

FILED FOR RECORD AT THE  
REQUEST OF/RETURN TO:

Jared Ware

21590 Alderbrook Lane

Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018200  
JAN 18 2018

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



201801180032

Skagit County Auditor

1/18/2018 Page

1 of

\$88.00

15 10:57AM

**WARRANTY DEED FOR BOUNDARY LINE ADJUSTMENT**

Grantor (s): CLEAR LAKE INVESTMENT PROPERTY L.L.C.,  
a Washington limited liability company  
JARED WARE, a married man as his separate property

Grantee (s): CLEAR LAKE INVESTMENT PROPERTY L.L.C.,  
a Washington limited liability company  
JARED WARE, a married man as his separate property

Abbreviated Legal: Lots 6-9, Block 9, Plat of Clear Lake;  
2<sup>nd</sup> Class Shorelands in front of Lots 8, 9 & 10,  
Block 9, Plat of Clear Lake;  
Portion Gov Lot 8 & 12, SE ¼ of S1, T34N, R4E W.M

Additional Legal on page(s): Pages 1-4, Exhibits A-D

Assessor's Tax Parcel Nos.: 4138-009-009-0009; P74818  
340401-0-085-0003; P23382

**WHEREAS:** CLEAR LAKE INVESTMENT PROPERTY  
L.L.C., a Washington limited liability company, is the owner of the following real  
property (the "CLEAR LAKE Property"):

Shore lands of the second class situate in front of, adjacent to and abutting upon  
Lots 8 and 9, Block 9, "PLAT OF CLEAR LAKE, SKAGIT COUNTY,  
WASHINGTON", as per plat recorded in Volume 4 of Plats, pages 22 and 23,  
records of Skagit County, Washington. EXCEPT that portion thereof lying  
within the boundaries of the following described tract: Beginning at the  
Southeast corner of Lot 10, Block 9 of said "PLAT OF CLEAR LAKE,  
SKAGIT COUNTY, WASHINGTON"; thence North 66°31' East, 40.31 feet to  
the true point of beginning for this description; thence North 66°31' East, 19.89  
feet; thence South 23°29' East, 8.50 feet; thence South 89°40' West, 21.63 feet  
to the true point of beginning.

ALSO, that portion of the shore lands of the second class situate in front of,  
adjacent to or abutting upon Lot 10, Block 9, "PLAT OF CLEAR LAKE,  
SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of

Plats, pages 22 and 23, records of Skagit County, Washington, described as follows: Beginning at the Southeast corner of said Lot 10; thence North 3°22' West along the East line of said Lot 10, 15.87 feet; thence North 89°40' East, 37.90 feet; thence South 66°31' West, 40.31 feet to the point of beginning.

TOGETHER WITH, a portion of the Southeast Quarter of Section 1, T34N, R4E W.M., described as follows:

All that portion of Government Lot 8, if any, and all that portion of Government Lot 12 lying westerly of the line of ordinary high water of Clear Lake and also lying between the South property line of a survey for Skagit County Parks and Recreation Department filed under Skagit County Auditor's file number 8712290001, and the Easterly extension towards said line of ordinary high water of Clear Lake of the North line of Lots 1, 2, and 3, Block 9, PLAT OF CLEAR LAKE; Volume 4, of Plats, Page 22, records of Skagit County, Washington.

Situated in the County of Skagit, State of Washington.

**WHEREAS:** JARED WARE, a married man as his separate property, is the owner of the following parcels of real property (the "WARE Property"):

**Lot 6**

Lot 6, Block 9, "PLAT OF CLEAR LAKE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, pages 22 and 23, records of Skagit County, Washington

TOGETHER WITH that portion of vacated Front Street adjoining said Lot 6.

Situated in the County of Skagit, State of Washington.

**Lot 7**

Lot 7, Block 9, "PLAT OF CLEAR LAKE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, pages 22 and 23, records of Skagit County, Washington

TOGETHER WITH that portion of vacated Front Street adjoining said Lot 7.

Situated in the County of Skagit, State of Washington.

