



201805310081

05/31/2018 02:45 PM Pages: 1 of 20 Fees: \$93.00  
Skagit County Auditor

When recorded return to:

Craig Sjostrom  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

**Quitclaim Deed**  
(Boundary Line Adjustment)

**Grantors:** John Zitkovich & Michelle Zitkovich, h/w

**Grantees:** John Zitkovich & Michelle Zitkovich, h/w

**Legal Description:** ptn SE ¼ NE ¼ 9-35N-8EWM

**Assessor's Property Tax Parcel or Account Nos.:** P43543; P43547; P43548; P43552

**Reference Nos of Documents Assigned or Released:** N/A

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20182281  
MAY 31 2018

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

P43578;

THIS INDENTURE, is made this 29<sup>th</sup> day of May, 2018, between John Zitkovich & Michelle Zitkovich, h/w, Grantors, and John Zitkovich & Michelle Zitkovich, h/w, Grantees.

**Recitals**

- a. Grantors/ Grantees are the owners of the property bearing Skagit County Assessor's parcel nos. P43543; P43547; P43548; and P43552, described in the attached Exhibits A-C.  
P43578;
- b. The parties wish to adjust the boundaries between the various parcels, with P43548; P43552 and P43578 being combined into one parcel, and a portion thereof (described in the attached Exhibit D) being incorporated into P43543.
- c. The parties further wish for the non-exclusive easement burdening P43543 and benefitting P43552 to be extinguished.
- d. The adjusted description of P43548; P43552; and P43578 is attached as Exhibit E.
- e. The adjusted description of P43543 is attached as Exhibit F.

- f. A diagram showing the various adjustments is attached as Exhibit G.

### Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, and for no monetary consideration, grantors do hereby QUIT CLAIM to the grantees 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 Exhibits E and F. The easement currently burdening P43543 and benefitting P43552 shall be extinguished.

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

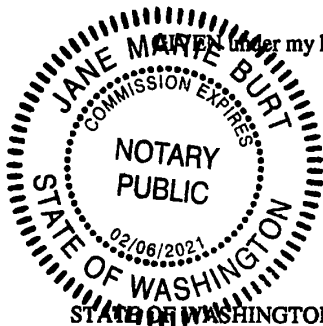
DATED: 5-29, 2018.

John Zitkovich  
JOHN ZITKOVICH

Michelle Zitkovich  
MICHELLE ZITKOVICH

STATE OF WASHINGTON )  
 )  
:ss  
COUNTY OF SKAGIT )

On this day personally appeared before me John Zitkovich, 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.



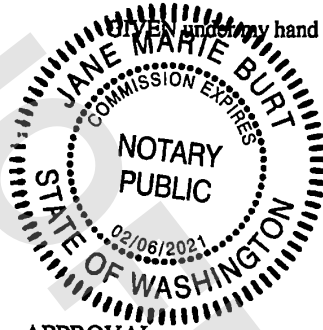
Under my hand and official seal this 29 day of May, 2018.

Jane Burt  
NOTARY PUBLIC in and for the State of Washington, residing at

My commission expires: 2-6-21  
Name: Jane Burt

STATE OF WASHINGTON )  
 )  
:ss  
COUNTY OF SKAGIT )

On this day personally appeared before me Michelle Zitkovich, 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 29 day of May, 2018.

Jane Burt  
NOTARY PUBLIC in and for the State of Washington, residing at

My commission expires: 2-6-21  
Name: Jane Burt

#### APPROVAL

Reviewed and approved in accordance with Skagit County Code 14.18.700

By: Grace Roeder

Date: 5/31/2018

Name & Title: Senior Planner

**Exhibit "A"**  
**Zitkovich Parcel P-43543**  
**Before Boundary Line Adjustment**

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 35 North, Range 8 East, W.M., described as follows:

