

Skagit County Auditor  
3/28/2018 Page

1 of 17 9:41AM  
\$90.00

When recorded return to:

Craig Sjoström  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

**Quitclaim Deed**  
(Boundary Line Adjustment)

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018/1196  
MAR 28 2018

Grantor: David J. Richardson & Diana L. Richardson, h/w  
Grantees: Alchemy Group LLC  
Legal Description: ptn Govt Lot 2, 17-34N-2EWM  
Assessor's Property Tax Parcel or Account Nos.: P20374; P20379; P20406  
Reference Nos of Documents Assigned or Released: N/A

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

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

**Recitals**

- Grantee is the owner of the property bearing Skagit County Assessor's parcel nos. P20374 and P20406, described in the attached Exhibit A.
- Grantors 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 P20379 (described in the attached Exhibit C), being incorporated into P20374 and P20406.
- The adjusted description of P20374 and P20406 is attached hereto as Exhibit D.
- The adjusted description of P20379 is attached hereto as Exhibit E.
- 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, Grantors do hereby QUIT CLAIM to Grantee all of their 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.

David J. Richardson  
DAVID J. RICHARDSON

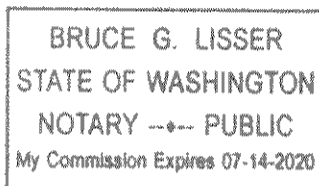
Diana L. Richardson  
DIANA L. RICHARDSON

STATE OF WASHINGTON )

COUNTY OF SKAGIT )

On this day personally appeared before me David J. Richardson, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 27<sup>th</sup> day of MARCH, 2018.



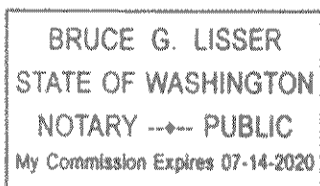
Bruce G. Lisser  
NOTARY PUBLIC in and for the State of Washington, residing at  
Moss Vernon  
My commission expires: 7-14-20  
Name: Bruce G. Lisser

STATE OF WASHINGTON )

COUNTY OF SKAGIT )

On this day personally appeared before me Diana L. Richardson, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 27<sup>th</sup> day of MARCH, 2018.



Bruce G. Lisser  
NOTARY PUBLIC in and for the State of Washington, residing at  
Moss Vernon  
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.

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 "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.

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  $88^{\circ}36'09''$  East for a distance of 20.00 feet;

thence North  $1^{\circ}04'54''$  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  $88^{\circ}36'09''$  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  $2^{\circ}20'21''$  West, a radius of 1,402.40 feet, through a central angle of  $0^{\circ}36'46''$ , an arc distance of 15.00 feet, more or less, to a point bearing North  $88^{\circ}36'09''$  West from the TRUE POINT OF BEGINNING;

thence South  $88^{\circ}36'09''$  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.

**Exhibit "C"**

**Portion of David J. Richardson and Diana L. Richardson, husband and wife, Parcel  
(Skagit County Assessor's Parcel No. P-20379)  
To be Boundary Line Adjusted into Alchemy Group, LLC, a Washington Limited Liability  
Company, Parcel  
(Skagit County Assessor's Parcel Number P-20374 and P-20406)**

**Parcel "A"**

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

BEGINNING at the Northeast 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 87°39'30" West along the North line of said Lot 1 for a distance of  
137.87 feet;  
thence North 1°04'54" East for a distance of 311.38 feet, more or less, to the  
North line of said Government Lot 2 as shown on that certain Record of Survey  
map recorded under Auditor's File No. 200302040068;  
thence South 88°36'09" East along said North line for a distance of 106.85 feet,  
more or less, to the Northerly projection of the Westerly right-of-way margin of  
Jura Way as shown on the "Plat of Gibraltar Annex" recorded in Volume 9 of  
Plats, pages 9 and 9 1/2, records of Skagit County Auditor, at a point bearing  
North 4°33'30" West from the POINT OF BEGINNING;  
thence South 4°33'30" East along said Westerly right-of-way margin, or margin  
extended, of Jura Way, for a distance of 315.35 feet, more or less, to the POINT  
OF BEGINNING.

