

When recorded return to:

Haller Farms Edison, LLC  
Attn: Randy Oostra  
Mount Vernon, WA 98273



201805230013

05/23/2018 10:19 AM Pages: 1 of 12 Fees: \$85.00  
Skagit County Auditor

Escrow Number: JM1993

### QUIT CLAIM DEED

THE GRANTOR HALLER EDISON FARMS, LLC, for and in consideration of boundary line adjustment without consideration conveys and quit claims to HALLER EDISON FARMS, LLC, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

Those two portions of Government Lots 4 and 5 in Section 33, Township 36 North, Range 3 East, W.M. and of Government Lots 2, 3 and 4 of Section 4, Township 35 North, Range 3 East, W.M. described on Exhibit "C" and "D" attached hereto.

Prior to this boundary line adjustment the two lots were described as shown on Exhibits "A" and "B" hereto.

SUBJECT TO MATTERS OF RECORD.

The two herein described separate contiguous lots are a recombination or reaggregation of two differently described separate lots owned by the Grantees. This boundary line adjustment is not for the purposes of creating an additional building lot.

This boundary line adjustment is approved by David Roeder 5/18/2018 of the Skagit County Building Department.

Tax Parcel Number(s): P48536, P48537, P33788, P33787 and P33786.

Dated: May 9<sup>TH</sup>, 2018

Haller Farms Edison, LLC by:

[Signature]  
Martin Chamberlain, its managing member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20182124  
MAY 23 2018

Amount Paid \$0  
Skagit Co. Treasurer  
By [Signature] Deputy

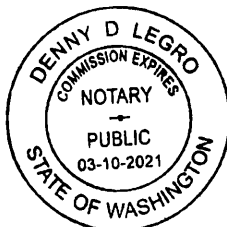
State of Washington }  
County of Skagit } SS:

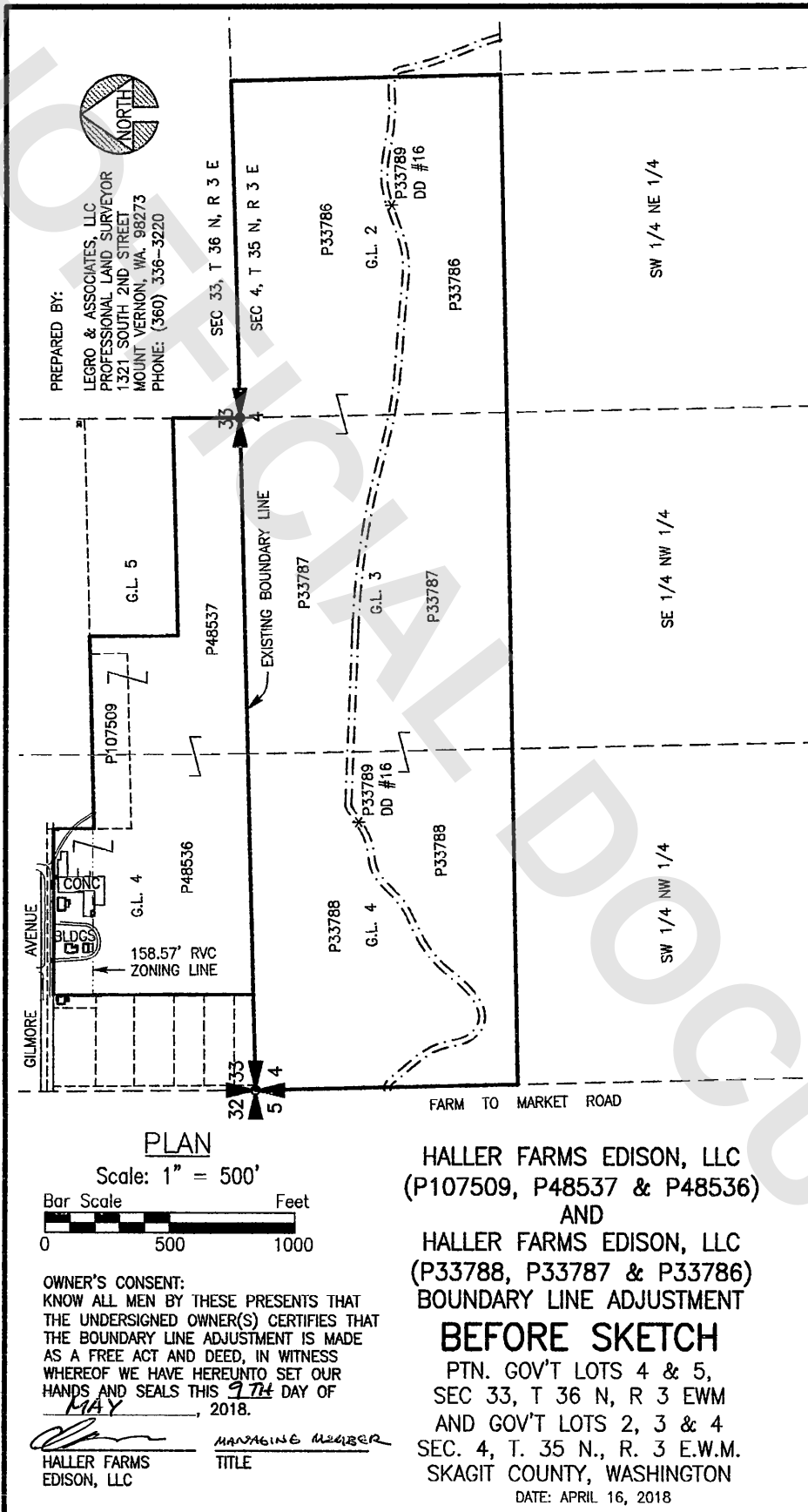
I certify that I know or have satisfactory evidence that Martin Chamberlain is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Managing Member of Haller Farms Edison, LLC, to be the free and voluntary act of such party for the used and purposes mentioned in the instrument.

