



201803050093

Skagit County Auditor

\$91.00

3/5/2018 Page

1 of

18 10:44AM

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Quitclaim Deed

(Boundary Line Adjustment)

Grantor: Anna L. Ankrum

Grantees: Smith & Morrison Farms LLC

Legal Description: ptn NW ¼ SW ¼ 5-33N-4EWM

Assessor's Property Tax Parcel or Account Nos.: P16389; P16391

Reference Nos of Documents Assigned or Released: N/A

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018850

MAR 05 2018

Amount Paid \$ 3363.86

Skagit Co. Treasurer

By *mbm* Deputy

THIS INDENTURE, is made this 21st day of February, 2018, between Anna L. Ankrum, an unmarried person, Grantor, and Smith & Morrison Farms, LLC, a Washington limited liability company, Grantee.

Recitals

- a. Grantor is the owner of the property bearing Skagit County Assessor's parcel no. P16389, described in the attached Exhibit A.
- b. Grantee is the owner of the property bearing Skagit County Assessor's parcel no. P16391, described in the attached Exhibit B.
- c. The parties wish to adjust the boundaries between the two parcels, with a portion of Grantor's property (described in the attached Exhibit C) being incorporated into Grantee's property.
- d. The adjusted description of Grantee's parcel is attached as Exhibit D.
- e. The adjusted description of Grantor's parcel is attached as Exhibit E.

Exhibit "A"

**Anna L. Ankrum Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-16389)**

The Northwest 1/4 of the Southwest 1/4 of Section 5, Township 33 North, Range 4 East, W.M.,

EXCEPT that portion of said property lying within the following described tract:

BEGINNING at a point on the West line of said Section 5 which bears North 1°30'00" East 1,120.77 feet from the Southwest corner of said Section 5;
thence South 88°30'00" East a distance of 30 feet to the East right of way line of PSH No. 99, said point being the TRUE POINT OF BEGINNING;
thence South 88°30'00" East a distance of 208.71 feet;
thence North 1°30'00" East parallel with the West line of said Section, a distance of 417.42 feet;
thence North 88°30'00" West a distance of 208.71 feet to the East right of way line of PSH No. 99;
thence South 1°30'00" West along said East right of way line 417.42 feet to the TRUE POINT OF BEGINNING.

AND EXCEPT that portion of the Northwest 1/4 of the Southwest 1/4 of Section 5, Township 33 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the West line of said Section 5 which bears North 0°05'37" East (called North 1°30'00" East on previous description) a distance of 1,120.77 feet from the Southwest corner of said Section 5;
thence South 89°54'23" East (called South 88°30'00" East on previous description) for a distance of 30.00 feet, more or less, to the East right of way line of PSH No. 99, also being the East right-of-way margin of Cedardale Road and also being the Southwest corner of Lot 2 of Skagit County Short Plat No. 93-073, approved October 23, 1993 and recorded October 26, 1993 under Auditor's File No. 9310260063;
thence continue South 89°54'23" East along the South line of said Lot 2 for a distance of 208.71 feet to the Southeast corner thereof;
thence North 0°05'37" East (called North 1°30'00" East on previous description) along the East line of said Short Plat for a distance of 212.31 feet, more or less, to the South line of said Northwest 1/4 of the Southwest 1/4 of Section 5 and being the TRUE POINT OF BEGINNING;
thence continue North 0°05'37" East along said East line or East line extended for a distance of 350.04 feet;

thence North 89°14'48" East parallel with said South line of the Northwest 1/4 of the Southwest 1/4 for a distance of 160.00 feet;
thence South 0°05'37" West for a distance of 350.04 feet, more or less, to said South line of the Northwest 1/4 of the Southwest 1/4 at a point bearing North 89°14'48" East from the TRUE POINT OF BEGINNING;
thence South 89°14'48" West along said South line for a distance of 160.00 feet, more or less, to the TRUE POINT OF BEGINNING.

ALSO EXCEPT that portion conveyed to the State of Washington by deed recorded December 15, 1971, under Auditor's File No. 761886;

AND ALSO EXCEPT roads.

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

Situate in the County of Skagit, State of Washington.