Containing 38,217 sq ft, 0.88 acres

**Parcel "B"**

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

Commencing at the Northeast 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 4°33'30" West along the Westerly right-of-way margin of Jura Way  
as shown on the "Plat of Gibraltar Annex", recorded in Volume 7 of Plats, pages  
9 and 9 1/2 for a distance of 152.18 feet to an intersection with the Westerly  
extension of Lot 1 said "Plat of Gibraltar Annex" and being the TRUE POINT  
OF BEGINNING;

thence continue North 4°33'30" West for a distance of 7.60 feet, more or less, to the North line of said Government Lot 2, as shown on that certain Record of Survey map recorded under Auditor's File No. 200302040068;  
thence South 88°36'09" East along said North line for a distance of 196.1 feet, more or less, to shoreline of Similk Bay;  
thence South 3°16'57" East along said shoreline to an intersection with the Easterly projection of the North line of said Lot 1, "Plat of Gibraltar Annex" at a point bearing South 88°04'30" East from the TRUE POINT OF BEGINNING;  
thence North 88°04'30" West along said North line of Lot 1, "Plat of Gibraltar Annex", or North line extended for a distance of 196.1 feet, more or less, to the TRUE POINT OF BEGINNING.

The above-described tract will also contain any tidelands of the second class that are within the Easterly projection of the Northerly and Southerly lines described above.

Containing 0.04 acres

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.

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 north (P-20374 and P-20406) owned by the grantee.

#### APPROVED

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

Skagit County

By: Alex Rood  
Title: Senior Planner

Date: 3/23/2018



3-12-18

**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

**Parcel "A"**

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

BEGINNING at the Northeast 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 87°39'30" West along the North line of said Lot 1 for a distance of 137.87 feet;  
thence North 1°04'54" East for a distance of 311.38 feet, more or less, to the North line of said Government Lot 2 as shown on that certain Record of Survey map recorded under Auditor's File No. 200302040068;  
thence South 88°36'09" East along said North line for a distance of 106.85 feet, more or less, to the Northerly projection of the Westerly right-of-way margin of

Jura Way as shown on the "Plat of Gibraltar Annex" recorded in Volume 9 of Plats, pages 9 and 9 1/2, records of Skagit County Auditor, at a point bearing North 4°33'30" West from the POINT OF BEGINNING;  
thence South 4°33'30" East along said Westerly right-of-way margin, or margin extended, of Jura Way, for a distance of 315.35 feet, more or less, to the POINT OF BEGINNING.

Containing 38,217 sq ft, 0.88 acres

**Parcel "B"**

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

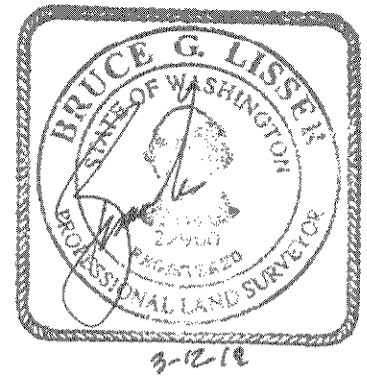
Commencing at the Northeast corner of Lot 1 of "Entner's Tracts Subdivision No. 1", as per plat recorded in Volume 8 of Plats, pages 73 and 74, records of Skagit County;  
thence North 4°33'30" West along the Westerly right-of-way margin of Jura Way as shown on the "Plat of Gibraltar Annex", recorded in Volume 7 of Plats, pages 9 and 9 1/2 for a distance of 152.18 feet to an intersection with the Westerly extension of Lot 1 said "Plat of Gibraltar Annex" and being the TRUE POINT OF BEGINNING;  
thence continue North 4°33'30" West for a distance of 7.60 feet, more or less, to the North line of said Government Lot 2, as shown on that certain Record of Survey map recorded under Auditor's File No. 200302040068;  
thence South 88°36'09" East along said North line for a distance of 196.1 feet, more or less, to shoreline of Similk Bay;  
thence South 3°16'57" East along said shoreline to an intersection with the Easterly projection of the North line of said Lot 1, "Plat of Gibraltar Annex" at a point bearing South 88°04'30" East from the TRUE POINT OF BEGINNING;  
thence North 88°04'30" West along said North line of Lot 1, "Plat of Gibraltar Annex", or North line extended for a distance of 196.1 feet, more or less, to the TRUE POINT OF BEGINNING.

