WHEN RECORDED RETURN TO: Lisa Hallmon Lake 16, LLC. 2440 W. Commodore Way #200 Seattle WA 98199

# 201807180016

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

LISA JEANNE DECK HALLMON Notary Public State of Washington

My Commission Expires March 01, 2020

07/18/2018 10:52 AM Pages: 1 of 8 Fees: \$106.00 Skagit County Auditor

# Chicago Title Insurance Company

3002 Colby Avenue, #200, Everett, Washington 98201

# STATUTORY WARRANTY DEED

THE GRANTOR Plats Plus Inc., a Washington Corporation and Lake 16 LLC, a Washington Limited Liability Company, for and in consideration of Boundary Line Adjustment in hand paid, conveys and warrants to Plats Plus Inc., a Washington Corporation and Lake 16 LLC, a Washington Limited Liability Company, the following described real estate, situated in the County of Skagit, State of Washington:

(SEE ATTACHED EXHIBIT)
16/33/04 NE.SW

TAX ID(S) P16668/330416 3 001 0800; P133845 330416 003 001 0601 (IOP)

GIVEN under my hand and official seal this 38 day of June, 2018.

Notary Public in and for the State of Washington, residing at 1801 W. 101 St. #103 Se wate, wa 98193

DATED This 8 Day of June 2018.

Plats Plus Inc

By Mark Kaush Its President

By Alan Chafee Its Incended

Stagit Co. Treasurer

By HB Deputy

By Alan Chafee Its Incended

On this day personally appeared before me Mark Kaushagen

in and who executed the within and foregoing instrument and acknowledged that signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

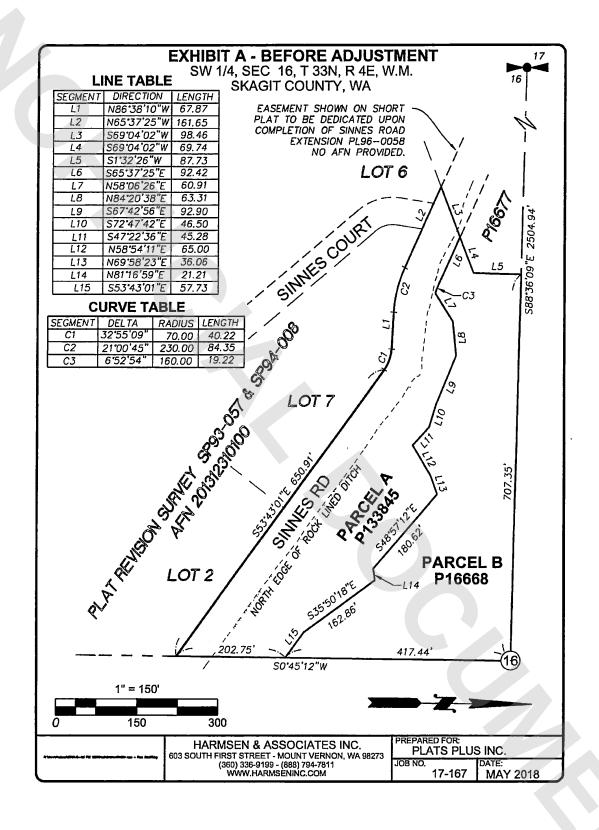
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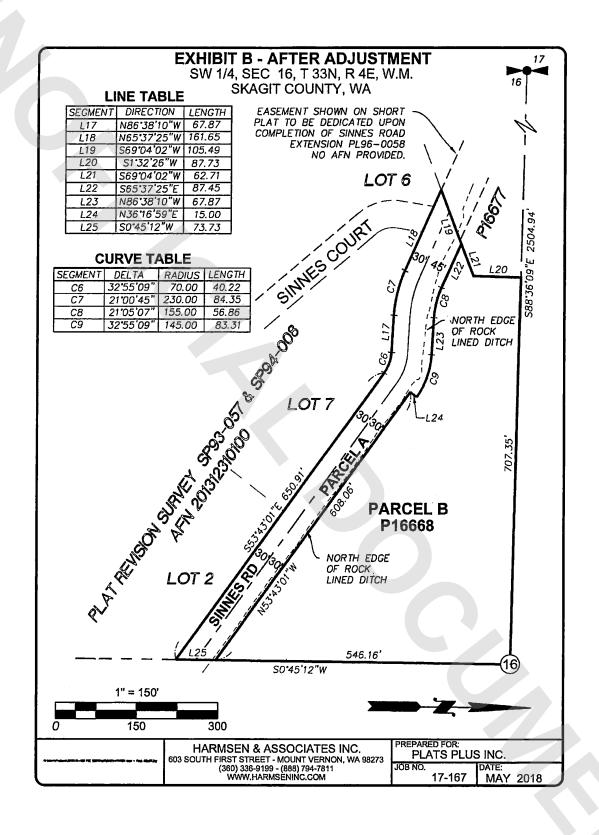
STATE OF WASHINGTON )	
COUNTY OF Wh	
On this day personally appeared before me Manchaffee	to me known to be the individual described
in and who executed the within and foregoing instrument and acknowledged th	nat WC
signed the same as \\( \times \) free and voluntary act an	
mentioned.	
a 6.	-
GIVEN under my hand and official seal this 3 day of June, 2018.	LISA JEANNE DECK HALLMON
$\mathcal{C}$	Notary Public
Chisa (cause been Halloner	State of Washington
	My Commission Expires
Notary Public in and for the State of Washington, residing at 1801 ハーロフレンド キルコ よいはし いん 1813 ろ	March 01 Cook
residing at tsol virio ( sv ii (65 spanse) with 15	March 01, 2020