Containing 35.50 acres

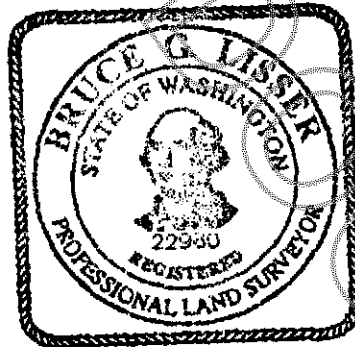


Exhibit "B"

**Smith and Morrison Farms, LLC Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-16391)**

The Southwest 1/4 of the Southwest 1/4 of Section 5, Township 33 North, Range 4 East, W.M.,

TOGETHER WITH that portion of the Northwest 1/4 of the Southwest 1/4 of Section 5, Township 33 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the West line of said Section 5 which bears North 0°05'37" East (called North 1°30'00" East on previous description) a distance of 1,120.77 feet from the Southwest corner of said Section 5; thence South 89°54'23" East (called South 88°30'00" East on previous description) for a distance of 30.00 feet, more or less, to the East right of way line of PSH No. 99, also being the East right-of-way margin of Cedardale Road and also being the Southwest corner of Lot 2 of Skagit County Short Plat No. 93-073, approved October 23, 1993 and recorded October 26, 1993 under Auditor's File No. 9310260063; thence continue South 89°54'23" East along the South line of said Lot 2 for a distance of 208.71 feet to the Southeast corner thereof; thence North 0°05'37" East (called North 1°30'00" East on previous description) along the East line of said Short Plat for a distance of 212.31 feet, more or less, to the South line of said Northwest 1/4 of the Southwest 1/4 of Section 5 and being the TRUE POINT OF BEGINNING; thence continue North 0°05'37" East along said East line or East line extended for a distance of 350.04 feet; thence North 89°14'48" East parallel with said South line of the Northwest 1/4 of the Southwest 1/4 for a distance of 160.00 feet; thence South 0°05'37" West for a distance of 350.04 feet, more or less, to said South line of the Northwest 1/4 of the Southwest 1/4 at a point bearing North 89°14'48" East from the TRUE POINT OF BEGINNING; thence South 89°14'48" West along said South line for a distance of 160.00 feet, more or less, to the TRUE POINT OF BEGINNING.

EXCEPT that portion of said property lying within the following described tract:

BEGINNING at a point on the West line of said Section 5 which bears North 1°30'00" East 1,120.77 feet from the Southwest corner of said Section 5; thence South 88°30'00" East a distance of 30 feet to the East right of way line of PSH No. 99, said point being the TRUE POINT OF BEGINNING;

thence South 88°30'00" East a distance of 208.71 feet;
thence North 1°30'00" East parallel with the West line of said Section, a
distance of 417.42 feet;
thence North 88°30'00" West a distance of 208.71 feet to the East right of
way line of PSH No. 99;
thence South 1°30'00" West along said East right of way line 417.42 feet
to the TRUE POINT OF BEGINNING,

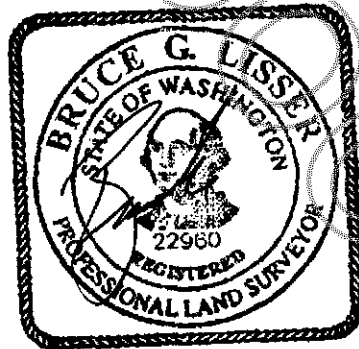
AND EXCEPT that portion conveyed to the State of Washington by deed recorded
December 15, 1971, under Auditor's File No. 761886;

AND ALSO EXCEPT roads.

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

Situate in the County of Skagit, State of Washington.

Containing 38.66 acres



1-17-18

Exhibit "C"

**Portion of Anna L. Ankrum Parcel
(Skagit County Assessor's Parcel Number P-16389)
to be Boundary Line Adjusted to
Smith and Morrison Farms, LLC Parcel
(Skagit County Assessor's Parcel Number P-16391)**

That portion of the below described Tract "X" lying Southerly of the following described line:

BEGINNING at a point on the West line of said Section 5 which bears North 0°05'37" East (called North 1°30'00" East on previous description) a distance of 1,120.77 feet from the Southwest corner of said Section 5; thence South 89°54'23" East (called South 88°30'00" East on previous description) for a distance of 30.00 feet, more or less, to the East right of way line of PSH No. 99, also being the East right-of-way margin of Cedardale Road and also being the Southwest corner of Lot 2 of Skagit County Short Plat No. 93-073, approved October 23, 1993 and recorded October 26, 1993 under Auditor's File No. 9310260063; thence continue South 89°54'23" East along the South line of said Lot 2 for a distance of 208.71 feet to the Southeast corner thereof; thence North 0°05'37" East (called North 1°30'00" East on previous description) along the East line of said Short Plat for a distance of 562.35 feet; thence North 89°14'48" East parallel with the South line of said Northwest 1/4 of the Southwest 1/4 for a distance of 51.00 feet to the TRUE POINT OF BEGINNING of said line; thence North 27°14'29" East for a distance of 117.00 feet; thence North 9°01'29" East for a distance of 133.00 feet; thence North 16°04'41" East for a distance of 130.50 feet; thence North 45°16'38" East for a distance of 141.00 feet; thence North 75°59'05" East for a distance of 161.00 feet; thence South 76°32'56" East for a distance of 307.50 feet; thence North 84°08'53" East for a distance of 103.00 feet; thence North 67°01'32" East for a distance of 227.12 feet, more or less, to the East line of said Northwest 1/4 of the Southwest 1/4 of Section 5, Township 33 North, Range 4 East, W.M., and being the terminus of said line.

Tract "X"

The Northwest 1/4 of the Southwest 1/4 of Section 5, Township 33 North, Range 4 East, W.M.,

UNRECORDED
EXCEPT that portion of said property lying within the following described tract:

BEGINNING at a point on the West line of said Section 5 which bears North 1°30'00" East 1,120.77 feet from the Southwest corner of said Section 5;
thence South 88°30'00" East a distance of 30 feet to the East right of way line of PSH No. 99, said point being the TRUE POINT OF BEGINNING;
thence South 88°30'00" East a distance of 208.71 feet;
thence North 1°30'00" East parallel with the West line of said Section, a distance of 417.42 feet;
thence North 88°30'00" West a distance of 208.71 feet to the East right of way line of PSH No. 99,
thence South 1°30'00" West along said East right of way line 417.42 feet to the TRUE POINT OF BEGINNING,

AND EXCEPT that portion of the Northwest 1/4 of the Southwest 1/4 of Section 5, Township 33 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the West line of said Section 5 which bears North 0°05'37" East (called North 1°30'00" East on previous description) a distance of 1,120.77 feet from the Southwest corner of said Section 5;
thence South 89°54'23" East (called South 88°30'00" East on previous description) for a distance of 30.00 feet, more or less, to the East right of way line of PSH No. 99, also being the East right-of-way margin of Cedardale Road and also being the Southwest corner of Lot 2 of Skagit County Short Plat No. 93-073, approved October 23, 1993 and recorded October 26, 1993 under Auditor's File No. 9310260063,
thence continue South 89°54'23" East along the South line of said Lot 2 for a distance of 208.71 feet to the Southeast corner thereof;
thence North 0°05'37" East (called North 1°30'00" East on previous description) along the East line of said Short Plat for a distance of 212.31 feet, more or less, to the South line of said Northwest 1/4 of the Southwest 1/4 of Section 5 and being the TRUE POINT OF BEGINNING;
thence continue North 0°05'37" East along said East line or East line extended for a distance of 350.04 feet;
thence North 89°14'48" East parallel with said South line of the Northwest 1/4 of the Southwest 1/4 for a distance of 160.00 feet;
thence South 0°05'37" West for a distance of 350.04 feet, more or less, to said South line of the Northwest 1/4 of the Southwest 1/4 at a point bearing North 89°14'48" East from the TRUE POINT OF BEGINNING;
thence South 89°14'48" West along said South line for a distance of 160.00 feet, more or less, to the TRUE POINT OF BEGINNING.

UNOFFICIAL DOCUMENT

ALSO EXCEPT that portion conveyed to the State of Washington by deed recorded December 15, 1971, under Auditor's File No. 761886;

AND ALSO EXCEPT roads.

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

Situate in the County of Skagit, State of Washington.

Containing 16.63 acres

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

The above described parcels will be combined or aggregated with contiguous property to the south (P-16348) owned by the grantee.