The above-described tract will also contain any tidelands of the second class that are within the Easterly projection of the Northerly and Southerly lines described above.

ALSO 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.

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

All situated in the County of Skagit, State of Washington.

Area = 95,766 sq ft, 2.2 acres +/- (area to line shown of Exhibit "F" Map)

**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.

EXCEPT the following described Parcels "A" and "B"

**Parcel "A"**

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

BEGINNING at the Northeast 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  $87^{\circ}39'30''$  West along the North line of said Lot 1 for a distance of 137.87 feet; thence North  $1^{\circ}04'54''$  East for a distance of 311.38 feet, more or less, to the North line of said Government Lot 2 as shown on that certain Record of Survey map recorded under Auditor's File No. 200302040068; thence South  $88^{\circ}36'09''$  East along said North line for a distance of 106.85 feet, more or less, to the Northerly projection of the Westerly right-of-way margin of Jura Way as shown on the "Plat of Gibraltar Annex" recorded in Volume 9 of Plats, pages 9 and 9 1/2, records of Skagit County Auditor, at a point bearing North  $4^{\circ}33'30''$  West from the POINT OF BEGINNING; thence South  $4^{\circ}33'30''$  East along said Westerly right-of-way margin, or margin extended, of Jura Way, for a distance of 315.35 feet, more or less, to the POINT OF BEGINNING.

Containing 38,217 sq ft, 0.88 acres

**Parcel "B"**

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

Commencing at the Northeast 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  $4^{\circ}33'30''$  West along the Westerly right-of-way margin of Jura Way as shown on the "Plat of Gibraltar Annex", recorded in Volume 7 of Plats, pages 9 and 9 1/2 for a distance of 152.18 feet to an intersection with the Westerly extension of Lot 1 said "Plat of Gibraltar Annex" and being the TRUE POINT OF BEGINNING;

thence continue North  $4^{\circ}33'30''$  West for a distance of 7.60 feet, more or less, to the North line of said Government Lot 2, as shown on that certain Record of Survey map recorded under Auditor's File No. 200302040068;

thence South  $88^{\circ}36'09''$  East along said North line for a distance of 196.1 feet, more or less, to shoreline of Similk Bay;

thence South  $3^{\circ}16'57''$  East along said shoreline to an intersection with the Easterly projection of the North line of said Lot 1, "Plat of Gibraltar Annex" at a point bearing South  $88^{\circ}04'30''$  East from the TRUE POINT OF BEGINNING;

thence North  $88^{\circ}04'30''$  West along said North line of Lot 1, "Plat of Gibraltar Annex", or North line extended for a distance of 196.1 feet, more or less, to the TRUE POINT OF BEGINNING.

The above-described tract will also contain any tidelands of the second class that are within the Easterly projection of the Northerly and Southerly lines described above.

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°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.