Commencing at the Southeast corner of said Southeast 1/4 of the Northeast 1/4 of Section 9 (East 1/4 corner);  
thence North 0° 32' 37" East along the East line of said subdivision for a distance of 426.62 feet, more or less, to the Northerly right-of-way margin the Great Northern Railway;  
thence continue North 0° 32' 37" East along said East line for a distance of 225.00 feet;  
thence North 89° 27' 23" West (called West on previous description) for a distance of 12.00 feet, more or less, to the West line of the East 12.00 feet of said subdivision, being THE TRUE POINT OF BEGINNING;  
thence continue North 89° 27' 23" West for a distance of 170.00 feet;  
thence North 0° 10' 51" East for a distance of 133.51 feet;  
thence North 87° 21' 50" East for a distance of 133.05 feet, more or less, to the West line of the East 50.00 feet of said subdivision;  
thence South 0° 32' 37" West along said West line for a distance of 52.34 feet;  
thence South 89° 42' 18" East for a distance of 38.00 feet, more or less, to a point on said West line of the East 12.00 feet of said subdivision, at a point bearing North 0° 32' 37" East from the TRUE POINT OF BEGINNING;  
thence South 0° 32' 37" West along said West line for a distance of 88.72 feet, more or less, to the TRUE POINT OF BEGINNING.

EXCEPT roads.

TOGETHER WITH a non-exclusive mutually beneficial easement for ingress, egress and utilities over, under and across that portion of the Southeast 1/4 of the Northeast 1/4 of said Section 9, Township 35 North, Range 8 East, W.M., described as follows:

Commencing at the Southeast corner of said Southeast 1/4 of the Northeast 1/4 of Section 9 (East 1/4 corner);  
thence North 0° 32' 37" East along the East line of said subdivision for a distance of 426.62 feet, more or less, to the Northerly right-of way margin of the Great Northern Railway;  
thence continues North 0° 32' 37" East along said East line for a distance of 225.00 feet;

thence North 89°27'23" West (called West on previous description) for a distance of 12.00 feet, more or less, to the West line of the East 12.00 feet of said subdivision;  
thence continue North 89°27'23" West for a distance of 170.00 feet;  
thence North 0°10'51" East for a distance of 133.51 feet;  
thence North 87°21'50" East for a distance of 133.05 feet, more or less, to the West line of the East 50.00 feet of said subdivision and being the TRUE POINT OF BEGINNING;  
thence South 0°32'37" West along said West line for distance of 52.34 feet;  
thence South 89°42'18" East for a distance of 38.00 feet, more or less, to a point on said West line of the East 12.00 feet of said subdivision;  
thence North 0°32'37" East along said West line for distance of 54.28 feet, more or less, to a point bearing North 87°21'50" East from the POINT OF BEGINNING;  
thence South 87°21'50" West for a distance of 38.06 feet, more or less, to the 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 "B"**  
**Zitkovich Parcels P-43578 and P-43548**  
**Before Boundary Line Adjustment**

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 35 North, Range 8 East, W.M., described as follows:

BEGINNING at the intersection of the North line of County Road with the East line of the Section;  
thence North 79° 58' West along the said North line of the County road, 413.80 feet to the TRUE POINT OF BEGINNING;  
thence North 1°50' West, 672.70 feet;  
thence South 81°44' West, 398.10 feet;  
thence South 0°07' West, 424.10 feet;  
thence South 79°58' East, 30.3 feet;  
thence South 0°07' West, 123.2 feet to the North line of the County road;  
thence South 79°58' East along the North line of the County road to the POINT OF BEGINNING,

EXCEPT therefrom the following described tract:

BEGINNING at the intersection of the North line of County Road with the East line of the said Section 9;  
thence North 79° 58' West along the said North line of the County road, 413.80 feet;  
thence North 1°50' West, 672.70 feet;  
thence South 81°44' West, 398.10 feet;  
thence South 0°07' West, 424.10 feet;  
thence South 79°58' East, 30.3 feet;  
thence South 0°07' West, 123.2 feet to the North line of the County road and the TRUE POINT OF BEGINNING;  
thence South 79°58' East along the North line of the County Road, 78.8 feet;  
thence North 0°07' East, 100 feet;  
thence North 79°58' West to a point which lies North 0°07' East of the POINT OF BEGINNING;  
thence South 0°07' East, 100 feet, more or less to the POINT OF BEGINNING.

