



201803280005

Skagit County Auditor

\$85.00

3/28/2018 Page

1 of

12 9:41AM

When recorded return to:

Craig Sjoström  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

**Quitclaim Deed**  
(Boundary Line Adjustment)

Grantor: Alchemy Group, LLC

Grantees: David J. Richardson & Diana L. Richardson, h/w

Legal Description: ptn Govt Lot 1, 17-34N-2EWM

Assessor's Property Tax Parcel or Account Nos.: P20374; P20379; P20406;

Reference Nos of Documents Assigned or Released: N/A

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018/1194

MAR 28 2018

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

THIS INDENTURE, is made this 27<sup>TH</sup> day of MARCH, 2018, between Alchemy Group, LLC, a Washington limited liability company, Grantor, and David J. Richardson & Diana L. Richardson, h/w, Grantees.

**Recitals**

- Grantor is the owner of the property bearing Skagit County Assessor's parcel nos. P20374 and P20406, described in the attached Exhibit A.
- Grantees are the owners of the property bearing Skagit County Assessor's parcel no. P20379, described in the attached Exhibit B.
- The parties wish to adjust the boundaries between the two parcels, by a portion of P20374 (described in the attached Exhibit C), being incorporated into P20379.
- The adjusted description of P20374 and P20406 is attached hereto as Exhibit D.

e. The adjusted description of P20379 is attached hereto as Exhibit E.

f. A diagram showing the adjustments is attached hereto as Exhibit F.

*Conveyance*

THEREFORE, for and in consideration of the said boundary line adjustment, and for no monetary consideration, Grantor does hereby QUIT CLAIM to Grantees all of its interest in the real property lying and being in the county of Skagit and State of Washington, and described in the attached Exhibit C.

This boundary adjustment is not for the purpose of creating an additional building lot.

DATED: MARCH 27, 2018.

ALCHEMY GROUP, LLC

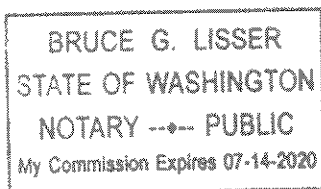
By: [Signature]

David S Richardson  
(Printed name & title) member

STATE OF WASHINGTON )  
(ss.  
COUNTY OF SKAGIT )

On this 27<sup>th</sup> day of MARCH, 2018, before me personally appeared DAVID S. RICHARDSON, to me known to be a member or manager of Alchemy Group, LLC, the limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf thereof.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



[Signature]  
NOTARY PUBLIC in and for the State of Washington,  
residing at Howe, WA  
My commission expires: 7-14-20  
Name: Bruce G. Lisser

Exhibit "A"

**Alchemy Group, LLC, a Washington Limited Liability Company, Parcel  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel Numbers P-20374 and P-20406)**

That portion of Section 17, Township 34 North, Range 2 East, W.M., described as follows:

The South 100 feet of Government Lot 1 and the South 100 feet of the Northeast 1/4 of the Northwest 1/4, lying Easterly of Gibraltar County Road as conveyed to the County by deed recorded January 12, 1939, under Auditor's File No. 309109.

TOGETHER WITH that portion of the tidelands of the second class embraced within the boundaries of the following described tract:

BEGINNING at the meander corner to Sections 8 and 17, in Township 34 North, Range 2 East of the Willamette Meridian;  
thence North 15° East 9.697 chains;  
thence South 75° East 2.727 chains;  
thence North 63°45' East 2.977 chains;  
thence South 2°43' West 22.214 chains;  
thence South 7°19' East 17.942 chains;  
thence South 4°30' West 5.00 chains;  
thence South 17°47' West 32.75 chains;  
thence South 50°30' West 18.00 chains;  
thence North 39°30' West 4.545 chains;  
thence North 50°30' East 18 chains;  
thence North 32°30' East 4.00 chains;  
thence North 6° East 9.00 chains;  
thence North 22°30' East 17.00 chains;  
thence North 4°30' East 5.00 chains;  
thence North 15° West 17.00 chains;  
thence North 6° West 13.60 chains to the POINT OF BEGINNING, and lying between the Northerly and Southerly lines of said South 100 feet of Lot 1 extended East.