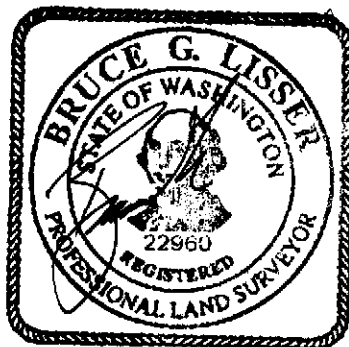
APPROVED

Reviewed and approved in accordance with Skagit County Code, Chapter 14.18.700

Skagit County

By: David Roeder
Title: Senior Planner

Date: 3/1/2018



1-17-18

Exhibit "D"

**Anna L. Ankrum Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-16389)**

The Northwest 1/4 of the Southwest 1/4 of Section 5, Township 33 North, Range 4 East, W.M.,

EXCEPT that portion of said property lying within the following described tract:

BEGINNING at a point on the West line of said Section 5 which bears North 1°30'00" East 1,120.77 feet from the Southwest corner of said Section 5;
thence South 88°30'00" East a distance of 30 feet to the East right of way line of PSH No. 99, said point being the TRUE POINT OF BEGINNING;
thence South 88°30'00" East a distance of 208.71 feet;
thence North 1°30'00" East parallel with the West line of said Section, a distance of 417.42 feet;
thence North 88°30'00" West a distance of 208.71 feet to the East right of way line of PSH No. 99;
thence South 1°30'00" West along said East right of way line 417.42 feet to the TRUE POINT OF BEGINNING,

AND EXCEPT that portion of the Northwest 1/4 of the Southwest 1/4 of Section 5, Township 33 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the West line of said Section 5 which bears North 0°05'37" East (called North 1°30'00" East on previous description) a distance of 1,120.77 feet from the Southwest corner of said Section 5;
thence South 89°54'23" East (called South 88°30'00" East on previous description) for a distance of 30.00 feet, more or less, to the East right of way line of PSH No. 99, also being the East right-of-way margin of Cedardale Road and also being the Southwest corner of Lot 2 of Skagit County Short Plat No. 93-073, approved October 23, 1993 and recorded October 26, 1993 under Auditor's File No. 9310260063;
thence continue South 89°54'23" East along the South line of said Lot 2 for a distance of 208.71 feet to the Southeast corner thereof;
thence North 0°05'37" East (called North 1°30'00" East on previous description) along the East line of said Short Plat for a distance of 212.31 feet, more or less, to the South line of said Northwest 1/4 of the Southwest 1/4 of Section 5 and being the TRUE POINT OF BEGINNING;
thence continue North 0°05'37" East along said East line or East line extended for a distance of 350.04 feet;

thence North 89°14'48" East parallel with said South line of the Northwest 1/4 of the Southwest 1/4 for a distance of 160.00 feet;
thence South 0°05'37" West for a distance of 350.04 feet, more or less, to said South line of the Northwest 1/4 of the Southwest 1/4 at a point bearing North 89°14'48" East from the TRUE POINT OF BEGINNING;
thence South 89°14'48" West along said South line for a distance of 160.00 feet, more or less, to the TRUE POINT OF BEGINNING.

AND EXCEPT that portion of said Northwest 1/4 of the Southwest 1/4 lying Southerly of the following described line:

BEGINNING at a point on the West line of said Section 5 which bears North 0°05'37" East (called North 1°30'00" East on previous description) a distance of 1,120.77 feet from the Southwest corner of said Section 5;
thence South 89°54'23" East (called South 88°30'00" East on previous description) for a distance of 30.00 feet, more or less, to the East right of way line of PSH No. 99, also being the East right-of-way margin of Cedardale Road and also being the Southwest corner of Lot 2 of Skagit County Short Plat No. 93-073, approved October 23, 1993 and recorded October 26, 1993 under Auditor's File No. 9310260063;
thence continue South 89°54'23" East along the South line of said Lot 2 for a distance of 208.71 feet to the Southeast corner thereof;
thence North 0°05'37" East (called North 1°30'00" East on previous description) along the East line of said Short Plat for a distance of 562.35 feet;
thence North 89°14'48" East parallel with the South line of said Northwest 1/4 of the Southwest 1/4 for a distance of 51.00 feet to the TRUE POINT OF BEGINNING of said line;
thence North 27°14'29" East for a distance of 117.00 feet;
thence North 9°01'29" East for a distance of 133.00 feet;
thence North 16°04'41" East for a distance of 130.50 feet;
thence North 45°16'38" East for a distance of 141.00 feet;
thence North 75°59'05" East for a distance of 161.00 feet;
thence South 76°32'56" East for a distance of 307.50 feet;
thence North 84°08'53" East for a distance of 103.00 feet;
thence North 67°01'32" East for a distance of 227.12 feet, more or less, to the East line of said Northwest 1/4 of the Southwest 1/4 of Section 5, Township 33 North, Range 4 East, W.M., and being the terminus of said line.