**Lot 8**

Lot 8, Block 9, "PLAT OF CLEAR LAKE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, pages 22 and 23, records of Skagit County, Washington

Situated in the County of Skagit, State of Washington.

**Lot 9**

Lot 9, Block 9, "PLAT OF CLEAR LAKE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, pages 22 and 23, records of Skagit County, Washington

TOGETHER WITH that portion of vacated Front Street adjoining said Lot 9.

AND TOGETHER WITH that portion of Lot 10, Block 9, "PLAT OF CLEAR LAKE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, pages 22 and 23, records of Skagit County, Washington, described as follows:

Beginning at the southwest corner of Lot said 10; thence N 7°23'09"E along the west line of Lot 10, a distance of 2.00 feet; thence N 89°46'08"E, a distance of 77.80 feet to a point on the east line of Lot 10; thence S 4°04'52"E, a distance of 15.86 feet to the southeast corner of Lot 10; thence N 80°18'31"W, a distance of 80.33 feet to the point of beginning.

TOGETHER WITH that portion of vacated Front Street adjoining the above described portion of Lot 10.

Situated in the County of Skagit, State of Washington.

**Government Lots**

A portion of the Southeast Quarter of Section 1, T34N, R4E W.M., described as follows:

All that portion of Government Lot 8 and all that portion of Government Lot 12 lying north of the easterly prolongation of the south line of Lot 8, Block 9, "PLAT OF CLEAR LAKE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, pages 22 and 23, records of Skagit County, Washington, and south of the following described line:

Beginning at the southeast corner of Lot 10, Block 9, "PLAT OF CLEAR LAKE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, pages 22 and 23, records of Skagit County, Washington, thence N 4°04'52" W, a distance of 15.86 feet to the point of beginning of this description; thence N 89°46'08" E to the east line of Government Lot 12 and the terminal point of this description.

TOGETHER WITH second class shorelands.

Situated in the County of Skagit, State of Washington.

**WHEREAS:** CLEAR LAKE INVESTMENT PROPERTY L.L.C., and JARED WARE, a married man as his separate property, wish to adjust the above-described parcels through boundary line adjustments as described herein;

**CLEAR LAKE INVESTMENT PROPERTY L.L.C. CONVEYANCE TO JARED WARE**

NOW THEREFORE, CLEAR LAKE INVESTMENT PROPERTY L.L.C. and JARED WARE, a married man, as his separate property, in consideration of the boundary line adjustments described herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in consideration of the mutual covenants and promises herein, do hereby convey and warrant to JARED WARE, a married man, as his separate property, the following described real estate situate in the County of Skagit, State of Washington, together with all after-acquired title therein, to-wit:

**House Lot**

See attached Exhibit "A".

**Duplex Lot**

See attached Exhibit "B".

**Cottage Lot**

See attached Exhibit "C".

The above-described parcels have been combined or aggregated with contiguous property owned by, JARED WARE, a married man as his separate property and CLEAR LAKE INVESTMENT PROPERTY L.L.C., and after completion of the boundary line adjustments contained herein, the parcels owned by JARED WARE, a married man, as his separate property, shall be described as shown above.

**JARED WARE CONVEYANCE TO CLEAR LAKE INVESTMENT PROPERTY L.L.C.**

NOW THEREFORE, JARED WARE, a married man as his separate property, and CLEAR LAKE INVESTMENT PROPERTY L.L.C., in consideration of the boundary line adjustments described herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in consideration of the mutual covenants and promises herein, do hereby convey and warrant to CLEAR LAKE INVESTMENT PROPERTY L.L.C., the following described real estate situate in the County of Skagit, State of Washington, together with all after-acquired title therein, to-wit:

**Clear Lake Resort Lot**

See attached Exhibit "D".

The above-described parcel has been combined or aggregated with contiguous property owned by, CLEAR LAKE INVESTMENT PROPERTY L.L.C., and after completion of the boundary line adjustments contained herein, the parcel owned by CLEAR LAKE INVESTMENT PROPERTY L.L.C, shall be described as shown above.