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.

**Exhibit "B"**

**David J. Richardson and Diana L. Richardson, husband and wife, Parcel  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel No. P-20379)**

That portion of Government Lot 2, Section 17, Township 34 North, Range 2 East, W.M.,  
described as follows:

BEGINNING at the Northwest corner of Lot 1 of "Entner's Tracts Subdivision No. 1", as  
per plat recorded in Volume 8 of Plats, pages 73 and 74, records of Skagit County;  
thence North  $66^{\circ}37'48''$  West, a distance of 248.61 feet;  
thence North  $70^{\circ}04'00''$  West, a distance of 64.47 feet to the Westerly line of said  
Government Lot 2;  
thence North along the West line of said Government Lot 2 to the North line of said  
Government Lot 2;  
thence East along said North line to the West line of the County Road;  
thence Southerly along said West line to the Northeast corner of Lot 1 of "Entner's Tracts  
Subdivision No. 1";  
thence Westerly along said North line to the POINT OF BEGINNING.

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.

Exhibit "C"



Portion of Alchemy Group, LLC, a Washington Limited Liability Company, Parcel  
(Skagit County Assessor's Parcel Number P-20374)

To be Boundary Line Adjusted into

David J. Richardson and Diana L. Richardson, husband and wife, Parcel  
(Skagit County Assessor's Parcel No. P-20379)

That portion of Government Lot 1, Section 17, Township 34 North, Range 2 East, W.M.,  
described as follows:

Commencing at the Southwest corner of Government Lot 1, as shown on that  
certain Record of Survey map recorded under Skagit County Auditor's File No.  
200302040068;

thence South  $88^{\circ}36'09''$  East along the South line of said Government Lot 1 for a  
distance of 50.00 feet to the TRUE POINT OF BEGINNING;

thence North  $1^{\circ}04'54''$  East parallel with the West line of said Government Lot 1  
for a distance of 85.00 feet, more or less, to the North line of the South 85.00 feet  
(as measured perpendicular to the South line) of said Government Lot 1;

thence South  $88^{\circ}36'09''$  East along said North line for a distance of 357.04 feet;

thence South  $1^{\circ}04'54''$  West for a distance of 85.00 feet, more or less, to the  
South line of said Government Lot 1 at a point bearing South  $88^{\circ}36'09''$  East  
from the TRUE POINT OF BEGINNING;

thence North  $88^{\circ}36'09''$  West along said South line for a distance of 357.04 feet,  
more or less, to the TRUE POINT OF BEGINNING.

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 30,348 sq ft, 0.70 acres

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

The above described parcel will be combined or aggregated with contiguous property to the south  
(P-20379) owned by the grantee.

**APPROVED**

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

Skagit County

By: [Signature]  
Title: Senior Planner

Date: 3/23/2018

**Exhibit "D"**

**Alchemy Group, LLC, a Washington Limited Liability Company, Parcel  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel Numbers P-20374 and P-20406)**

That portion of Section 17, Township 34 North, Range 2 East, W.M., described as follows:

The South 100 feet of Government Lot 1 and the South 100 feet of the Northeast 1/4 of the Northwest 1/4, lying Easterly of Gibraltar County Road as conveyed to the County by deed recorded January 12, 1939, under Auditor's File No. 309109.

EXCEPT that portion of Government Lot 1, Section 17, Township 34 North, Range 2 East, W.M., described as follows:

Commencing at the Southwest corner of Government Lot 1, as shown on that certain Record of Survey map recorded under Skagit County Auditor's File No. 200302040068;

thence South 88°36'09" East along the South line of said Government Lot 1 for a distance of 50.00 feet to the TRUE POINT OF BEGINNING;

thence North 1°04'54" East parallel with the West line of said Government Lot 1 for a distance of 85.00 feet, more or less, to the North line of the South 85.00 feet (as measured perpendicular to the South line) of said Government Lot 1;

thence South 88°36'09" East along said North line for a distance of 357.04 feet;

thence South 1°04'54" West for a distance of 85.00 feet, more or less, to the South line of said Government Lot 1 at a point bearing South 88°36'09" East from the TRUE POINT OF BEGINNING;

thence North 88°36'09" West along said South line for a distance of 357.04 feet, more or less, to the TRUE POINT OF BEGINNING.