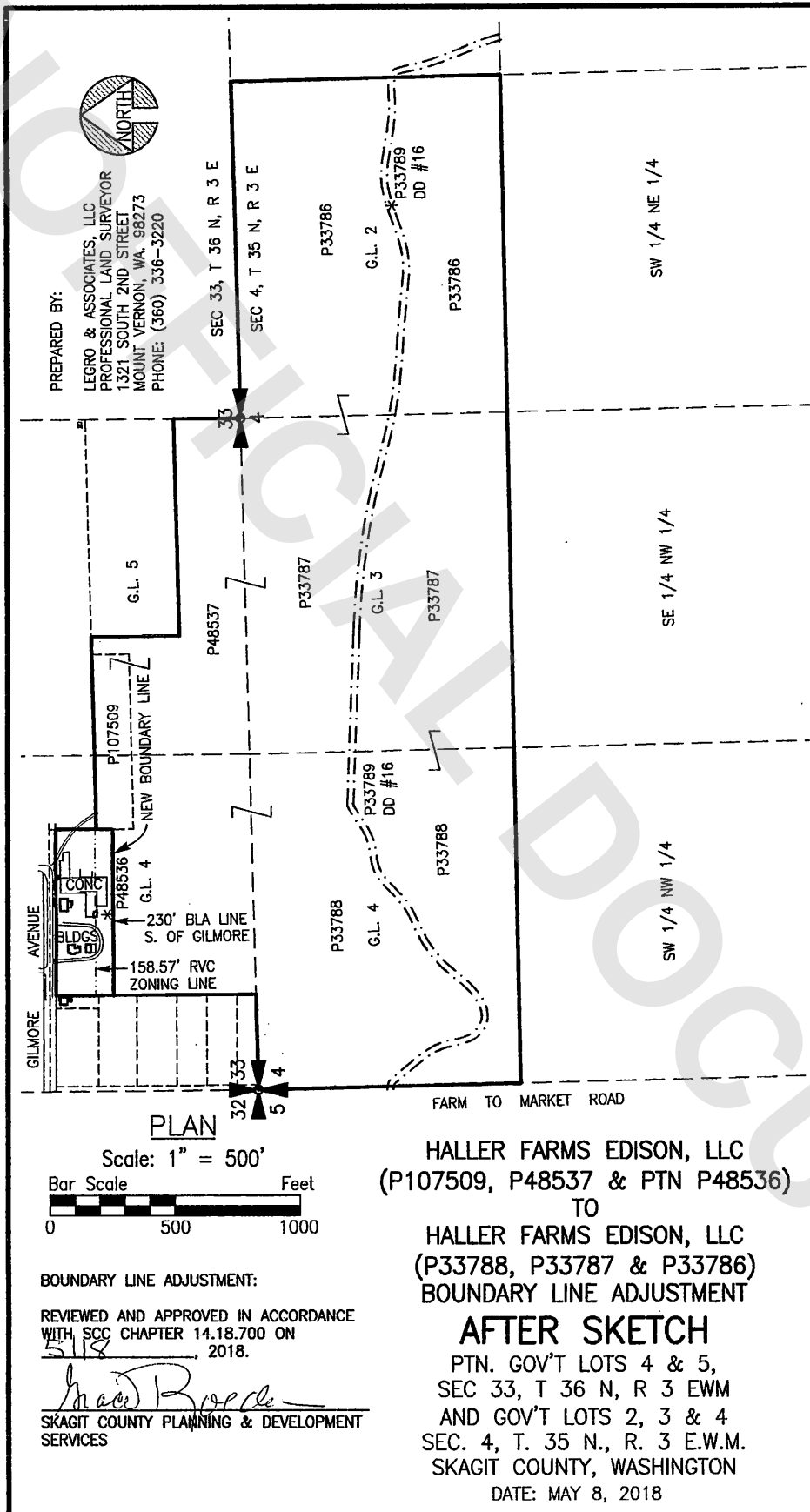
Dated: MAY 9, 2018

[Signature]

Notary Public in and for the State of Washington  
Residing at: MOUNT VERNON  
My appointment expires: 3-10-21







**EXHIBIT "A"**

HALLER FARMS EDISON LLC

"BEFORE" Boundary Line Adjustment  
Property Tax Parcel No's. P48536, P48537 & P107509

**LEGAL DESCRIPTION**

(Page 1 of 3 Pages)

Government Lot 5 of Section 33, Township 36 North, Range 3 East, W.M., EXCEPT those portions thereof lying within the boundaries of the following described tracts, to-wit:

Beginning at the corner of Sections 32 and 33, 4 and 5, Townships 36 and 35 North, Range 3 east, W.M.;  
thence Easterly on section line between Sections 4 and 33, 1320 feet;  
thence North in said Section 33, 935.2 feet to the true point of beginning;  
thence East 185.15 feet;  
thence North 17° East 211.1 feet to the South bank of North Samish River;  
thence along said South bank, North 73° 17' West 330.5 feet;  
thence South 31° West 123.1 feet;  
thence North 89° 29' West 149.9 feet;  
thence South 4° East 184.3 feet;  
thence East 281.25 feet to the true point of beginning, AND ALSO EXCEPT the following described tract to-wit:

Beginning at corner Sections 32, 33, 4 and 5, Townships 36 and 35 North, Range 3 East, W.M.;  
thence Easterly on section line, between Sections 4 and 33, 1,038.84 feet;  
thence North in said Section 33, 701.8 feet to the true point of beginning;  
thence East 466.4 feet;  
thence North 233.4 feet to present Southeast fence corner of School yard;  
thence West on fence line, 466.4 feet;  
thence South 233.4 feet to the true point of beginning.

