



201803200045

Skagit County Auditor

\$86.00

3/20/2018 Page

1 of

13

1:49PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20180320
MAR 20 2018

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

QUITCLAIM DEED
(Boundary Line Adjustment)

Grantor: G & D WALLACE, INC., a Washington Corporation
Grantee: G & D WALLACE, INC., a Washington Corporation
legal description: Ptn Gov. Lot 1, Gov Lot 2, and SE Qtr of NW Qtr Sec. 30, Twnshp35 N,
R 4 E, W.M
Additional Legal: Exhibit A attached hereto
Assessor's Property Tax Parcel or Acct. Nos.: P38088; P38096; P38097; & P38099

RECITALS

1. G & D Wallace, Inc., a Washington Corporation, is the legal owner of all lots described in this Boundary Line Adjustment (Exhibit "A").
2. This Boundary Line Adjustment is to reconfigure four (4) existing adjacent lots owned by G & D Wallace, Inc. into four (4) resized parcels that conform to the actual occupancy lines.
3. This Boundary Line Adjustment is not for the purpose of creating an additional building lot.
4. The existing legal description for Parcels, A, B, C, and D are attached hereto as Exhibit "A" and labeled the "BEFORE" legal descriptions.
5. The resized and corrected legal descriptions are attached hereto as Exhibit "B" and labeled the "AFTER" legal descriptions for Parcels A, B, C, and D.
6. A survey map showing the Boundary line Adjustment "AFTER" parcels is attached hereto as Exhibit "C."

Quitclaim Deed (BLA)

Therefore, for and in consideration of the said Boundary Line Adjustment, and for no monetary consideration, G & D WALLACE, INC., a Washington Corporation, hereby conveys and quit claims to G & D WALLACE, INC., a Washington Corporation, all interest in the real property lying and being in County of Skagit, State of Washington, and described in the attached Exhibit "B."

This Boundary Line Adjustment is given to adjust the boundary line and not for the purposes of creating an additional building lot.

DATED this 15 day of ~~February~~ ^{March}, 2018.

G & D WALLACE, INC.

By: [Signature]
Jack R. Wallace, Secretary

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

I hereby certify that I know or have satisfactory evidence that Jack R. Wallace is the person who personally appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Secretary of G & D Wallace, Inc., a Washington Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated this 15th day of ~~February~~ ^{March}, 2018.



