

201712270136

Skagit County Auditor

12/27/2017 Page

1 of

\$78.00

5 4:06PM

After Recording Return To:

BETTS AUSTIN JOHNSON, pllc
2200 RIMLAND DRIVE, SUITE 230
BELLINGHAM, WA 98226-6643

GUARDIAN NORTHWEST TITLE CO.

ACCOMMODATION RECORDING ONLY

Jm 1436

Document Title: Quitclaim Deed

Reference No. of Documents Released/Assigned: N/A

Grantors: STEPHEN N. SCHELL and SHARON K. SCHELL, husband and wife and SCHELL FAMILY PARTNERSHIP, L.L.C., a Washington limited partnership

Grantee: SCHELL FAMILY, L.L.C., a Washington limited liability company

Abbreviated Legal: PTNS GVT LOT 2, S1 T33N R3E WM

Full Legal Description Attached on page 4

Assessor's Tax Parcel ID #: P15233

QUITCLAIM DEED


The GRANTORS, STEPHEN N. SCHELL and SHARON K. SCHELL, husband and wife and SCHELL FAMILY PARTNERSHIP, L.L.C., a Washington limited partnership, for and in consideration of a boundary line adjustment, no consideration given, convey and quitclaim to SCHELL FAMILY, L.L.C., a Washington limited liability company, all of their/its interest in the following described real estate, situated in the County of Skagit, State of Washington, including any after acquired title:

See legal description attached hereto as Exhibit "A".

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20175956
DEC 27 2017
Amount Paid \$0
Skagit Co. Treasurer
By *mm* Deputy

DATED: 5/17/2017, 2017.

GRANTORS:


STEPHEN N. SCHELL, individually


SHARON K. SCHELL, individually

SCHELL FAMILY PARTNERSHIP, L.L.C.


STEPHEN N. SCHELL, Partner


SHARON K. SCHELL, Partner

This deed conveys the second of two separate contiguous lots that were intended to be recorded at the same time as the Quitclaim Deed dated December 11, 2010, and recorded under Skagit County Auditor's File No. 201012130009. Said Quitclaim Deed transferred tracts X & Y as detailed on the map attached as "Exhibit B". However, this second deed to tracts M & N was not recorded in 2010 as intended. Along with said tracts X & Y, the tracts described as M & N herein are a recombination or reaggregation of separate contiguous lots.

This boundary line adjustment is approved by the Skagit County Planning Department.

DATED: 5/12/2017.


By: GRACE ROEDER
Title: Senior Planner

STATE OF WASHINGTON)

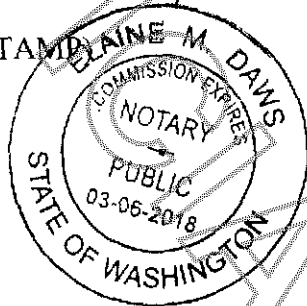
) ss.

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that STEPHEN N. SCHELL and SHARON K. SCHELL are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: May 17, 2017.

(SEAL/STAMP)



Elaine M. Daws
NOTARY PUBLIC
My appointment expires: 3/6/18

STATE OF WASHINGTON)

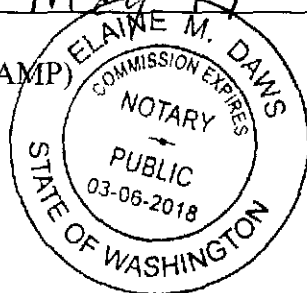
) ss.

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that STEPHEN N. SCHELL and SHARON K. SCHELL are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the Partners of SCHELL FAMILY PARTNERSHIP, L.L.C., a Washington limited partnership, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: May 17, 2017.

(SEAL/STAMP)



Elaine M. Daws
NOTARY PUBLIC
My appointment expires: 3/6/18

EXHIBIT A

Site Address: 18399 Skagit City Road
Tax Parcel No.: P15233

Those portions of Government Lot 2 of Section 1, Township 33 North, Range 3 East, W.M., described as Tracts "M" and "N" below:

Tract "M": Those portions of said Government Lot 2 conveyed to Stephen N. Schell, et ux., by deed recorded October 4, 1977 as Skagit County Auditor's File No. 866097 and to Steve N. Schell, et ux., by deed recorded as Auditor's File No. 201006220064; EXCEPT that portion thereof conveyed to Cathy L. Conner, et al, by deed recorded as Auditor's File No. 201006220065; ALSO EXCEPT that portion thereof conveyed to Nolan Lee, et ux., by deed recorded as Auditor's File No. 201006220066; AND FURTHER EXCEPT that portion of said Schell premises lying North of a line drawn parallel with and 165 feet North of the North line of said Conner parcel;

Tract "N": That portion of said Government Lot 2 lying Easterly of the Skagit City county road as said road existed on October 21, 2002 the date of a conveyance to the Schell Family Partnership, LLC, by deed recorded as Auditor's File No. 200210280225 and lying Easterly of Line "A" as described below:

Line A:

Begin at the intersection of the East right-of-way line of the Skagit City county road, as existing on October 4, 2010, with the South line of Government Lot 2 of Section 1, Township 33 North, Range 3 East, W.M.; thence Northeasterly along said East right-of-way line to the Easterly most point of said East right-of-way line lying within said Government Lot 2, said point being the True of Point of Beginning of this line description; thence North 08° East to the right bank of the Skagit River, said point being the Terminus of this line description.