The four lots described in the attached Exhibits A, B, C and D are building lots. These boundary line adjustments are not for the purpose of creating additional building lots beyond the four identified herein.

Maps of the lots before and after these boundary line adjustments are attached hereto as Exhibit E and Exhibit F.

THE FOREGOING QUITCLAIM DEED ADJUSTING BOUNDARY LINES IS HEREBY APPROVED THIS 17 DAY OF January, 2018.

SKAGIT COUNTY PLANNING AND  
DEVELOPMENT SERVICES

By: Lee Roeder  
Its: Senior Planner

CLEAR LAKE INVESTMENT PROPERTY, L.L.C.

By: Jared Ware, Its: member and manager

Date: 1/17/18

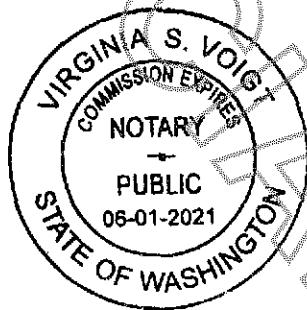
JARED WARE, a married man as his separate property

Jared Ware  
JARED WARE

Date: 1/17/18

STATE OF WASHINGTON )  
 ) ss  
COUNTY OF SKAGIT )

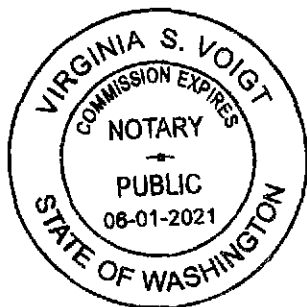
I certify that I know or have satisfactory evidence that JARED WARE is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as a Member and as the Manager of CLEAR LAKE INVESTMENT PROPERTY, L.L.C., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



Dated: 1/17/18  
Virginia S. Voigt  
(Signature)  
NOTARY PUBLIC  
VIRGINIA S. VOIGT  
Print Name of Notary  
My appointment expires: 6/1/21

STATE OF WASHINGTON )  
 ) ss  
COUNTY OF SKAGIT )

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



Dated: 1/17/18  
Virginia S. Voigt  
(Signature)  
NOTARY PUBLIC  
VIRGINIA S. VOIGT  
Print Name of Notary  
My appointment expires: 6/1/21

# **—Skagit Surveyors and Engineers—**

806 Metcalf St. Sedro-Woolley, WA 98284

360.855.2121 360.855.1658(f)

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## LEGAL DESCRIPTION

FOR

JARED WARE

OF

HOUSE LOT

AFTER BOUNDARY LINE ADJUSTMENT

January 5, 2018

That portion of Lot 6, Lot 7, Lot 8 and Lot 9, Block 9, of the Plat of Clear Lake, Skagit County, Washington, per plat recorded in Volume 4 of Plats at pages 22 and 23, records of Skagit County, Washington, vacated Front Street, and Government Lot 8 and Government Lot 12 described as follows:

Beginning at the southwest corner of said Lot 6; thence N 77°44'22"W, a distance of 40.01 feet to a point on the west line of vacated Front Street; thence N 10°59'08"E along the west line of vacated Front Street, a distance of 98.69 feet; thence N 9°45'08"E along the west line of vacated Front Street, a distance of 19.93 feet; thence S 84°11'59"E, a distance of 92.78 feet; thence N 55°18'44"E, a distance of 17.05 feet; thence N 87°30'47"E, a distance of 10.12 feet; thence S 84°11'27"E, a distance of 28.90 feet to a curve to the right having a radius of 31.00 feet; thence southeasterly along said curve through a central angle of 82°27'09", and an arc distance of 44.61 feet; thence N 89°44'26"W, a distance of 54.76 feet; thence S 59°40'23"W, a distance of 19.37 feet; thence S 00°35'05"E, a distance of 47.83 feet; thence S 20°13'34"W, a distance of 55.10 feet to a point on the south line of said Lot 6; thence N 76°17'52"W, a distance of 68.01 feet to the point of beginning.