All that portion of Government Lot 4, Section 33, Township 36 North, Range 3 East, W.M., lying South of the South line of Gilmore Avenue and the South line thereof extended Easterly, as shown on the Plat of "EDISON HALLER'S ADDITIONS," (2<sup>ND</sup> Addition) as per plat recorded in Volume 2 of Plats, page 87, records of Skagit County, Washington, EXCEPT the West 360 feet thereof, lying Easterly of the County road along the West line of said Lot 4, AND EXCEPT that portion thereof lying within the boundaries of the following described tract:

Beginning at corner of Sections 32, 33, 4 and 5, Townships 36 and 35 North, Range 3 East, W.M.;  
thence Easterly on section line, between Sections 4 and 33, 1,038.84 feet;  
thence North in said Section 33, 701.8 feet to true point of beginning;  
thence East 466.4 feet;  
thence North 233.4 feet to present Southeast fence corner of School yard;  
thence West on fence line, 466.4 feet;  
thence South 233.4 feet to true point of beginning,

EXCEPT that portion of Government Lots 4 and 5, Section 33, Township 36 North, Range 3 East, W.M., Skagit County, Washington, described as follows:

(Page 2 of 3 Pages) EXHIBIT "A" Continued:

Beginning at the Southwest corner of said Section 33;  
thence North 88°33'36" East along the South line of said Section 33, a distance of 1,050.94 feet; (deed recorded under Auditor's File No. 202734 – 15.74 chains);  
thence North 0°31'13" West 701.80 feet to the Southwest corner of that certain parcel conveyed to Edison Union High School District No. 6 by deed recorded under Auditor's File No. 202734; said corner being the true point of beginning;  
thence South 0°31'13" East, 230.00 feet;  
thence North 89°32'47" East parallel with the South line of said school parcel, a distance of 693.57 feet;  
thence North 0°10'13" West parallel with the East line of said school parcel, a distance of 646 feet, more or less, to the South bank of the North Samish River;  
thence Westerly along said South bank 235 feet, more or less, to the Northeast corner of that certain parcel conveyed to the School District No. 7 by deed recorded under Auditor's File No. 74924;  
thence South 0°10'13" East along the East line of said parcel 206 feet, more or less, to the Southeast corner thereof;  
thence continue South 0°10'13" East along the East line of said parcel recorded under Auditor's File No. 202734 a distance of 233.40 feet to the Southeast corner thereof;  
thence South 89°32'47" West along the South line of said parcel, 464.97 feet to true point of beginning.

ALSO EXCEPT that portion of Government Lot 5, Section 33, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of said Section 33 as shown on Short Plat No. 69-79, according to the map thereof recorded in Book 4 of Short Plats, page 67, records of Skagit County, Washington, under Auditor's File No. 8004100002;  
thence North 88°33'36" East, along the South line of said Section 33, a distance of 2,664.38 feet to the South ¼ corner of said Section 33, said corner also being the Southeast corner of said Government Lot 5;  
thence North 0°27'13" West along the East line of said Government Lot 5, a distance of 621.82 feet to the true point of beginning;  
thence continuing North 0°27'13" West, along said Easterly line, 669 feet, more or less, to the Southerly bank of the North Samish River;  
thence Westerly along said Southerly bank, 1,036 feet, more or less, to the East line of that certain parcel of land conveyed to Burlington-Edison School District No. 100 by deed recorded in Volume 638 of Deeds, pages 77 through 93, inclusive, records of Skagit County, Washington, under Auditor's File No. 8603110031;  
thence South 0°27'59" East along said East line, 487.24 feet to a point which lies North 0°27'59" West, 150.02 feet from the Southeast corner of said conveyed parcel and South 88°33'36" West from the true point of beginning;  
thence North 88°33'36" East, parallel with said South line of Section 33, a distance of 932.20 feet to the true point of beginning;

EXCEPT Drainage Ditch right of way, if any.