TOGETHER WITH that portion of the tidelands of the second class embraced within the boundaries of the following described tract:

BEGINNING at the meander corner to Sections 8 and 17, in Township 34 North, Range 2 East of the Willamette Meridian;

thence North 15° East 9.697 chains;

thence South 75° East 2.727 chains;

thence North 63°45' East 2.977 chains;

thence South 2°43' West 22.214 chains;

thence South 7°19' East 17.942 chains;

thence South 4°30' West 5.00 chains;

thence South 17°47' West 32.75 chains;

thence South 50°30' West 18.00 chains;

thence North 39°30' West 4.545 chains;

thence North 50°30' East 18 chains;

thence North 32°30' East 4.00 chains;

thence North 6° East 9.00 chains;

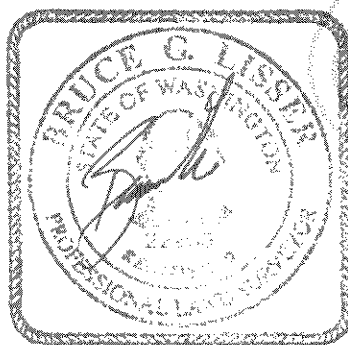
thence North 22°30' East 17.00 chains;  
thence North 4°30' East 5.00 chains;  
thence North 15° West 17.00 chains;  
thence North 6° West 13.60 chains to the POINT OF BEGINNING, and lying between  
the Northerly and Southerly lines of said South 100 feet of Lot 1 extended East.

SUBJECT TO a 15.00 foot wide mutually beneficial easement for ingress, egress and utilities,  
over, under and across portions of Government Lot 1 and the Northeast 1/4 of the Northwest 1/4  
of Section 17, Township 34 North, Range 2 East, W.M., for the benefit of Skagit County  
Assessor's Parcel No. P-20379 (as adjusted herein), described as follows:

Commencing at the Southwest corner of said Government Lot 1;  
thence South 88°36'09" East along the South line of said Government Lot 1 for a  
distance of 50.00 feet;  
thence North 1°04'54" East parallel with the West line of said Government Lot 1  
for a distance of 85.00 feet, more or less, to the North line of the South 85.00 feet  
(as measured perpendicular to the South line) of said Government Lot 1 and  
being the TRUE POINT OF BEGINNING;  
thence South 88°36'09" East for a distance of 20.00 feet;  
thence North 1°04'54" East for a distance of 15.00 feet, more or less, to the North  
line of the South 100.00 feet (as measured perpendicular to the South line) of  
said Government Lot 1;  
thence North 88°36'09" West along said North line of said Government Lot 1 and  
the North line of the South 100.00 feet of the Northeast 1/4 of the Northwest 1/4  
of said Section 17, Township 34 North, Range 2 East, W.M., for a distance of  
301.14 feet, more or less, to the Easterly right-of-way margin of Gibraltar Road,  
being a point on a non-tangent curve;  
thence along the arc of said curve to the left, along said Easterly right-of-way  
margin, having an initial tangent bearing of South 2°20'21" West, a radius of  
1,402.40 feet, through a central angle of 0°36'46", an arc distance of 15.00 feet,  
more or less, to a point bearing North 88°36'09" West from the TRUE POINT  
OF BEGINNING;  
thence South 88°36'09" East for a distance of 281.39 feet to the TRUE POINT  
OF BEGINNING.

AND ALSO 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.



**Exhibit "E"**

**David J. Richardson and Diana L. Richardson, husband and wife, Parcel  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel No. P-20379)**

That portion of Government Lot 2, Section 17, Township 34 North, Range 2 East, W.M., described as follows:

BEGINNING at the Northwest corner of Lot 1 of "Entner's Tracts Subdivision No. 1", as per plat recorded in Volume 8 of Plats, pages 73 and 74, records of Skagit County; thence North  $66^{\circ}37'48''$  West, a distance of 248.61 feet; thence North  $70^{\circ}04'00''$  West, a distance of 64.47 feet to the Westerly line of said Government Lot 2; thence North along the West line of said Government Lot 2 to the North line of said Government Lot 2; thence East along said North line to the West line of the County Road; thence Southerly along said West line to the Northeast corner of Lot 1 of "Entner's Tracts Subdivision No. 1"; thence Westerly along said North line to the POINT OF BEGINNING.