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

Skagit Co. Planning & Dev. Services 7/18/2018

Date





### CONVEYANCE - PARCEL B TO PARCEL A

#### Exhibit C

All that portion of Lot 1 of that certain Plat Revision Survey recorded under Auditor's File No. 201312310100, records of Skagit County, Washington, and lying within the northeast quarter of the southwest quarter of Section 16, Township 33 North, Range 4 East, W.M., being more particularly described as follows:

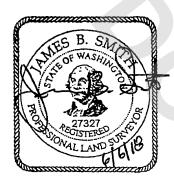
COMMENCING at the northwest corner of said Lot 1, said point being on the east-west centerline of said Section 16 and North 88° 36′ 09" West 707.35 feet from the center thererof;

thence South 1° 32′ 26″ West along the west line of said Lot 1 for a distance of 87.73 feet; thence South 69° 04′ 02″ West and continuing along the westerly boundary of said Lot 1 for a distance of 62.71 feet to the POINT OF BEGINNING of this description;

thence continuing South 69° 04′ 02″ West along said boundary for a distance of 7.03 feet to the most westerly corner of said Lot 1;

thence South 65° 37′ 25″ East 92.42 feet to the beginning of a curve concave to the northeast having a radius of 160.00 feet;

thence southeasterly along said curve through a central angle of 6° 52′ 54″ for a distance of 19.22 feet; thence North 58° 06′ 26″ East 6.67 feet to the beginning of a non-tangent curve concave to the northeast having a radius of 155.00 feet and to which point a radial line bears South 15° 52′ 43″ West; thence northwesterly along said curve though a central angle of 8° 29′ 52″ for a distance of 22.99 feet; thence North 65° 37′ 25″ West 87.45 feet to the POINT OF BEGINNING.



#### CONVEYANCE - PARCEL B TO PARCEL A

#### Exhibit D

All that portion of Sinnes Road, as depicted on that certain Plat Revision Survey recorded under Auditor's File No. 201312310100, records of Skagit County, Washington, and lying within the northeast quarter of the southwest quarter of Section 16, Township 33 North, Range 4 East, W.M., being more particularly described as follows:

COMMENCING at the northwest corner of Lot 1 of said Plat Revision, said point being on the east-west centerline of said Section 16 and North 88° 36′ 09″ West 707.35 feet from the center thererof; thence South 1° 32′ 26″ West along the west line of said Lot 1 for a distance of 87.73 feet; thence South 69° 04′ 02″ West and continuing along the westerly boundary of said Lot 1 for a distance of 69.74 feet to the most westerly corner thereof;

thence South 65° 37′ 25″ East 92.42 feet to the beginning of a curve concave to the northeast having a radius of 160.00 feet;

thence southeasterly along said curve through a central angle of 6° 52′ 54″ for a distance of 19.22 feet; thence North 58° 06′ 26″ East 6.67 feet to the beginning of a non-tangent curve concave to the northeast having a radius of 155.00 feet and to which point a radial line bears 15° 52′ 43″ West and the POINT OF BEGINNING of this description;

thence continuing along said curve through a central angle of 12° 30′ 53″ for a distance of 33.86 feet; thence South 86° 38′ 10″ East 67.87 feet to the beginning of a curve concave to the southwest having a radius of 145.00 feet;

thence easterly and southeasterly along said curve through a central angle of 32° 55′ 09" for a distance of 83.31 feet:

thence South 36° 16′ 59" West 15.00 feet;

thence South 53° 43' 01" East 608.06 feet to the north-south centerline of said Section 16;

thence North 0° 45' 12" East along said centerline for a distance of 129.02 feet;

thence North 53° 43' 01" West 57.73 feet;

thence North 35° 50' 18" East 162.86 feet;

thence South 81° 16' 59" West 21.21 feet;

thence North 48° 57' 12" West 180.62 feet;

thence South 69° 58' 23" West 36.06 feet;

thence South 58° 54' 11" West 65.00 feet;