ALSO EXCEPT that portion of Government Lot 5 of Section 33, Township 36 North, Range 3 East, W.M., Skagit County, Washington, being more particularly described as follows:

Beginning at the Southwest corner of said Section 33 as shown on Short Plat No. 69-79, according to the map thereof recorded in Volume 4 of Short Plats, page 67, records of Skagit County, Washington, under Auditor's File No. 8004100002;  
thence North 88°33'36" East along the South line of said Section 33, a distance of 2,664.38 feet to the South ¼ corner of said Section 33, said corner also being the Southeast corner of said Government Lot 5;

(Page 3 of 3 Pages) EXHIBIT "A" Continued:

thence North 0°27'13" West along the East line of said Government Lot 5 a distance of 621.82 feet to the Southeast corner of that certain parcel described on Bargain and Sale Deed to Burlington-Edison School District No. 100, recorded under Skagit County Auditor's File No. 9505040111 and being the true point of beginning.

thence South 88°33'36" West, along the South line of said Burlington-Edison School District No. 100 parcel for a distance of 862.00 feet;

thence South 0°27'13" East, 353.79 feet, parallel with said East line of Government Lot 5;

thence North 88°33'36" East, parallel with said South line of the Burlington-Edison School District No. 100 parcel, 862.00 feet, more or less, to said East line of Government Lot 5, at a point bearing South 0°27'13" East from the true point of beginning;

thence North 0°27'13" West, along said East line of Government Lot 5, a distance of 353.79 feet, more or less, to the true point of beginning.

TOGETHER WITH the South 150 feet of that certain parcel, being a portion of Government Lots 4 and 5, Section 33, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of said Section 33;

thence North 88°33'36" East along the South line of said Section 33, a distance of 1,050.94 feet; (deed recorded under Auditor's File No. 202734 – 15.74 chains);

thence North 0°31'13" West 701.80 feet, to the Southwest corner of that certain parcel conveyed to Edison Union High School District No. 6 by deed recorded under Auditor's File No. 202734; said corner being the true point of beginning;

thence South 0°31'13" East, 230 .00 feet;

thence North 89°32'47" East parallel with the South line of said school parcel, a distance of 693.57 feet;

thence North 0°10'13" West parallel with the East line of said school parcel, a distance of 646 feet, more or less, to the South bank of the North Samish River;

thence Westerly along said South bank 235 feet, more or less, to the Northeast corner of that certain parcel conveyed to the School District No. 7 by deed recorded under Auditor's File No. 74924;

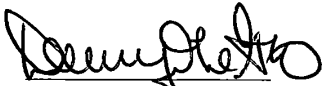
thence South 0°10'13" East along the East line of said parcel 206 feet, more or less, to the Southeast corner thereof;

thence continue South 0°10'13" East along the East line of said parcel recorded under Auditor's File No. 202734 a distance of 233.40 feet to the Southeast corner thereof;

thence South 89°32'47" West along the South line of said parcel, 464.97 feet to the true point of beginning.

EXCEPT Drainage Ditch right-of-way.

Situate in the County of Skagit, State of Washington.



DENNY D. LEGRO

Registered Professional Land Surveyor

License No. 37532

Date: May 7, 2018

**EXHIBIT "B"**

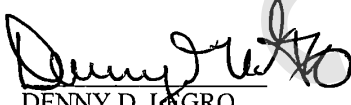
HALLER FARMS EDISON LLC

"BEFORE" Boundary Line Adjustment  
Property Tax Parcel No's. P33786, P33787 & P33788

**LEGAL DESCRIPTION**

Government Lot's 2, 3 and 4, Section 4, Township 35 North, Range 3 East, W.M., EXCEPT road and ditch rights-of-way, AND EXCEPT that portion of said Lot 4 conveyed to the State of Washington for highway purposes, under Deed dated January 9, 1951, and recorded February 9, 1951, under Skagit County Auditor's File No. 456757.

Situate in the County of Skagit, State of Washington.