SUBJECT TO a fifteen (15) foot wide easement for ingress, egress and utilities, over, under and across the following described parcel:

Beginning at the southwest corner of Lot 6, Block 9, of the Plat of Clear Lake, Skagit County, Washington, per plat recorded in Volume 4 of Plats at pages 22 and 23, records of Skagit County, Washington; thence N 77°44'22"W, a distance of 40.01 feet to the west line of

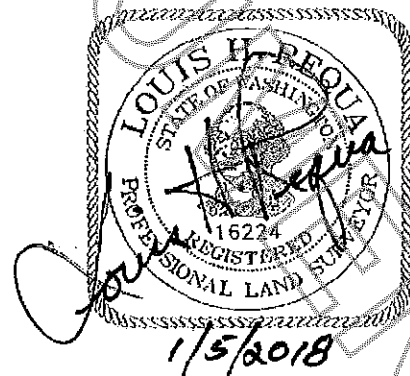
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vacated Front Street; thence N 10°59'08"E along said west line, a distance of 15.00 feet; thence S 77°44'22"E, a distance of 40.34 feet; thence S 76°17'52"E, a distance of 69.91 feet; thence S 20°13'34"W, a distance of 15.10 feet to a point on the south line of said Lot 6; thence N 76°17'52"W, a distance of 68.01 feet to the point of beginning.

Containing 19,555 square feet.

Situate in Skagit County, Washington.





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LEGAL DESCRIPTION  
FOR  
JARED WARE  
OF  
**DUPLEX LOT**  
AFTER BOUNDARY LINE ADJUSTMENT

January 5, 2018

That portion of Lot 6, Lot 7, Lot 8 and Lot 9, Block 9, of the Plat of Clear Lake, Skagit County, Washington, per plat recorded in Volume 4 of Plats at pages 22 and 23, records of Skagit County, Washington, vacated Front Street, and Government Lot 8 and Government Lot 12, if any, described as follows:

Commencing at the southeast corner of said Lot 6; thence S 89°37'13"W along the south line of Lot 6, a distance of 22.51 feet; thence N 20°13'34"E, a distance of 55.10 feet to the point of beginning of this description; thence N 00°35'05"W, a distance of 47.83 feet; thence N 59°40'23"E, a distance of 19.37 feet; thence S 89°44'26"E, a distance of 70.37 feet; thence S 00°05'47"W, a distance of 36.06 feet; thence S 89°10'13"W, a distance of 25.08 feet; thence S 00°05'47"W, a distance of 19.98 feet; thence S 89°10'13"W, a distance of 61.51 feet to the point of beginning.

TOGETHER WITH an easement for ingress, egress and utilities, over, under and across the following described parcel:

Commencing at the southwest corner of said Lot 6; thence N 77°44'22"W, a distance of 40.01 feet to a point on the west line of vacated Front Street; thence N 10°59'08"E along the west line of vacated Front Street, a distance of 98.69; thence N 9°45'08"E along the west line of vacated Front Street, a distance of 19.93 feet to the point of beginning of this description; thence S 84°11'59"E, a distance of 92.78 feet; thence N 55°18'44"E, a distance of 17.05 feet; thence N 87°30'47"E, a distance of 10.12 feet; thence S 84°11'27"E, a distance of 28.90 feet to a curve