AND EXCEPT that portion conveyed to the State of Washington by deed recorded December 15, 1971, under Auditor's File No. 761886;

AND ALSO EXCEPT roads.

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

Situate in the County of Skagit, State of Washington.

Containing 18.87 acres



1-17-18

Exhibit "E"

**Smith and Morrison Farms, LLC Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-16391)**

The Southwest 1/4 of the Southwest 1/4 of Section 5, Township 33 North, Range 4 East, W.M.,

TOGETHER WITH that portion of the Northwest 1/4 of the Southwest 1/4 of Section 5, Township 33 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the West line of said Section 5 which bears North 0°05'37" East (called North 1°30'00" East on previous description) a distance of 1,120.77 feet from the Southwest corner of said Section 5; thence South 89°54'23" East (called South 88°30'00" East on previous description) for a distance of 30.00 feet, more or less, to the East right of way line of PSH No. 99, also being the East right-of-way margin of Cedardale Road and also being the Southwest corner of Lot 2 of Skagit County Short Plat No. 93-073, approved October 23, 1993 and recorded October 26, 1993 under Auditor's File No. 9310260063; thence continue South 89°54'23" East along the South line of said Lot 2 for a distance of 208.71 feet to the Southeast corner thereof; thence North 0°05'37" East (called North 1°30'00" East on previous description) along the East line of said Short Plat for a distance of 212.31 feet, more or less, to the South line of said Northwest 1/4 of the Southwest 1/4 of Section 5 and being the TRUE POINT OF BEGINNING; thence continue North 0°05'37" East along said East line or East line extended for a distance of 350.04 feet; thence North 89°14'48" East parallel with said South line of the Northwest 1/4 of the Southwest 1/4 for a distance of 160.00 feet; thence South 0°05'37" West for a distance of 350.04 feet, more or less, to said South line of the Northwest 1/4 of the Southwest 1/4 at a point bearing North 89°14'48" East from the TRUE POINT OF BEGINNING; thence South 89°14'48" West along said South line for a distance of 160.00 feet, more or less, to the TRUE POINT OF BEGINNING.

AND TOGETHER WITH that portion of the Northwest 1/4 of the Southwest 1/4 lying Southerly of the following described line:

BEGINNING at a point on the West line of said Section 5 which bears North 0°05'37" East (called North 1°30'00" East on previous description) a distance of 1,120.77 feet from the Southwest corner of said Section 5;

thence South 89°54'23" East (called South 88°30'00" East on previous description) for a distance of 30.00 feet, more or less, to the East right of way line of PSH No. 99, also being the East right-of-way margin of Cedardale Road and also being the Southwest corner of Lot 2 of Skagit County Short Plat No. 93-073, approved October 23, 1993 and recorded October 26, 1993 under Auditor's File No. 9310260063;
thence continue South 89°54'23" East along the South line of said Lot 2 for a distance of 208.71 feet to the Southeast corner thereof;
thence North 0°05'37" East (called North 1°30'00" East on previous description) along the East line of said Short Plat for a distance of 562.35 feet;
thence North 89°14'48" East parallel with the South line of said Northwest 1/4 of the Southwest 1/4 for a distance of 51.00 feet to the TRUE POINT OF BEGINNING of said line;
thence North 27°14'29" East for a distance of 117.00 feet;
thence North 9°01'29" East for a distance of 133.00 feet;
thence North 16°04'41" East for a distance of 130.50 feet;
thence North 45°16'38" East for a distance of 141.00 feet;
thence North 75°59'05" East for a distance of 161.00 feet;
thence South 76°32'56" East for a distance of 307.50 feet;
thence North 84°08'53" East for a distance of 103.00 feet;
thence North 67°01'32" East for a distance of 227.12 feet, more or less, to the East line of said Northwest 1/4 of the Southwest 1/4 of Section 5, Township 33 North, Range 4 East, W.M., and being the terminus of said line.