AND EXCEPT any portion thereof lying Easterly of the following line:

Commencing at the intersection of the Northerly right-of-way margin of the County road (Grassmere Road) with the East line of said Section 9;

thence North 79°09'31" West (called North 79°58' West on previous descriptions) along the Northerly margin of said Grassmere Road for a distance of 413.80 feet to the POINT OF BEGINNING of said line description; thence North 1°01'31" West (called North 1°50' West on previous descriptions) for a distance of 624.76 feet to a point on an East-West fence line at a point bearing South 86°36'04" West a distance of 1.3 feet from the Southeast fence Corner; thence continue North 1°01'31" West for a distance of 47.94 feet, more or less, to the Northeast corner of that certain parcel conveyed to John and Michelle Zitkovich, husband and wife, by Statutory Warranty Deed recorded under Skagit County Auditor's File No. 9110070051, also being a corner on the South line of said Lot 1, Skagit County Short Plat No. PL-04-0715; thence continue North 1°01'31" West for a distance of 75.29 feet to a Northwest corner of said fence line; thence North 86°40'31" East along the North line of said fence for a distance of 17.67 feet, more or less, to the East line of said Lot 1, Short Plat No. PL-04-0715 at a point bearing South 0°32'37" West and a distance of 26.02 feet from the Northeast corner of said Lot 1 and also being the terminus of said line description.

AND EXCEPT that portion of said Southeast 1/4 of the Northeast 1/4 of Section 9, Township 35 North, Range 8 East, W. M., described as follows:

Commencing at the intersection of the Northerly right-of-way margin of Grassmere Road with the East line of said Section 9; thence North 79°09'31" West (called North 79°58' West on previous descriptions) for a distance of 413.80 feet; thence North 1°01'31" West (called North 1°50' West on previous descriptions) for a distance 624.76 feet to a point on an East-West fence line and being the TRUE POINT OF BEGINNING; thence North 1°01'31" West for a distance of 47.94 feet to the Northeast corner of that certain parcel conveyed to John and Michelle Zitkovich, husband and wife, by Statutory Warranty Deed recorded under Skagit County Auditor's File No. 9110070051, also being a corner on the South line of Lot 1, Skagit County Short Plat No PL-04-0715 approved February 17, 2006 and recorded March 9, 2006 under Skagit County Auditor's File No. 200603090163; thence South 82°32'18" West (called South 81°44' West on previous descriptions) for a distance of 398.10 feet, to the Northwest corner of said Zitkovich parcel, being a point on an East-West fence line; thence along said East-West fence line as follows: North 82°32'18" East for a distance of 16.95 feet;

thence South 88°27'08" East for a distance of 34.30 feet;  
thence North 88°51'53" East for a distance of 86.70 feet;  
thence South 89°40'33" East for a distance of 68.39 feet;  
thence North 89°52'57" East for a distance of 93.20 feet;  
thence North 89°52'20" East for a distance of 83.28 feet;  
thence North 86°36'04" East for a distance of 12.97 feet, more or less, to the  
TRUE POINT OF BEGINNING.

AND ALSO EXCEPT any portion thereof lying within the bounds of that certain parcel conveyed to Brian and Lisa Naplachowski, husband and wife, by Statutory Warranty deed recorded under Skagit County Auditor's File No. 200408270162.

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"**  
**Zitkovich Parcel P-43552**  
**Before Boundary Line Adjustment**

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 35 North, Range 8 East, W.M., described as follows:

BEGINNING at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of said Section 9;  
thence West along said subdivision line 410 feet, more or less, to the Northeast corner of that certain tract conveyed to Gerald Strong, et al, as the second parcel in deed recorded May 27, 1971 under Auditor's File No. 753311, records of Skagit County, Washington;  
thence South along the East line of said tract to the Northeast corner of that certain tract conveyed to Tecla McDaniel, et al, as parcel "A" of deed recorded under Auditor's File No. 8101290038;  
thence South along the East line of said tract to a point 235 feet South of the North line of said subdivision;  
thence East 410 feet, more or less, to the East line of said subdivision;  
thence North along said East line to the POINT OF BEGINNING;

TOGETHER WITH that portion of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 35 North, Range 8 East, W.M., described as follows:

BEGINNING at a point which is 225 feet North of the point of intersection of the North line of the Great Northern Railway right-of-way with the East line of the section, and 12 feet West of the East line of the section;  
thence from said POINT OF BEGINNING run West a distance of 400 feet;  
thence North a distance of 435.5 feet;  
thence East a distance of 400 feet to a point 12 feet West of the East line of the section;  
thence South a distance of 435.5 feet to the place of beginning;

EXCEPT that portion, if any, lying West of a line drawn North 01°50' West 672.70 feet from a point on the North line of county road which is North 79°58' West a distance of 413.80 feet from the intersection of the North line of county road and the East line of said Section 9.