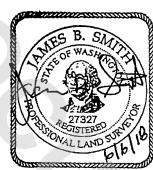
thence North 47° 22' 36" West 45.28 feet;

thence North 72° 47' 42" West 46.50 feet;

thence North 67° 42′ 56" West 92.90 feet;

thence South 84° 20 38" West 63.31 feet;

thence South 58° 06′ 26″ West 54.24 feet to the POINT OF BEGINNING.



#### PARCEL A AFTER ADJUSTMENT

#### Exhibit E

All that portion of Lot 1 and Sinnes Road, as depicted on that certain Plat Revision Survey recorded under Auditor's File No. 201312310100, records of Skagit County, Washington, and lying within the northeast quarter of the southwest quarter of Section 16, Township 33 North, Range 4 East, W.M., being more particularly described as follows:

COMMENCING at the northwest corner of said Lot 1, said point being on the east-west centerline of said Section 16 and North 88° 36′ 09″ West 707.35 feet from the center thereof;

thence South 1° 32′ 26" West along the west line of said Lot 1 for a distance of 87.73 feet;

thence South 69° 04′ 02″ West and continuing along the westerly boundary of said Lot 1 for a distance of 62.71 feet to the POINT OF BEGINNING of this description;

thence South 65° 37′ 25″ East 87.45 feet to the beginning of a curve concave to the northeast having a radius of 155.00 feet;

thence southeasterly and easterly along said curve through a central angle of 21° 05′ 07" for a distance of 56.86 feet;

thence South 86° 38′ 10″ East 67.87 feet to the beginning of a curve concave to the southwest having a radius of 145.00 feet;

thence easterly and southeasterly along said curve through a central angle of 32° 55′ 09" for a distance of 83.31 feet;

thence South 36° 16' 59" West 15.00 feet;

thence South 53° 43' 01" East 608.06 feet to the north-south centerline of said Section 16;

thence South 0° 45' 12" West along said centerline for a distance of 73.73 feet;

thence North 53° 43′ 01″ West 650.91 feet to the beginning of a curve concave to the southwest having a radius of 70.00 feet;

thence northwesterly and westerly along said curve through a central angle of 32° 55′ 09″ for a distance of 40.22 feet;

thence North 86° 38′ 10″ West 67.87 feet to the beginning of a curve concave to the northeast having a radius of 230.00 feet;

thence westerly and northwesterly along said curve through a central angle of 21° 00′ 45″ for a distance of 84.35 feet;

thence North 65° 37' 25" West 161.65 feet;

thence North 69° 04' 02" East 105.49 feet to the POINT OF BEGINNING.



#### Exhibit F

All that portion of Lot 1 and Sinnes Road, as depicted on that certain Plat Revision Survey recorded under Auditor's File No. 201312310100, records of Skagit County, Washington, and lying within the northeast quarter of the southwest quarter of Section 16, Township 33 North, Range 4 East, W.M., being more particularly described as follows:

BEGINNING at the northwest corner of said Lot 1, said point being on the east-west centerline of said Section 16 and North 88° 36′ 09″ West 707.35 feet from the center thererof;

thence South 1° 32′ 26" West along the west line of said Lot 1 for a distance of 87.73 feet;

thence South 69° 04′ 02" West and continuing along the westerly boundary of said Lot 1 for a distance of 62.71 feet;

thence South 65° 37′ 25″ East 87.45 feet to the beginning of a curve concave to the northeast having a radius of 155.00 feet;

thence southeasterly and easterly along said curve through a central angle of 21° 05′ 07" for a distance of 56.86 feet;

thence South 86° 38′ 10″ East 67.87 feet to the beginning of a curve concave to the southwest having a radius of 145.00 feet;

thence easterly and southeasterly along said curve through a central angle of 32° 55′ 09" for a distance of 83.31 feet;

thence South 36° 16' 59" West 15.00 feet;

thence South 53° 43' 01" East 608.06 feet to the north-south centerline of said Section 16;

thence North 0° 45′ 12″ East along said centerline for a distance of 546.16 feet to the center of said Section 16;

thence North 88° 36′ 09″ West along the east-west centerline of said Section 16 for a distance of 707.35 feet to the POINT OF BEGINNING.