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

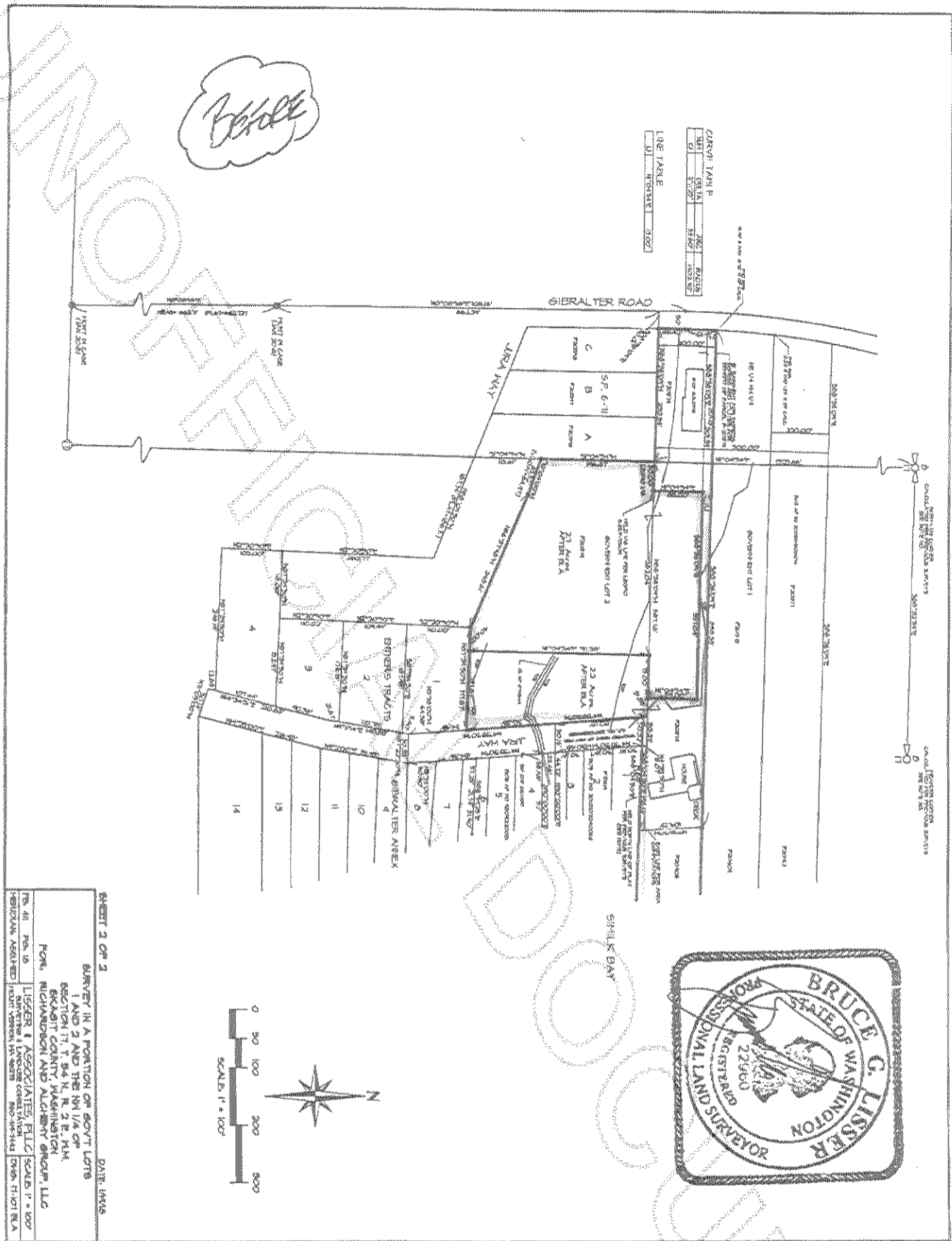
All situated in the County of Skagit, State of Washington.