AND EXCEPT that portion described as follows:

Commencing at the Southeast corner of said Southeast 1/4 of the Northeast 1/4 of Section 9 (East 1/4 corner);  
thence North 0°32'37" East along the East line of said subdivision for a distance of 426.62 feet, more or less, to the Northerly right-of-way margin of the Great Northern Railway;  
thence continue North 0°32'37" East along said East line for a distance of 225.00 feet;  
thence North 89°27'23" West (called West on previous description) for a distance of 12.00 feet, more or less, to the West line of the East 12.00 feet of said subdivision,

being the TRUE POINT OF BEGINNING (also being the POINT OF BEGINNING of the above-described main parcel);  
thence continue North 89°27'23" West for a distance of 170.00 feet;  
thence North 0°10'51" East for a distance of 133.51 feet;  
thence North 87°21'50" East for a distance of 133.05 feet, more or less, to the West line of the East 50.00 feet of said subdivision;  
thence South 0°32'37" West along said West line for a distance of 52.34 feet;  
thence South 89°42'18" East for a distance of 38.00 feet, more or less, to a point on said West line of the East 12.00 feet of said subdivision, at a point bearing North 0°32'37" East from the TRUE POINT OF BEGINNING;  
thence South 0°32'37" West along said West line for a distance of 88.72 feet, more or less, TO THE TRUE POINT OF BEGINNING.

ALSO TOGETHER WITH that portion of Lot 1, Skagit County Short Plat No. PL-04-0715 approved February, 2006 and recorded March 9, 2006 under Skagit County Auditor's File No. 200603090163 and that portion of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 35 North, Range 8 East, W.M., lying Easterly and Southerly of the following described line:

Commencing at the intersection of the Northerly right-of-way margin of the County Road (Grassmere Road) with the East line of said Section 9;  
thence North 79°09'31" West (called North 79°58" West on previous descriptions) along the Northerly margin of said Grassmere Road for a distance of 413.80 feet to the POINT OF BEGINNING of said line description;  
thence North 1°01'31" West (called North 1°50" West on previous descriptions) for a distance of 624.76 feet to a point on an East-West fence line at a point bearing South 86°36'04" West a distance of 1.3 feet from the Southeast fence corner;  
thence continue North 1°01'31" West for a distance of 47.94 feet, more or less, to the Northeast corner of that certain parcel conveyed to John and Michelle Zitkovich, husband and wife, by Statutory Warranty Deed recorded under Skagit County Auditor's File No. 9110070051, also being a corner on the South line of said Lot 1, Skagit County Short Plat No. PL-04-0715;  
thence continue North 1°01'31" West for a distance of 75.29 feet to a Northwest corner of said fence line;  
thence North 86°40'31" East along the North line of said fence for a distance of 17.67 feet, more or less, to the East line of said Lot 1, Short Plat No. PL-04-0715 at a point bearing South 0°32'37" West and a distance of 26.02 feet from the Northeast corner of said Lot 1 and also being the terminus of said line description.

EXCEPT any portion thereof lying within the bounds of that certain parcel conveyed to Brian and Lisa Naplochowski, husband and wife, by Statutory Warranty deed recorded under Skagit County Auditor's File No. 200408270162.

EXCEPTING from all of the above rights-of-way for County Roads.

SUBJECT TO a non-exclusive mutually beneficial easement for ingress, egress and

utilities over, under and across that portion of the Southeast 1/4 of the Northeast 1/4 of said Section 9, Township 35 North, Range 8 East, W. M., described as follows:

Commencing at the Southeast corner of said Southeast 1/4 of the Northeast 1/4 of Section 9 (East 1/4 corner);  
thence North 0°32'37" East along the East line of said subdivision for a distance of 426.62 feet, more or less, to the Northerly right-of-way margin of the Great Northern Railway;  
thence continue North 0°32'37" East along said East line for a distance of 225.00 feet;  
thence North 89°27'23" West (called West on previous description) for a distance of 12.00 feet, more or less, to the West line of the East 12.00 feet of said subdivision;  
thence continue North 89°27'23" West for a distance of 170.00 feet;  
thence North 0°10'51" East for a distance of 133.51 feet;  
thence North 87°21'50" East for a distance of 133.05 feet, more or less, to the West line of the East 50.00 feet of said subdivision and being the TRUE POINT OF BEGINNING;  
thence South 0°32'37" West along said West line for a distance of 52.34 feet;  
thence South 89°42'18" East for a distance of 38.00 feet, more or less, to a point on said West line of the East 12.00 feet of said subdivision;  
thence North 0°32'37" East along said West line for a distance of 54.28 feet, more or less, to a point bearing North 87°21'50" East from the POINT OF BEGINNING;  
thence South 87°21'50" West for a distance of 38.06 feet, more or less, to the 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 "D"**  
**Portion of Zitkovich Parcels P-43548, P-43578 & P-43552**  
**To be Boundary Line Adjusted to Zitkovich Parcel P-43543**

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 35 North, Range 8 East, W.M., described as follows:

Commencing at the Southeast corner of said Southeast 1/4 of the Northeast 1/4 of Section 9 (East 1/4 corner);  
thence North 0° 32' 37" East along the East line of said subdivision for a distance of 426.62 feet, more or less, to the Northerly right-of-way margin the Great Northern Railway;  
thence continue North 0° 32' 37" East along said East line for a distance of 225.00 feet;  
thence North 89° 27' 23" West (called West on previous description) for a distance of 12.00 feet, more or less, to the West line of the East 12.00 feet of said subdivision,  
thence continue North 89° 27' 23" West for a distance of 170.00 feet;  
thence North 0° 10' 51" East for a distance of 133.51 feet, to the TRUE POINT OF BEGINNING;  
thence North 87° 21' 50" East for a distance of 133.05 feet, more or less, to the West line of the East 50.00 feet of said subdivision;  
thence South 0° 32' 37" West along said West line for a distance of 52.34 feet;  
thence South 89° 42' 18" East for a distance of 38.00 feet, more or less, to a point of said West line of the East 12.00 feet of said subdivision;  
thence North 0° 32' 37" East along said West line for a distance of 137.54 feet;  
thence North 83° 29' 09" West for a distance of 172.48 feet, more or less, to a point which bears North 0° 10' 51" East from the true point of beginning;  
thence South 0° 10' 51" West a distance of 110.69 feet, more or less, to the TRUE POINT OF BEGINNING.

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 0.43 Acres.

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

The above described property will be combined or aggregated with contiguous property to the north and west owned by the Grantees (P-43548, P-43578 & P-43552).

**APPROVED**

Reviewed and approved in accordance with Skagit County Code, Chapter 14.180.700

By: Alice Roeder

Date: 5/31/2018

Title: Senia Plarner

**Exhibit "E"**  
**Zitkovich Parcels P-43548 and P-43578 and P-43522**  
**After Boundary Line Adjustment**

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 35 North, Range 8 East, W.M., described as follows:

BEGINNING at the intersection of the North line of County Road with the East line of the Section;

thence North 79° 58' West along the said North line of the County road, 413.80 feet to the TRUE POINT OF BEGINNING;

thence North 1°50' West, 672.70 feet;

thence South 81°44' West, 398.10 feet;

thence South 0°07' West, 424.10 feet;

thence South 79°58' East, 30.3 feet;

thence South 0°07' West, 123.2 feet to the North line of the County road;

thence South 79°58' East along the North line of the county road to the POINT OF BEGINNING,

EXCEPT therefrom the following described tract:

Beginning at the intersection of the North line of County Road with the East line of the said Section 9;

thence North 79° 58' West along the said North line of the County road, 413.80 feet;

thence North 1°50' West, 672.70 feet;

thence South 81°44' West, 398.10 feet;

thence South 0°07' West, 424.10 feet;

thence South 79°58' East, 30.3 feet;

hence South 0°07' West, 123.2 feet to the North line of the County road and the TRUE POINT OF BEGINNING;

thence South 79°58' East along the North line of the County Road, 78.8 feet;

thence North 0°07' East, 100 feet;

thence North 79°58' West to a point which lies North 0°07' East of the POINT OF BEGINNING;

thence South 0°07' East, 100 feet, more or less to the POINT OF BEGINNING.