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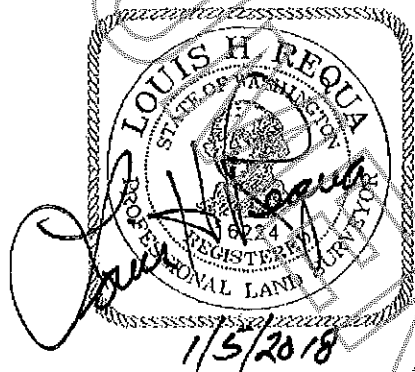
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to the right having a radius of 31.00 feet; thence southeasterly along said curve through a central angle of  $82^{\circ}27'09''$ , and an arc distance of 44.61 feet; thence  $S 89^{\circ}44'26''E$ , a distance of 15.61 feet; thence  $S 00^{\circ}05'47''W$ , a distance of 39.06 feet; thence  $S 89^{\circ}10'13''W$ , a distance of 25.08 feet; thence  $S 00^{\circ}05'47''W$ , a distance of 19.98 feet; thence  $N 89^{\circ}10'13''E$ , a distance of 29.62 feet; thence  $N 00^{\circ}07'17''W$ , a distance of 55.21 feet to a curve to the left having a radius of 51.00 feet; thence northwesterly along said curve through a central angle of  $84^{\circ}04'09''$ , and an arc distance of 74.83 feet; thence  $N 84^{\circ}11'27''W$ , a distance of 30.35 feet; thence  $S 87^{\circ}30'47''W$ , a distance of 17.34 feet; thence  $S 55^{\circ}18'44''W$ , a distance of 15.74 feet; thence  $N 85^{\circ}41'51''W$ , a distance of 39.68 feet; thence  $N 82^{\circ}36'52''W$ , a distance of 44.15 feet to a point on the west line of vacated Front Street; thence  $S 9^{\circ}45'08''W$ , a distance of 20.04 feet to the point of beginning.

Containing 4,356 square feet.

Situate in Skagit County, Washington.



# Skagit Surveyors and Engineers

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## LEGAL DESCRIPTION FOR JARED WARE OF Cottage Lot AFTER BOUNDARY LINE ADJUSTMENT

December 12, 2017

That portion of Lot 9 and Lot 10, Block 9, of the Plat of Clear Lake, Skagit County, Washington, per plat recorded in Volume 4 of Plats at pages 22 and 23, records of Skagit County, Washington, and vacated Front Street, described as follows;

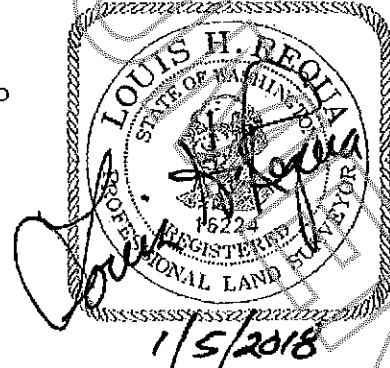
Commencing at the southwest corner of said Lot 10; thence N 7°23'09"E along the west line of said Lot 10, a distance of 2.00 feet to the point of beginning of this description; thence N 82°36'52"W, a distance of 40.00 feet to a point on the west line of vacated Front Street; thence S 7°23'08"W along the west line of vacated Front Street, a distance of 1.17 feet; thence S 9°45'08"W along the west line of vacated Front Street, a distance of 25.78 feet; thence S 82°36'52"E, a distance of 44.15 feet; thence S 85°41'51"E, a distance of 39.68 feet; thence N 4°34'41"E, a distance of 30.34 feet; thence S 89°46'54"W, a distance of 41.58 feet to the point of beginning.

Together with an easement for installation, operation and maintenance of a septic system, over, under and across the following describe parcel;

Commencing at the southwest corner of said Lot 10; thence N 7°23'09"E along the west line of said Lot 10, a distance of 2.00 feet; thence N 89°46'54"E, a distance of 41.58 feet to the point of beginning of this description; thence N 89°45'52"E, a distance of 50.00 feet; thence S 00°13'52"E, a distance of 23.00 feet; thence N 84°11'27"W, a distance of 22.36 feet; thence S 87°30'47"W, a distance of 17.34 feet; thence S 55°18'44"W, a distance of 15.74 feet; thence N 4°34'41"E, a distance of 30.34 feet to the point of beginning.

Containing 2,298 square feet.

Situate in Skagit County, Washington.