DENNY D. LAGRO

Registered Professional Land Surveyor

License No. 37532

Date: April 13, 2018

**EXHIBIT "C"**

MARTY CHAMBERLAIN

"AFTER" Boundary Line Adjustment  
Ptn. Property Tax Parcel No. P48536

**LEGAL DESCRIPTION**

The North 230 feet of the following described tract of land:

That portion of Government Lot 4, Section 33, Township 36 North, Range 3 East of the Willamette Meridian, lying South of the South line of Gilmore Avenue and the South line thereof extended Easterly, as shown on the Plat of "EDISON HALLER'S ADDITIONS," (2<sup>nd</sup> Addition) as per plat recorded in Volume 2 of Plats, page 87, records of Skagit County, Washington; EXCEPT the West 360 feet thereof, lying Easterly of the County Road along the West line of said Lot 4; AND EXCEPT that portion thereof lying Easterly of the following described line: Beginning at a point on the section line between Sections 4 and 33, said point being also on the South line of said Government lot 4, lying Easterly of the common corner to Sections 32, 33, 4 and 5, Townships 36 and 35 North, Range 3 East, W.M., a distance of 1038.44 feet (deed recorded under Auditor's File No. 202734 – 15.74 chains = 1038.84 feet) from the Southwest corner of said Section 33; thence North in said Section 33, a distance of 785.4 feet, more or less, to the South line of the Easterly extension of said Gilmore Avenue and the terminus of this line description.

Situate in the County of Skagit, State of Washington.



DENNY D. LEGRO

Registered Professional Land Surveyor

License No. 37532

Date: April 13, 2018



**EXHIBIT "D"**

HALLER FARMS EDISON LLC

Proposed "AFTER" Boundary Line Adjustment  
For P107509, P48537, P33786, P33787, P33788  
And Ptn. Property Tax Parcel No. P48536

**LEGAL DESCRIPTION**

(Page 1 of 4 Pages)

Government Lots 2, 3 and 4 of Section 4, Township 35 North, Range 3 East, W.M., EXCEPT road and ditch rights of way, AND EXCEPT that portion of said Lot 4 conveyed to the State of Washington for highway purposes, under Deed dated January 9, 1951, and recorded February 9, 1951, under Skagit County Auditor's File No. 456757.

Situate in the County of Skagit, State of Washington.

Government Lot 5 of Section 33, Township 36 North, Range 3 East, W.M., EXCEPT those portions thereof lying within the boundaries of the following described tracts, to-wit:

Beginning at the corner of Sections 32 and 33, 4 and 5, Townships 36 and 35 North, Range 3 East, W.M.;  
thence Easterly on section line between Sections 4 and 33, 1320 feet;  
thence North in said Section 33, 935.2 feet to the true point of beginning;  
thence East 185.15 feet;  
thence North 17° East 211.1 feet to the South bank of North Samish River;  
thence along said South bank, North 73° 17' West 330.5 feet;  
thence South 31° West 123.1 feet;  
thence North 89° 29' West 149.9 feet;  
thence South 4° East 184.3 feet;  
thence East 281.25 feet to the true point of beginning, AND ALSO EXCEPT the following described tract to-wit:

Beginning at corner Sections 32, 33, 4 and 5, Townships 36 and 35 North, Range 3 East, W.M.;  
thence Easterly on section line, between Sections 4 and 33, 1,038.84 feet;  
thence North in said Section 33, 701.8 feet to the true point of beginning;  
thence East 466.4 feet;  
thence North 233.4 feet to present Southeast fence corner of school yard;  
thence West on fence line, 466.4 feet;  
thence South 233.4 feet to the true point of beginning.