AND EXCEPT any portion thereof lying Easterly of the following line;

Commencing at the intersection of the Northerly right-of-way margin of the County road (Grassmere Road) with the East line of said Section 9;

thence North 79°09'31" West (called North 79°58' West on previous descriptions) along the Northerly margin of said Grassmere Road for a distance of 413.80 feet to the POINT OF BEGINNING of said line description;

thence North 1°01'31" West (called North 1°50' West on previous descriptions) for a distance of 624.76 feet to a point on an East-West fence line at a point bearing South 86°36'04" West a distance of 1.3 feet from the Southeast fence Corner;

thence continue North 1°01'31" West for a distance of 47.94 feet, more or less, to the Northeast corner of that certain parcel conveyed to John and Michelle Zitkovich, husband and wife, by Statutory Warranty Deed recorded under Skagit County Auditor's File No. 9110070051, also being a corner on the South line of Lot 1, Skagit County Short Plat No. PL-04-0715 approved February 17, 2006 and recorded March 9, 2006 under Skagit County Auditor's File No. 200603090163;

thence continue North 1°01'31" West for a distance of 75.29 feet to a Northwest corner of said fence line;

thence North 86°40'31" East along the North line of said fence for a distance of 17.67 feet, more or less, to the East line of said Lot 1, Short Plat No. PL-04-0715, at a point bearing South 0°32'37" West and a distance of 26.02 feet from the Northeast corner of said Lot 1 and also being the terminus of said line description.

AND EXCEPT that portion of said Southeast 1/4 of the Northeast 1/4 of Section 9, Township 35 North, Range 8 East, W. M., described as follows:

Commencing at the intersection of the Northerly right-of-way margin of Grassmere Road with the East line of said Section 9;

thence North 79°09'31" West (called North 79°58' West on previous descriptions) for a distance of 413.80 feet;

thence North 1°01'31" West (called North 1°50' on previous descriptions) for a distance 624.76 feet to a point on an East-West fence line and being the TRUE POINT OF BEGINNING;

thence continue North 1°01'31" West for a distance of 47.94 feet to the Northeast corner of that certain parcel conveyed to John and Michelle Zitkovich, husband and wife, by Statutory Warranty Deed recorded under Skagit County Auditor's File No. 9110070051, also being a corner on the South line of Lot 1, Skagit County Short Plat No PL-04-0715 approved February 17, 2006 and recorded March 9, 2006 under Skagit County Auditor's File No. 200603090163;

thence South 82°32'18" West (called South 81°44' West on previous descriptions) for a distance of 398.10 feet, to the Northwest corner of said Zitkovich parcel, being a point on an East-West fence line;

thence along said East-West fence line as follows:

North 82°32'18" East for a distance of 16.95 feet;

thence South 88°27'08" East for a distance of 34.30 feet;

thence North 88°51'53" East for a distance of 86.70 feet;

thence South 89°40'33" East for a distance of 68.39 feet;

thence North 89°52'57" East for a distance of 93.20 feet;

thence North 89°52'20" East for a distance of 83.28 feet;

thence North 86°36'04" East for a distance of 12.97 feet, more or less, to the TRUE POINT OF BEGINNING.

AND ALSO EXCEPT any portion thereof lying within the bounds of that certain parcel conveyed to Brian and Lisa Naplochowski, husband and wife, by Statutory Warranty deed recorded under Skagit County Auditor's File No. 200408270162.

AND ALSO TOGETHER WITH that portion of the Southeast 1/4 of the Northeast 1/4 of section 9, Township 35 North, Range 8 East, W.M., described as follows:

BEGINNING at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of said Section 9;  
thence West along said subdivision line 410 feet, more or less, to the Northeast corner of that certain tract conveyed to Gerald Strong, et al, as the second parcel in deed recorded May 27, 1971 under auditors file No.753311, records of Skagit County, Washington;  
thence South along the East line of said tract to the Northeast corner of that certain tract conveyed to Tecla McDaniel, et al, as parcel 'A' of deed recorded under Auditor's File No. 8101290038;  
hence South along the East line of said tract to a point 235 feet South of the North line of said subdivision;  
thence East 410 feet, more or less, to the East line of said subdivision;  
thence North along said East line to the POINT OF BEGINNING;