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LEGAL DESCRIPTION  
FOR  
JARED WARE  
OF  
**CLEAR LAKE RESORT LOT**  
AFTER BOUNDARY LINE ADJUSTMENT

January 5, 2018

That portion of Lot 6, Lot 7, Lot 8 and Lot 9 and Lot 10, Block 9, of the Plat of Clear Lake, Skagit County, Washington, per plat recorded in Volume 4 of Plats at pages 22 and 23, records of Skagit County, Washington, vacated Front Street, and a portion of Government Lot 8 and Government Lot 12, described as follows:

Commencing at the southwest corner of said Lot 8; thence N 89°37'13"E along the south line of said lot 8 and the easterly prolongation of the south line of said Lot 8, a distance of 203.17 feet, more or less, to the shoreline of Clear Lake and the point of beginning of this description; thence S 89°37'13"W, a distance of 225.68 feet to a point that lies S 89°37'13"W, a distance of 22.51 feet from the southeast corner of said Lot 6; thence N 20°13'34"E, a distance of 55.10 feet; thence N 89°10'13"E, a distance of 61.51 feet; thence N 00°05'47"E, a distance of 19.98 feet; thence N 89°10'13"E, a distance of 25.08 feet; thence N 00°05'47"E, a distance of 36.06 feet; thence N 89°44'26"W, a distance of 15.61 feet to a non-tangent curve concave to the southwest which radius point lies S 88°15'43"W, a distance of 31.00 feet; thence northwesterly along said curve through a central angle of 82°27'09", and an arc distance of 44.61 feet; thence N 84°11'27"W, a distance of 28.90 feet; thence S 87°30'47"W, a distance of 10.12 feet; thence S 55°18'44"W, a distance of 17.05 feet; thence N 84°11'59"W, a distance of 92.78 feet to the west line of vacated Front Street; thence N 9°45'08"E along the west line of vacated Front Street, a distance of 20.04 feet; thence S 82°36'52"E, a distance of 44.15 feet; thence S 85°41'51"E, a distance of 39.68 feet; thence N 4°34'41"E, a distance of 30.34 feet; thence N 89°45'52"E, a distance of 120.64 feet, more or

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less, to the west line of Clear Lake; thence southeasterly along the west line of Clear Lake to the point of beginning.

TOGETHER WITH a fifteen (15) foot wide easement for ingress, egress and utilities, over, under and across the following described parcel:

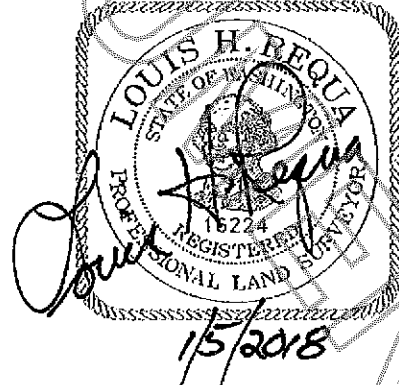
Beginning at the southwest corner of Lot 6, Block 9, of the Plat of Clear Lake, Skagit County, Washington, per plat recorded in Volume 4 of Plats at pages 22 and 23, records of Skagit County, Washington; thence N 77°44'22"W a distance of 40.01 feet to the west line of vacated Front Street; thence N 10°59'08"E along said west line, a distance of 15.00 feet; thence S 77°44'22"E, a distance of 40.34 feet; thence S 76°17'52"E, a distance of 69.91 feet; thence S 20°13'34"E, a distance of 15.10 feet to a point on the south line of said Lot 6; thence N 76°17'52"W, a distance of 68.01 feet to the point of beginning.