TOGETHER WITH that portion of Government Lot 1, Section 17, Township 34 North, Range 2 East, W.M., described as follows:

Commencing at the Southwest corner of Government Lot 1, as shown on that certain Record of Survey map recorded under Skagit County Auditor's File No. 200302040068; thence South  $88^{\circ}36'09''$  East along the South line of said Government Lot 1 for a distance of 50.00 feet to the TRUE POINT OF BEGINNING; thence North  $1^{\circ}04'54''$  East parallel with the West line of said Government Lot 1 for a distance of 85.00 feet, more or less, to the North line of the South 85.00 feet (as measured perpendicular to the South line) of said Government Lot 1; thence South  $88^{\circ}36'09''$  East along said North line for a distance of 357.04 feet; thence South  $1^{\circ}04'54''$  West for a distance of 85.00 feet, more or less, to the South line of said Government Lot 1 at a point bearing South  $88^{\circ}36'09''$  East from the TRUE POINT OF BEGINNING; thence North  $88^{\circ}36'09''$  West along said South line for a distance of 357.04 feet, more or less, to the TRUE POINT OF BEGINNING.

ALSO TOGETHER WITH a 15.00 foot wide mutually beneficial easement for ingress, egress and utilities, over, under and across portions of Government Lot 1 and the Northeast 1/4 of the Northwest 1/4 of Section 17, Township 34 North, Range 2 East, W.M., described as follows:

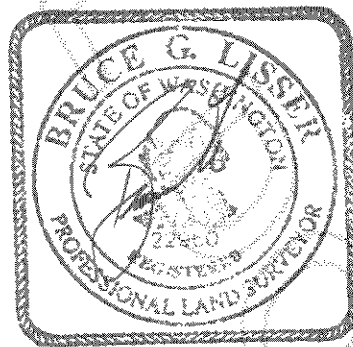
Commencing at the Southwest corner of said Government Lot 1; thence South  $88^{\circ}36'09''$  East along the South line of said Government Lot 1 for a distance of 50.00 feet; thence North  $1^{\circ}04'54''$  East parallel with the West line of said Government Lot 1 for a distance of 85.00 feet, more or less, to the North line of the South 85.00 feet



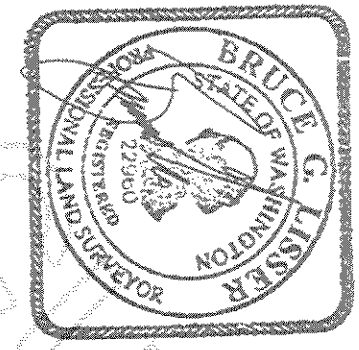
(as measured perpendicular to the South line) of said Government Lot 1 and being the TRUE POINT OF BEGINNING;  
thence South 88°36'09" East for a distance of 20.00 feet;  
thence North 1°04'54" East for a distance of 15.00 feet, more or less, to the North line of the South 100.00 feet (as measured perpendicular to the South line) of said Government Lot 1;  
thence North 88°36'09" West along said North line of said Government Lot 1 and the North line of the South 100.00 feet of the Northeast 1/4 of the Northwest 1/4 of said Section 17, Township 34 North, Range 2 East, W.M., for a distance of 301.14 feet, more or less, to the Easterly right-of-way margin of Gibraltar Road, being a point on a non-tangent curve;  
thence along the arc of said curve to the left, along said Easterly right-of-way margin, having an initial tangent bearing of South 2°20'21" West, a radius of 1,402.40 feet, through a central angle of 0°36'46", an arc distance of 15.00 feet, more or less, to a point bearing North 88°36'09" West from the TRUE POINT OF BEGINNING;  
thence South 88°36'09" East for a distance of 281.39 feet to the TRUE POINT OF BEGINNING.