EXCEPT FROM ALL OF THE ABOVE:

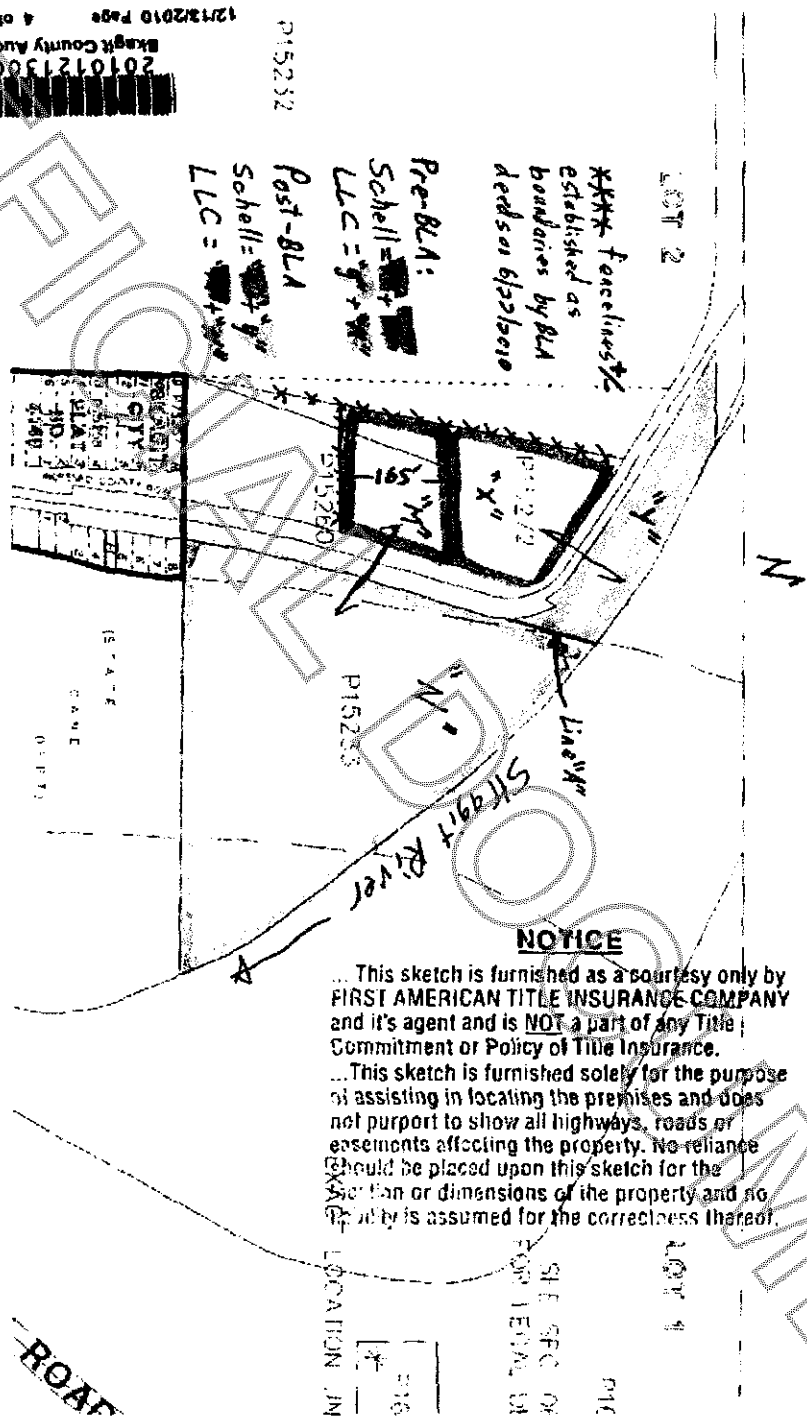
The existing as-built dike right-of-way of Skagit County Diking District No. 22, formerly Diking District No. 2; the right-of-way appropriated for Diking District No. 2 by Decree of Appropriation or Judgment entered July 19, 1900 in Skagit County Civil Cause No. 3049; and the easement conveyed to Diking District No. 2 by instrument recorded April 3, 1935 as Auditor's File No. 268645 and modified by instrument recorded as Auditor's File No. 200210100005.

SUBJECT TO: Covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

THESE TRACTS ARE DETAILED ON THE MAP ATTACHED AS "EXHIBIT B".

UNOFFICIAL COMMENT

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Black & Veatch
201012130009



NOTICE

... This sketch is furnished as a courtesy only by FIRST AMERICAN TITLE INSURANCE COMPANY and its agent and is NOT a part of any Title Commitment or Policy of Title Insurance.

... This sketch is furnished solely for the purpose of assisting in locating the premises and does not purport to show all highways, roads or easements affecting the property. No reliance should be placed upon this sketch for the location or dimensions of the property and no liability is assumed for the correctness thereof.

SEE SPEC OF FOR LEGAL D
P16
LOCATION IN