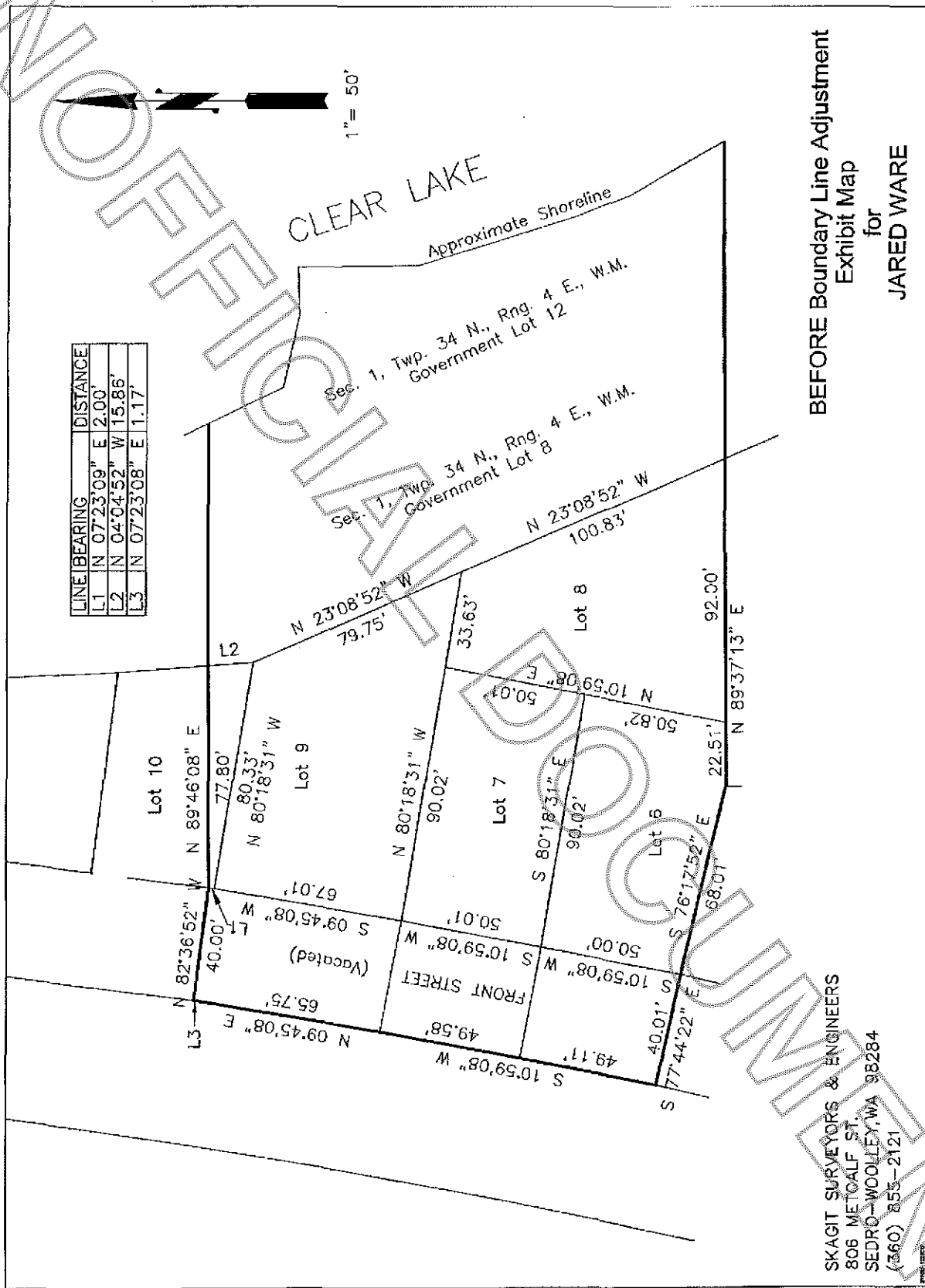
SUBJECT TO an easement for installation, operation and maintenance of a septic system, over, under and across the following describe parcel;

Commencing at the southwest corner of said Lot 10; thence N 7°23'09"E along the west line of said Lot 10, a distance of 2.00 feet; thence N 89°46'54"E, a distance of 41.58 feet to the point of beginning of this description; thence N 89°45'52"E, a distance of 50.00 feet; thence S 00°13'52"E, a distance of 23.00 feet; thence N 84°11'27"W, a distance of 22.36 feet; thence S 87°30'47"W, a distance of 17.34 feet; thence S 55°18'44"W, a distance of 15.74 feet; thence N 4°34'41"E, a distance of 30.34 feet to the point of beginning.

Containing 26,550 square feet, more or less.

Situate in Skagit County, Washington.





BEFORE Boundary Line Adjustment  
Exhibit Map  
for  
JARED WARE

SKAGIT SURVEYORS & ENGINEERS  
806 METCALF ST.  
SEDRO-WOOLEY, WA 98284  
(360) 855-2121

EXHIBIT E - BEFORE

