 90.00 feet on each side of the following described centerline:

Beginning at the Northwest corner of said Section 31;
thence Easterly along the North line of said Section 31 for 302.75 feet to the true point of beginning;
thence angle to the right 90° for 36 feet, more or less, to the Northerly margin of a right of way conveyed to Skagit County, Washington, as a portion of Road No.312, as recorded in Volume 146 of Deeds, pages 400 to 435,

EXCEPT all that portion thereof lying adjacent to and North of the following described centerline:

Beginning at the Northwest corner of said Section 31; thence South $01^{\circ}59'55''$ West along the West line of said Section 31, a distance of 60.72 feet;
thence South $89^{\circ}11'12''$ East, a distance of 210.34 feet;
thence South $89^{\circ}03'22''$ East, a distance of 2.80 feet to the true point of beginning; thence continuing South $89^{\circ}03'22''$ East, with a width of 30.00 feet to the North, a distance of 180.02 feet to the terminus of this description.

Situate in the City of Anacortes, County of Skagit, State of Washington.

BLA ROS #
9901260003

PLAT OF MOUNTAIN
VIEW PARK AF #556452

P33106
S 89°42'11" E 240.07'
154.01' (DEED 154.01')

PARCEL "B"
P33169
GREEN HOUSE
S 89°42'11" E 241.99'

PARCEL "C"
P33167
4114 R AVENUE
GARAGE HOUSE
S 89°42'11" E 155.92'

PARCEL "D"
P33034
CONCRETE DW
HOUSE

PARCEL "E"
P33295
N 89°50'58" E 180.00'

60' ROW HADDON ROAD
ROAD EASEMENT OVER NORTH
16.5 FEET
AF #110543 & 110544

ROS #
8908300045

PSE EASEMENT
AF #807098
10' APPROXIMATE
LOCATION

GRAPHIC SCALE
70 0 70 140 280
(IN FEET)
1 inch = 140 ft.

10-23-2017

DALE K. HERRICK
STATE OF WASHINGTON
REGISTERED
27807
PROFESSIONAL LAND SURVEYOR



EXHIBIT C BLA AFTER ADJUSTMENT

PLAT OF MOUNTAIN
VIEW PARK AF #556452