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.

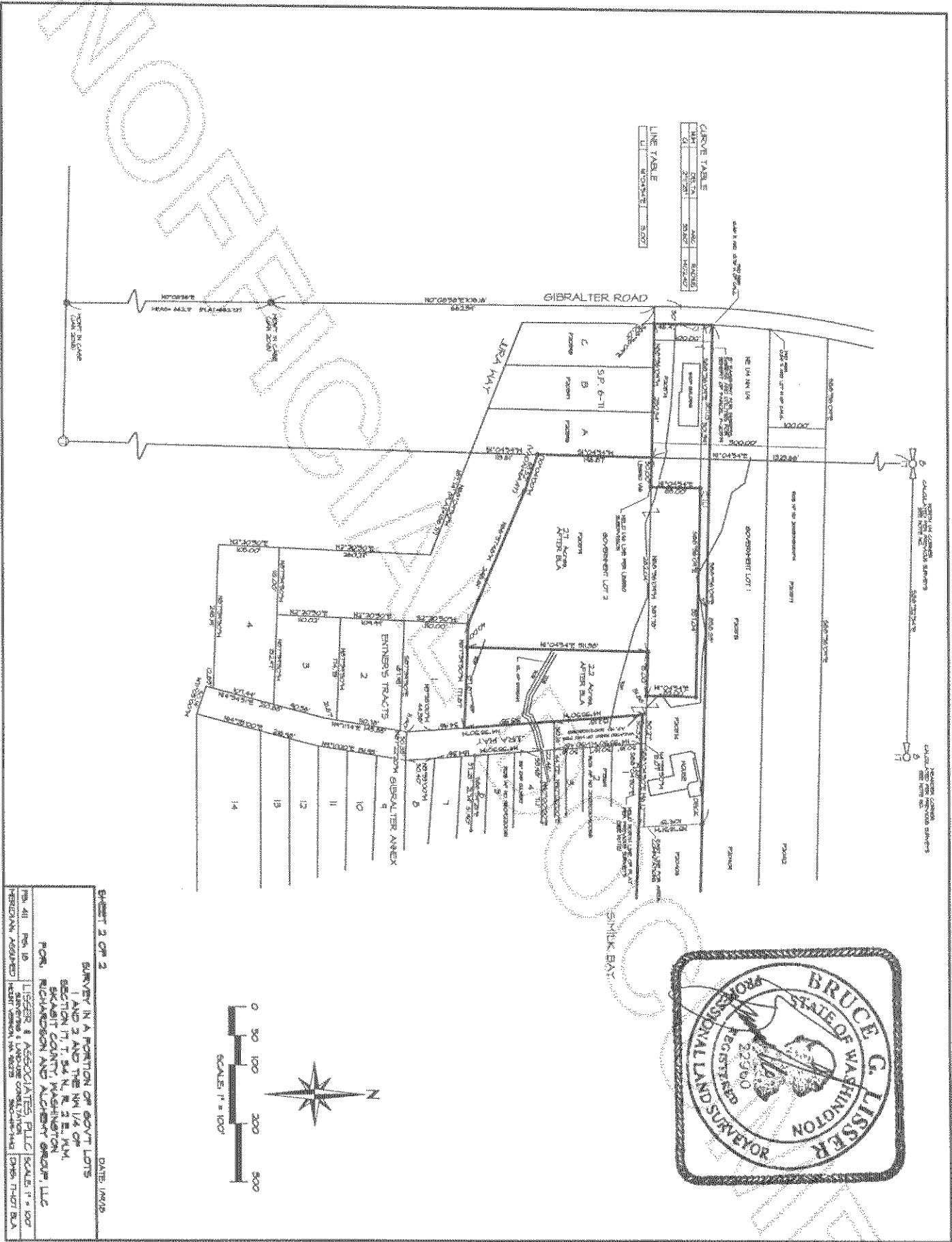






SEE RECORDED RECORD OF SURVEY MAP FOR FULL SCALE

EXHIBIT "F"



SEE RECORDED RECORD OF SURVEY MAP FOR FULL SCALE