All that portion of Government Lot 4, Section 33, Township 36 North, Range 3 East, W.M., lying South of the South line of Gilmore Avenue and the South line thereof extended Easterly, as shown on the Plat of "EDISON HALLER'S ADDITIONS," (2<sup>ND</sup> Addition) as per plat recorded in Volume 2 of Plats, page 87, records of Skagit County, Washington, EXCEPT the West 360 feet thereof, lying Easterly of the County road along the West line of said Lot 4, AND EXCEPT that portion thereof lying within the boundaries of the following described tract:

Beginning at corner of Sections 32, 33, 4 and 5, Townships 36 and 35 North, Range 3 East, W.M.;

(Page 2 of 4 Pages) EXHIBIT "D" Continued:

thence Easterly on section line, between Sections 4 and 33, 1,038.84 feet;  
thence North in said Section 33, 701.8 feet to true point of beginning;  
thence East 466.4 feet;  
thence North 233.4 feet to present Southeast fence corner of school yard;  
thence West on fence line, 466.4 feet;  
thence South 233.4 feet to true point of beginning,

EXCEPT that portion of Government Lots 4 and 5, Section 33, Township 36 North, Range 3 East, W.M., Skagit County, Washington, described as follows:

Beginning at the Southwest corner of said Section 33;  
thence North 88°33'36" East along the South line of said Section 33, a distance of 1,050.94 feet; (deed recorded under Auditor's File No. 202734 – 15.74 chains);  
thence North 0°31'13" West 701.80 feet to the Southwest corner of that certain parcel conveyed to Edison Union High School District No. 6 by deed recorded under Auditor's File No. 202734; said corner being the true point of beginning;  
thence South 0°31'13" East, 230.00 feet;  
thence North 89°32'47" East parallel with the South line of said school parcel, a distance of 693.57 feet;  
thence North 0°10'13" West parallel with the East line of said school parcel, a distance of 646 feet, more or less, to the South bank of the North Samish River;  
thence Westerly along said South bank 235 feet, more or less, to the Northeast corner of that certain parcel conveyed to the School District No. 7 by deed recorded under Auditor's File No. 74924;  
thence South 0°10'13" East along the East line of said parcel 206 feet, more or less, to the Southeast corner thereof;  
thence continue South 0°10'13" East along the East line of said parcel recorded under Auditor's File No. 202734 a distance of 233.40 feet to the Southeast corner thereof;  
thence South 89°32'47" West along the South line of said parcel, 464.97 feet to true point of beginning.

ALSO EXCEPT that portion of Government Lot 5, Section 33, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of said Section 33 as shown on Short Plat No. 69-79, according to the map thereof recorded in Book 4 of Short Plats, page 67, records of Skagit County, Washington, under Auditor's File No. 8004100002;  
thence North 88°33'36" East, along the South line of said Section 33, a distance of 2,664.38 feet to the South ¼ corner of said Section 33, said corner also being the Southeast corner of said Government Lot 5;  
thence North 0°27'13" West along the East line of said Government Lot 5, a distance of 621.82 feet to the true point of beginning;  
thence continuing North 0°27'13" West, along said Easterly line, 669 feet, more or less, to the Southerly bank of the North Samish River;  
thence Westerly along said Southerly bank, 1,036 feet, more or less, to the East line of that certain parcel of land conveyed to Burlington-Edison School District No. 100 by deed recorded in Volume 638 of Deeds, pages 77 through 93, inclusive, records of Skagit County, Washington, under Auditor's File No. 8603110031;  
thence South 0°27'59" East along said East line, 487.24 feet to a point which lies North 0°27'59" West, 150.02 feet from the Southeast corner of said conveyed parcel and South 88°33'36" West from the true point of beginning;  
thence North 88°33'36" East, parallel with said South line of Section 33, a distance of 932.20 feet to the true point of beginning;

(Page 3 of 4 Pages) EXHIBIT "D" Continued:

EXCEPT Drainage Ditch right of way, if any.