Area = 116,419 sq ft, 2.67 acres

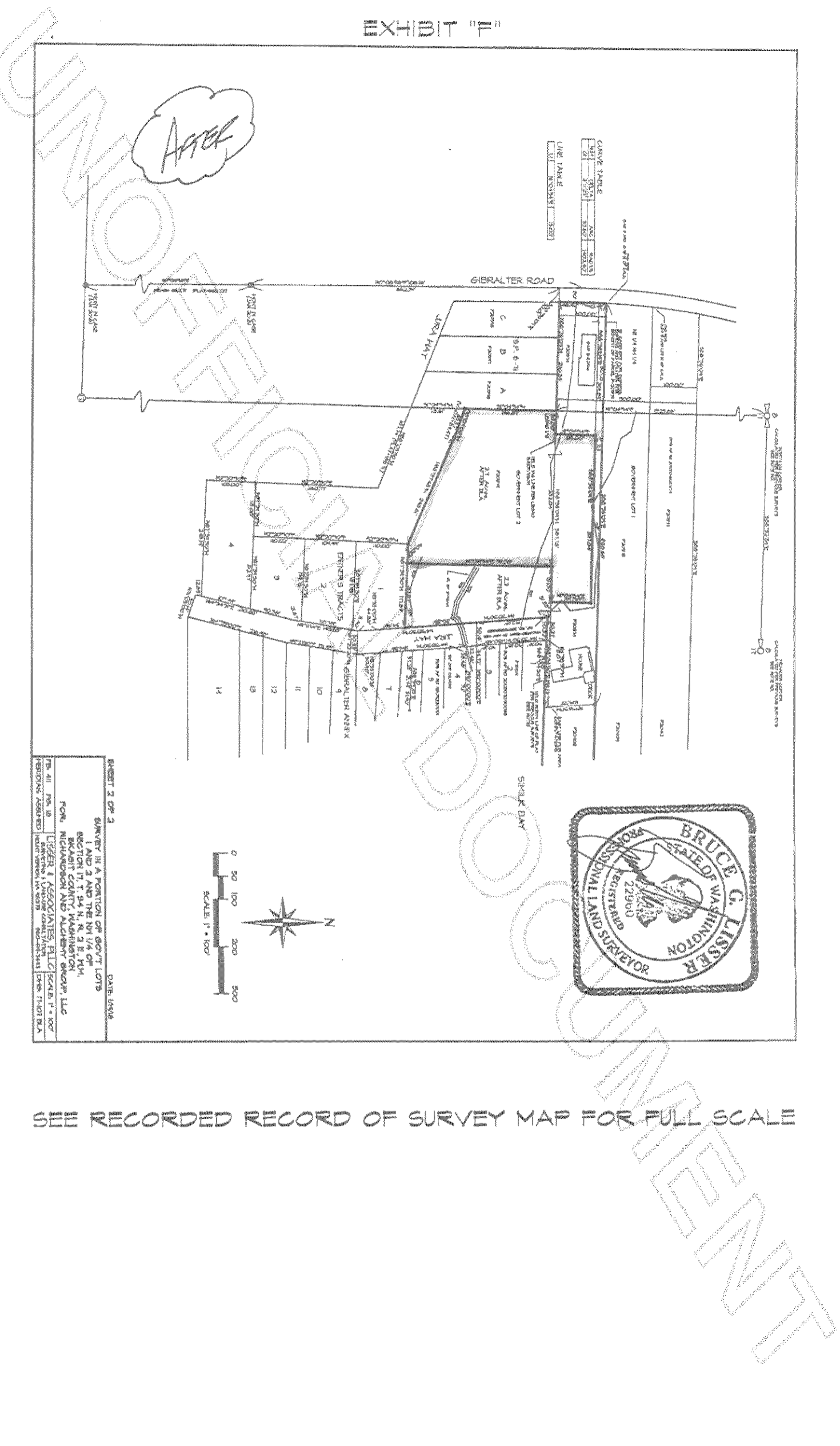


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EXHIBIT "F"