TOGETHER WITH that portion of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 35 North, Range 8 East, W.M., described as follows:

BEGINNING at a point which is 225 feet North of the point of intersection of the North line of the Great Northern Railway right-of-way with the East line of the section, and 12 feet West of the East line of the section;  
thence from said POINT OF BEGINNING run West a distance of 400 feet;  
thence North a distance of 435.5 feet;  
thence East a distance of 400 feet to a point 12 feet West of the East line of the section;  
thence South a distance of 435.5 feet to the place of beginning;

EXCEPT that portion, if any, lying West of a line drawn North 01°50' West 672.70 feet from a point on the North line of county road which is North 79°58' West a distance of 413.80 feet from the intersection of the North line of county road and the East line of said Section 9.

AND EXCEPT that portion described as follows:

Commencing at the Southeast corner of said Southeast 1/4 of the Northeast 1/4 of Section 9 (East 1/4 corner);  
thence North 0°32'37" East along the East line of said subdivision for a distance of 426.62 feet, more or less, to the Northerly right-of-way margin of the Great Northern Railway;  
thence continue North 0°32'37" East along said East line for a distance of 225.00 feet;  
thence North 89°27'23" West (called West on previous description) for a distance of 12.00 feet, more or less, to the West line of the East 12.00 feet of said subdivision, BEING THE TRUE POINT OF BEGINNING (also being the POINT OF BEGINNING of the above-described main parcel);  
thence continue North 89°27'23" West for a distance of 170.00 feet;  
thence North 0°10'51" East for a distance of 133.51 feet;  
thence North 87°21'50" East for a distance of 133.05 feet, more or less, to the West line of the East 50.00 feet of said subdivision;  
thence South 0°32'37" West along said West line for a distance of 52.34 feet;

thence South 89°42'18" East for a distance of 38.00 feet, more or less, to a point on said West line of the East 12.00 feet of said subdivision, at a point bearing North 0°32'37" East from the TRUE POINT OF BEGINNING;  
thence South 0°32'37" West along said West line for a distance of 88.72 feet, more or less, TO THE TRUE POINT OF BEGINNING.

ALSO TOGETHER WITH that portion of Lot 1, Skagit County Short Plat No. PI-04-0715 approved February, 2006 and recorded March 9, 2006 under Skagit County Auditor's File No. 200603090163 and that portion of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 35 North, Range 8 East, W.M., lying Easterly and Southerly of the following described line:

Commencing at the intersection of the Northerly right-of-way margin of the County Road (Grassmere Road) with the East line of said Section 9;  
thence North 79°09'31" West (called North 79°58" West on previous descriptions) along the Northerly margin of said Grassmere Road for a distance of 413.80 feet to the POINT OF BEGINNING of said line description;  
thence North 1°01'31" West (called North 1°50" West on previous descriptions) for a distance of 624.76 feet to a point on an East-West fence line at a point bearing South 86°36'04" West a distance of 1.3 feet from the Southeast fence corner;  
thence continue North 1°01'31" West for a distance of 47.94 feet, more or less, to the Northeast corner of that certain parcel conveyed to John and Michelle Zitkovich, husband and wife, by Statutory Warranty Deed recorded under Skagit County Auditor's File No. 9110070051, also being a corner on the South line of said Lot 1, Skagit County Short Plat No. PI-04-0715;  
thence continue North 1°01'31" West for a distance of 75.29 feet to a Northwest corner of said fence line;  
thence North 86°40'31" East along the North line of said fence for a distance of 17.67 feet, more or less, to the East line of said Lot 1, Short Plat No. PI-04-0715 at a point bearing South 0°32'37" West and a distance of 26.02 feet from the Northeast corner of said Lot 1 and also being the terminus of said line description.

EXCEPT any portion thereof lying within the bounds of that certain parcel conveyed to Brian and Lisa Naplochowski, husband and wife, by Statutory Warranty deed recorded under Skagit County Auditor's File No. 200408270162.