Denise McDonald
NOTARY PUBLIC

Denise McDonald
(Print or Type Name of Notary)
My Appointment Expires: 6-6-2020

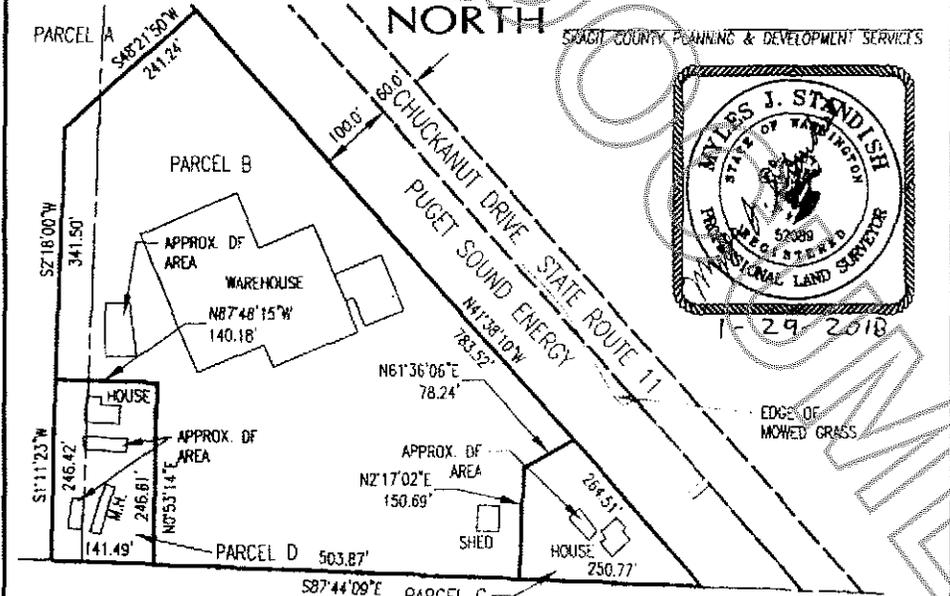
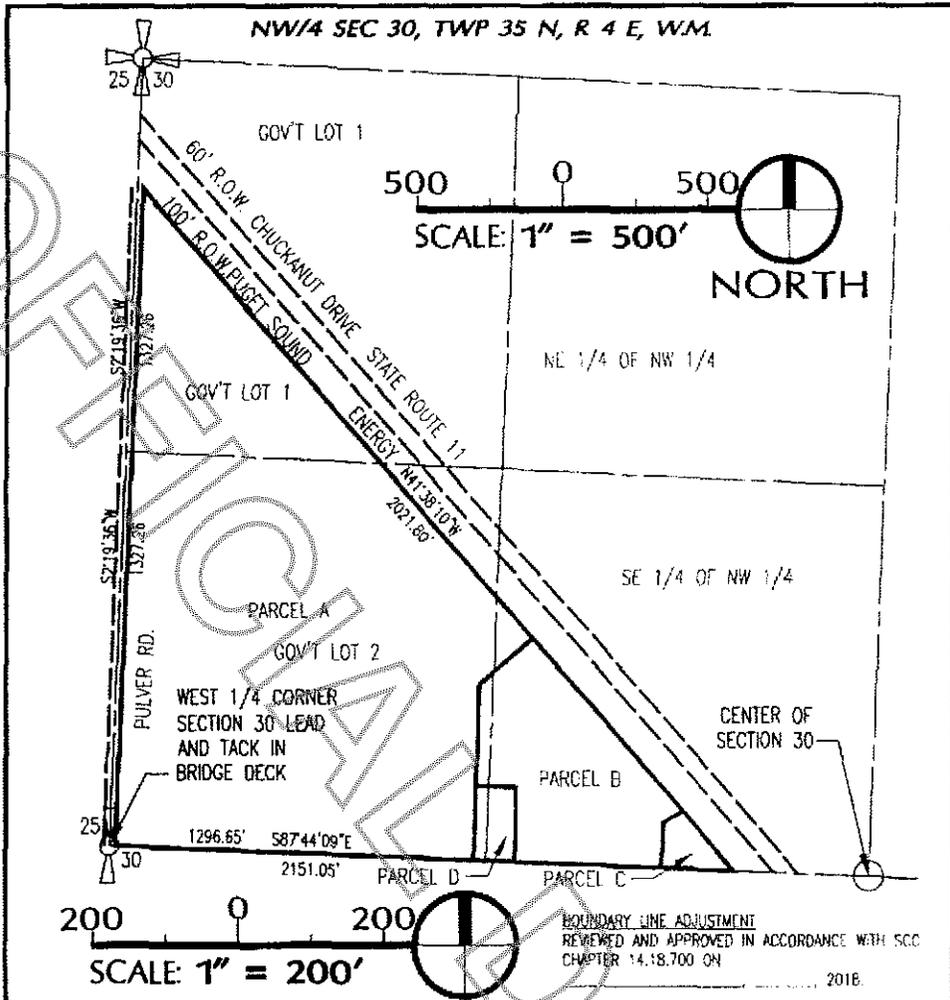
BOUNDARY ADJUSTMENT
Reviewed and approved in accordance
with Skagit County Code Chapter 14.18

[Signature]
Skagit Co. Planning & Dev. Services

3/8/2018
Date

Quitclaim Deed (BLA)

UNOFFICIAL COMMENT



Sound Development Group ENGINEERING SURVEYING & LAND DEVELOPMENT SERVICE P.O. Box 1705-1170 Cleveland Avenue, Suite 202 Mount Vernon, WA 98273 Tel: 360-404-2010 Fax: 360-404-2013	SHEET DESCRIPTION EXHIBIT "C"	SCALE 1" = 200' DRAWN BY: MJS JOB NUMBER: 17081 DATE: 1-29-2018
	PROJECT BLA AFTER FOR WALLACE FARMS	DRAWING NAME AFTER SHEET 1 of 1

PARCEL A AFTER

THAT PORTION OF GOVERNMENT LOT 1, GOVERNMENT LOT 2 AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M. LYING SOUTHWESTERLY OF THAT CERTAIN 100 FOOT RIGHT OF WAY CONVEYED TO PUGET SOUND POWER AND LIGHT COMPANY, A CORPORATION, BY DEED RECORDED SEPTEMBER 6, 1945 AS AUDITOR'S FILE NUMBER 382994, EXCEPT ROAD, EXCEPT RIGHT OF WAY OF DRAINAGE DISTRICT NUMBER 14 AND ALSO EXCEPT THE FOLLOWING THREE DESCRIBED TRACTS:

TRACT 1:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 87° 44'09" EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 2151.05 FEET TO THE INTERSECTION OF THE SAID SOUTH LINE AND THE WEST LINE OF THAT 100 FOOT RIGHT OF WAY CONVEYED TO PUGET SOUND POWER AND LIGHT COMPANY, A CORPORATION, BY DEED RECORDED SEPTEMBER 6, 1945 AS AUDITOR'S FILE NUMBER 382994, THENCE NORTH 41°38'10" WEST ALONG SAID WEST LINE OF RIGHT OF WAY 264.51 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 41°38'10" WEST 783.52 FEET; THENCE SOUTH 48°21'50" WEST 241.24 FEET; THENCE SOUTH 2°18'00" WEST 341.50 FEET; THENCE SOUTH 87°48'15" EAST 140.18 FEET; THENCE SOUTH 0°53'14" TO THE SOUTH LINE OF SAID NORTHWEST QUARTER 246.61 FEET; THENCE ALONG SAID SOUTH LINE SOUTH 87° 44'09" EAST 503.87 FEET; THENCE NORTH 2°17'02" EAST 150.69 FEET; THENCE NORTH 61°36'06" EAST TO SAID WESTERLY LINE OF RIGHT OF WAY AND THE TRUE POINT OF BEGINNING 78.27 FEET.

TRACT 2:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 87° 44'09" EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 2151.05 FEET TO THE INTERSECTION OF THE SAID SOUTH LINE AND THE WEST LINE OF 100 FOOT RIGHT OF WAY CONVEYED TO PUGET SOUND POWER AND LIGHT COMPANY, A CORPORATION BY DEED RECORDED SEPTEMBER 6, 1945 AS AUDITOR'S FILE NUMBER 382994 ALSO BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 41°38'10" WEST ALONG SAID WEST LINE OF RIGHT OF WAY 264.51 FEET; THENCE SOUTH 61°36'06" WEST 78.24 FEET; THENCE SOUTH 2°17'02" WEST TO THE SOUTH LINE OF SAID NORTHWEST QUARTER 150.69 FEET; THENCE ALONG SAID SOUTH LINE SOUTH 87° 44'09" EAST TO SAID WESTERLY LINE OF RIGHT OF WAY AND THE TRUE POINT OF BEGINNING 250.77 FEET.

TRACT 3:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 87° 44'09" EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 2151.05 FEET TO THE INTERSECTION OF THE SAID SOUTH LINE AND THE WEST LINE OF THAT 100 FOOT RIGHT OF WAY CONVEYED TO PUGET SOUND POWER AND LIGHT COMPANY, A CORPORATION, BY DEED RECORDED SEPTEMBER 6, 1945 AS AUDITOR'S FILE NUMBER 382994; THENCE BACK ALONG SAID SOUTH LINE NORTH 87°44'09" WEST 896.13 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 1°11'23" EAST 246.42 FEET; THENCE SOUTH 87°48'15" EAST 140.18" FEET; THENCE SOUTH 0°53'14" WEST TO SAID SOUTH LINE 246.61 FEET; THENCE ALONG SAID SOUTH LINE NORTH 87°44'09" WEST 141.49 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING APPROX. 1,967,092 SQ.FT.



1-29-2018

PARCEL B AFTER

THAT PORTION OF GOVERNMENT LOT 2 AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M. LYING SOUTHWESTERLY OF THAT CERTAIN 100 FOOT RIGHT OF WAY CONVEYED TO PUGET SOUND POWER AND LIGHT COMPANY, A CORPORATION, BY DEED RECORDED SEPTEMBER 6, 1945 AS AUDITOR'S FILE NUMBER 382994, EXCEPT ROAD, EXCEPT RIGHT OF WAY OF DRAINAGE DISTRICT NUMBER 14 BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

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CONTAINING APPROX. 326,956 SQ.FT.



1-29-2018

PARCEL C AFTER

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M. LYING SOUTHWESTERLY OF THAT CERTAIN 100 FOOT RIGHT OF WAY CONVEYED TO PUGET SOUND POWER AND LIGHT COMPANY, A CORPORATION, BY DEED RECORDED SEPTEMBER 6, 1945 AS AUDITOR'S FILE NUMBER 382994, EXCEPT ROAD, EXCEPT RIGHT OF WAY OF DRAINAGE DISTRICT NUMBER 14 BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

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CONTAINING APPROX. 28,966 SQ.FT.



1-29-2018

PARCEL D AFTER

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CONTAINING APPROX. 34,710 SQ.FT.



1 - 29 - 2018

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CONTAINING APPROX. 326,956 SQ.FT.



1-29-2018

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11-29-2018

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1-29-2018