ALSO EXCEPT that portion of Government Lot 5 of Section 33, Township 36 North, Range 3 East, W.M., Skagit County, Washington, being more particularly described as follows:

Beginning at the Southwest corner of said Section 33 as shown on Short Plat No. 69-79, according to the map thereof recorded in Volume 4 of Short Plats, page 67, records of Skagit County, Washington, under Auditor's File No. 8004100002;

thence North 88°33'36" East along the South line of said Section 33, a distance of 2,664.38 feet to the South ¼ corner of said Section 33, said corner also being the Southeast corner of said Government Lot 5; thence North 0°27'13" West along the East line of said Government Lot 5 a distance of 621.82 feet to the Southeast corner of that certain parcel described on Bargain and Sale Deed to Burlington-Edison School District No. 100, recorded under Skagit County Auditor's File No. 9505040111 and being the true point of beginning.

thence South 88°33'36" West, along the South line of said Burlington-Edison School District No. 100 parcel for a distance of 862.00 feet;

thence South 0°27'13" East, 353.79 feet, parallel with said East line of Government Lot 5;

thence North 88°33'36" East, parallel with said South line of the Burlington-Edison School District No. 100 parcel, 862.00 feet, more or less, to said east line of Government Lot 5, at a point bearing South 0°27'13" East from the true point of beginning;

thence North 0°27'13" West, along said East line of Government Lot 5, a distance of 353.79 feet, more or less, to the true point of beginning.

TOGETHER WITH the South 150 feet of that certain parcel, being a portion of Government Lots 4 and 5, Section 33, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of said Section 33;

thence North 88°33'36" East along the South line of said Section 33, a distance of 1,050.94 feet; (deed recorded under Auditor's File No. 202734 – 15.74 chains);

thence North 0°31'13" West 701.80 feet, to the Southwest corner of that certain parcel conveyed to Edison Union High School District No. 6 by deed recorded under Auditor's File No. 202734; said corner being the true point of beginning;

thence South 0°31'13" East, 230 .00 feet;

thence North 89°32'47" East parallel with the South line of said school parcel, a distance of 693.57 feet;

thence North 0°10'13" West parallel with the East line of said school parcel, a distance of 646 feet, more or less, to the South bank of the North Samish River;

thence Westerly along said South bank 235 feet, more or less, to the Northeast corner of that certain parcel conveyed to the School District No. 7 by deed recorded under Auditor's File No. 74924;

thence South 0°10'13" East along the East line of said parcel 206 feet, more or less, to the Southeast corner thereof;

thence continue South 0°1'13" East along the East line of said parcel recorded under Auditor's File No. 202734 a distance of 233.40 feet to the Southeast corner thereof;

thence South 89°32'47" West along the South line of said parcel, 464.97 feet to the true point of beginning.

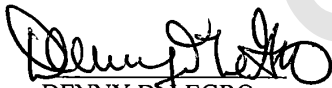
EXCEPT Drainage Ditch right-of-way.

(Page 4 of 4 Pages) EXHIBIT "D" Continued:

AND EXCEPT the North 230 feet of the following described tract of land:

That portion of Government Lot 4, Section 33, Township 36 North, Range 3 East of the Willamette Meridian, lying South of the South line of Gilmore Avenue and the South line thereof extended Easterly, as shown on the Plat of "EDISON HALLER'S ADDITIONS," (2<sup>nd</sup> Addition) as per plat recorded in Volume 2 of Plats, page 87, records of Skagit County, Washington; EXCEPT the West 360 feet thereof, lying Easterly of the County Road along the West line of said Lot 4; AND EXCEPT that portion thereof lying Easterly of the following described line: Beginning at a point on the section line between Sections 4 and 33, said point being also on the South line of said Government Lot 4, lying Easterly of the common corner to Sections 32, 33, 4 and 5, Townships 36 and 35 North, Range 3 East, W.M., a distance of 1038.44 feet (deed recorded under Auditor's File No. 202734 – 15.74 chains = 1038.84 feet) from the Southwest corner of said Section 33; thence North in said Section 33, a distance of 785.4 feet, more or less, to the South line of the Easterly extension of said Gilmore Avenue and the terminus of this line description.

Situate in the County of Skagit, State of Washington.



DENNY D. NEGRO

Registered Professional Land Surveyor

License No. 37532

Date: May 7, 2018