AND ALSO EXCEPT that portion of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 35 North, Range 8 East, W.M., described as follows:

Commencing at the Southeast corner of said Southeast 1/4 of the Northeast 1/4 of Section 9 (East 1/4 corner);  
thence North 0° 32'37" East along the East line of said subdivision for a distance of 426.62 feet, more or less, to the Northerly right-of-way margin the Great Northern Railway;  
thence continue North 0°32'37" East along said East line for a distance of 225.00 feet;  
thence North 89°27'23" West (called West on previous description) for a distance of 12.00 feet, more or less, to the West line of the East 12.00 feet of said subdivision,  
thence continue North 89°27'23" West for a distance of 170.00 feet;



thence North 0°10'51" East for a distance of 133.51 feet, to the TRUE POINT OF BEGINNING;  
thence North 87°21'50" East for a distance of 133.05 feet, more or less, to the West line of the East 50.00 feet of said subdivision;  
thence South 0°32'37" West along said West line for a distance of 52.34 feet;  
thence South 89°42'18" East for a distance of 38.00 feet, more or less, to a point on said West line of the East 12.00 feet of said subdivision;  
thence North 0°32'37" East along said West line for a distance of 137.54 feet;  
thence North 83°29'09" West for a distance of 172.48 feet, more or less, to a point which bears North 0°10'51" East from the true point of beginning;  
thence South 0°10'51" West a distance of 110.69 feet, more or less, 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.

EXCEPTING from all of the above rights-of-way for County Roads.

Situate in the County of Skagit, state of Washington

Containing 10.5 Acres



5-25-2018

**Exhibit "F"**  
**Zitkovich Parcel P 43543, After Boundary Line Adjustment**

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 35 North, Range 8 East, W.M., described as follows:

Commencing at the Southeast corner of said Southeast 1/4 of the Northeast 1/4 of Section 9 (East 1/4 corner);  
thence North 0° 32' 37" East along the East line of said subdivision for a distance of 426.62 feet, more or less, to the Northerly right-of-way margin the Great Northern Railway;  
thence continue North 0° 32' 37" East along said East line for a distance of 225.00 feet;  
thence North 89° 27' 23" West (called West on previous description) for a distance of 12.00 feet, more or less, to the West line of the East 12.00 feet of said subdivision, being THE TRUE POINT OF BEGINNING (also being the POINT OF BEGINNING of the above described main parcel);  
thence continue North 89° 27' 23" West for a distance of 170.00 feet;  
thence North 0° 10' 51" East for a distance of 133.51 feet;  
thence North 87° 21' 50" East for a distance of 133.05 feet, more or less, to the West line of the East 50.00 feet of said subdivision;  
thence South 0° 32' 37" West along said West line for a distance of 52.34 feet;  
thence South 89° 42' 18" East for a distance of 38.00 feet, more or less, to a point on said West line of the East 12.00 feet of said subdivision, at a point bearing North 0° 32' 37" East from the TRUE POINT OF BEGINNING;  
thence South 0° 32' 37" West along said West line for a distance of 88.72 feet, more or less, to the TRUE POINT OF BEGINNING.

TOGETHER WITH That portion of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 35 North, Range 8 East, W.M., described as follows:

Commencing at the Southeast corner of said Southeast 1/4 of the Northeast 1/4 of Section 9 (East 1/4 corner);  
thence North 0° 32' 37" East along the East line of said subdivision for a distance of 426.62 feet, more or less, to the Northerly right-of-way margin the Great Northern Railway;  
thence continue North 0° 32' 37" East along said East line for a distance of 225.00 feet;  
thence North 89° 27' 23" West (called West on previous description) for a distance of 12.00 feet, more or less, to the West line of the East 12.00 feet of said subdivision,  
thence continue North 89° 27' 23" West for a distance of 170.00 feet;

thence North 0°10'51" East for a distance of 133.51 feet, to the TRUE POINT OF BEGINNING;  
thence North 87°21'50" East for a distance of 133.05 feet, more or less, to the West line of the East 50.00 feet of said subdivision;  
thence South 0°32'37" West along said West line for a distance of 52.34 feet;  
thence South 89°42'18" East for a distance of 38.00 feet, more or less, to a point on said West line of the East 12.00 feet of said subdivision;  
thence North 0°32'37" East along said West line for a distance of 137.54 feet;  
thence North 83°29'09" West for a distance of 172.48 feet, more or less, to a point which bears North 0°10'51" East from the true point of beginning;  
thence South 0°10'51" West a distance of 110.69 feet, more or less, to the TRUE POINT OF BEGINNING.

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 0.92 Acres.