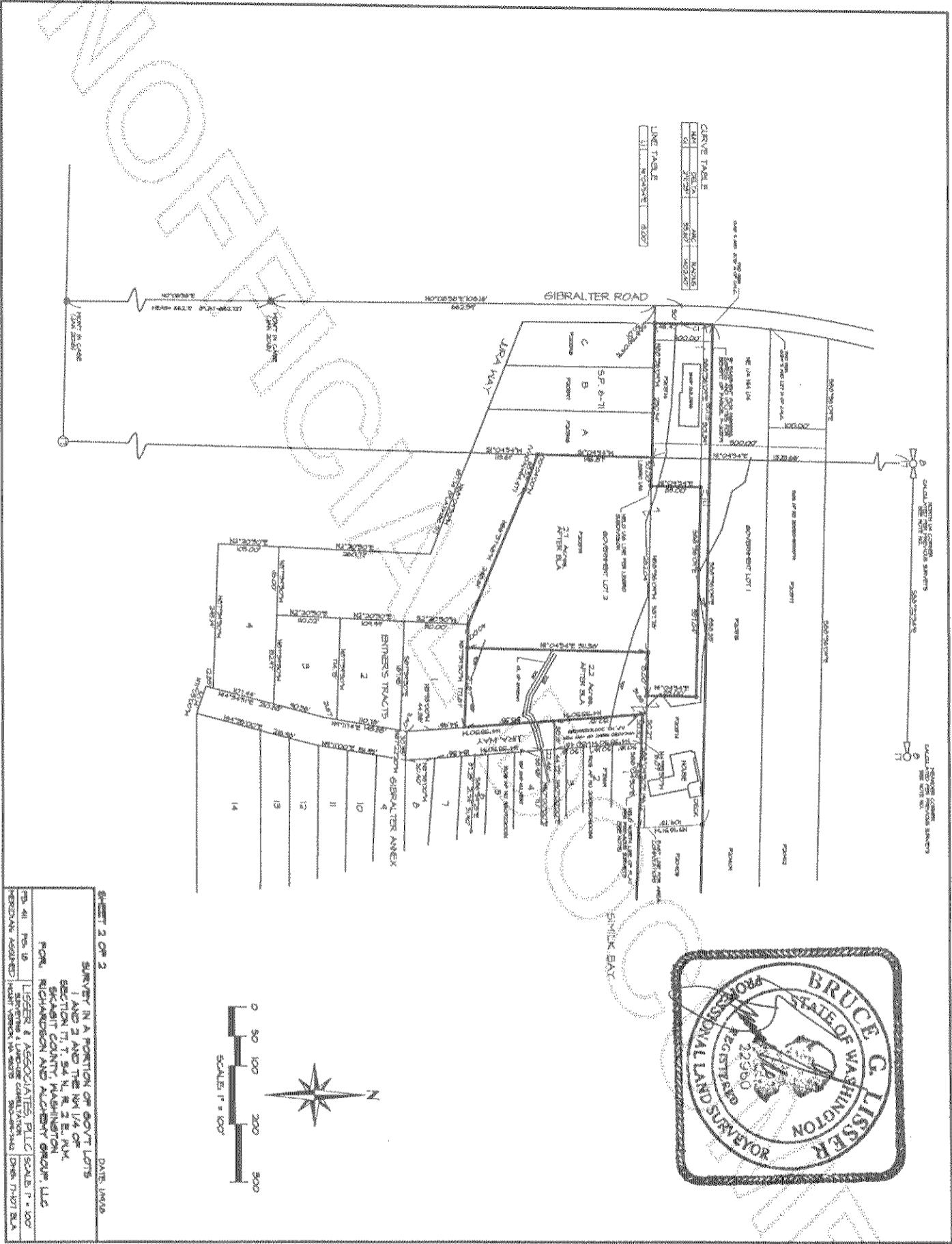


SEE RECORDED RECORD OF SURVEY MAP FOR FULL SCALE



SEE RECORDED RECORD OF SURVEY MAP FOR FULL SCALE

EXHIBIT "F"



SEE RECORDED RECORD OF SURVEY MAP FOR FULL SCALE

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