EXCEPT that portion of said property lying within the following described tract:

BEGINNING at a point on the West line of said Section 5 which bears North 1°30'00" East 1,120.77 feet from the Southwest corner of said Section 5;
thence South 88°30'00" East a distance of 30 feet to the East right of way line of PSH No. 99, said point being the TRUE POINT OF BEGINNING;
thence South 88°30'00" East a distance of 208.71 feet;
thence North 1°30'00" East parallel with the West line of said Section, a distance of 417.42 feet;
thence North 88°30'00" West a distance of 208.71 feet to the East right of way line of PSH No. 99;
thence South 1°30'00" West along said East right of way line 417.42 feet to the TRUE POINT OF BEGINNING,

AND EXCEPT that portion conveyed to the State of Washington by deed recorded December 15, 1971, under Auditor's File No. 761886;

AND ALSO EXCEPT roads.

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

Situate in the County of Skagit, State of Washington.

Containing 55.29 acres



1-17-78

EXHIBIT F

BEFORE

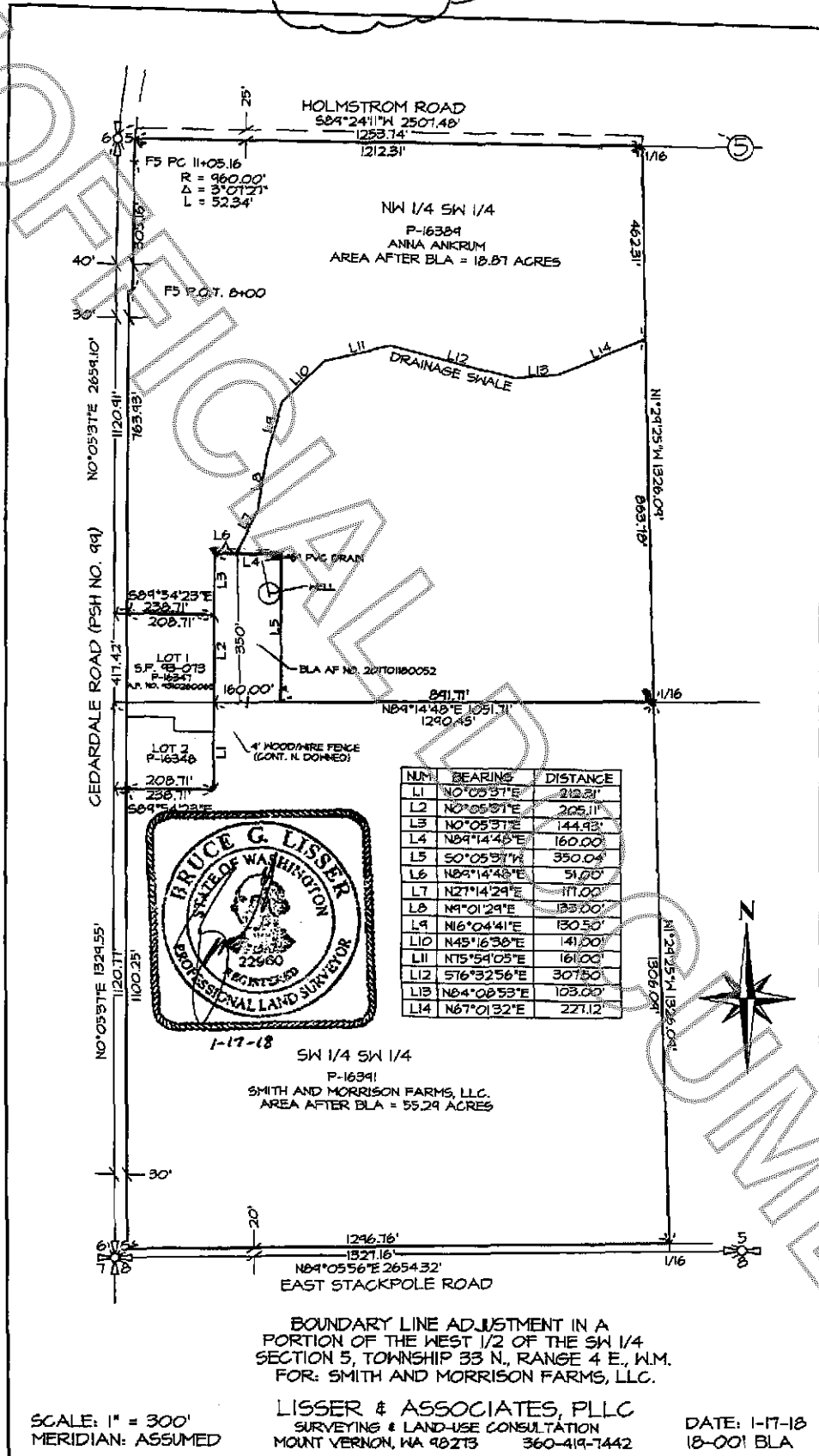


EXHIBIT F

AFTER

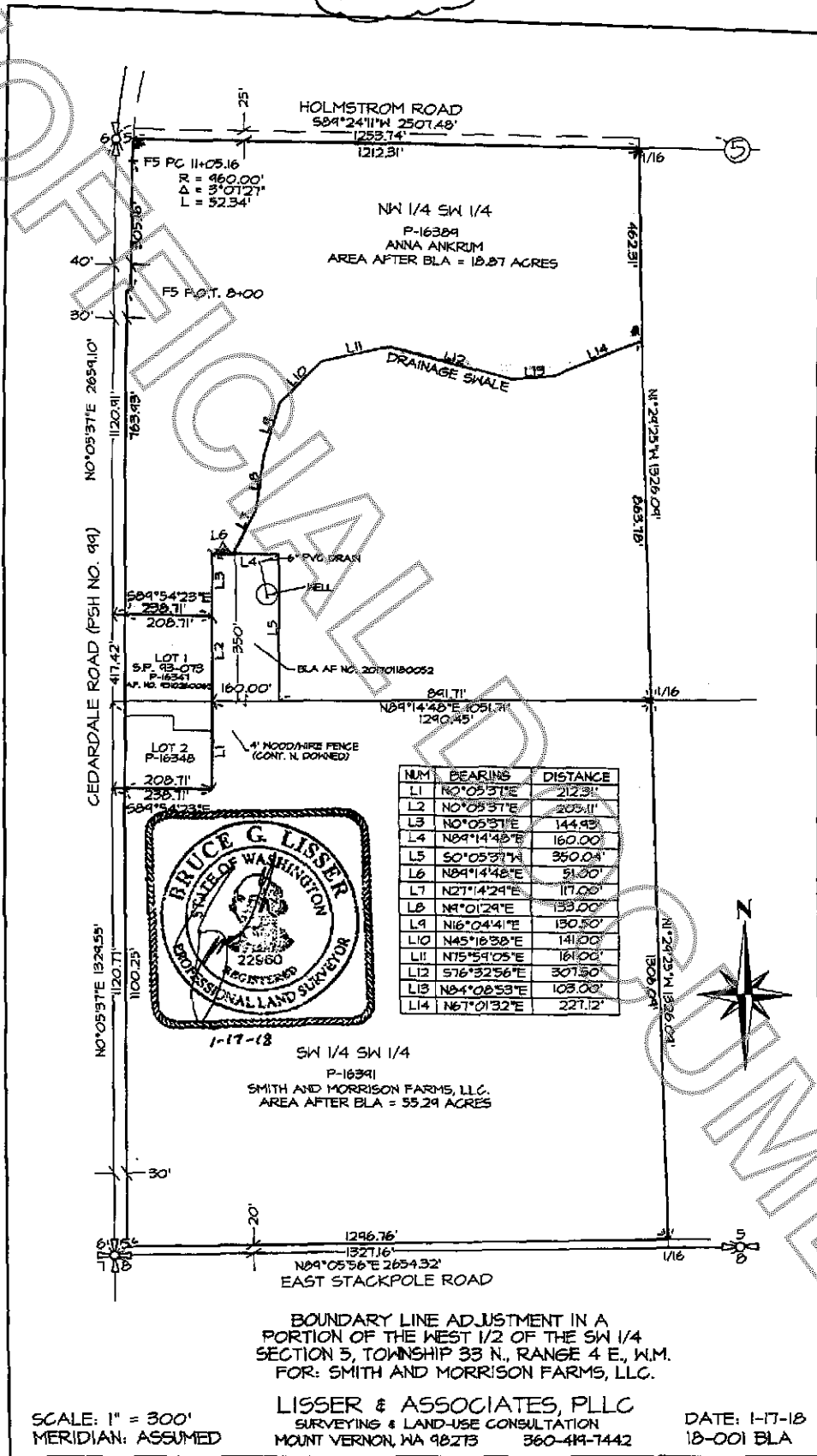


EXHIBIT F

