

UNOFFICIAL DOCUMENT

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08/10/2018 12:18 PM Pages: 1 of 10 Fees: \$108.00
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Quitclaim Deed
(Boundary Line Adjustment)

Grantor: CEP Properties LLC

Grantee: Ardtrasna, LLC

Legal Description: ptn N ½ NE ¼ SE ¼ 36-36⁵N-3EWM

Assessor's Property Tax Parcel or Account Nos. P35413; P35430

Reference Nos of Documents Assigned or Released: N/A

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20183526
AUG 10 2018

Amount Paid \$ 2927.76
Skagit Co. Treasurer
By: HB Deputy

THIS INDENTURE, is made this 2nd day of July, 2018, between CEP Properties, LLC, a Washington limited liability company, Grantor, and Ardtrasna, LLC, a Washington limited liability company, Grantee.

Recitals

- a. Grantor is the owner of the property bearing Skagit County Assessor's parcel no. P35430, described in the attached Exhibit A.
- b. Grantee is the owner of the property bearing Skagit County Assessor's parcel no. P35413, described in the attached Exhibit B.
- c. The parties wish to adjust the boundary between the two parcels, with a portion of P35430 (described in the attached Exhibit C) being incorporated into P35413.
- d. The adjusted description of Grantor's property is attached hereto as Exhibit D.

Conveyance

* THEREFORE, for and in consideration of the said boundary line adjustment, and for other good and valuable consideration in hand paid, grantor does hereby convey and quitclaim to the grantee all of its interest in the real property lying and being in the county of Skagit and State of Washington, and described in the attached Exhibit C.

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

- e. The adjusted description of Grantor's property is attached hereto as Exhibit E.
- f. A diagram showing the adjustment is attached hereto as Exhibit F.

Conveyance

~~THEREFORE, for and in consideration of the said boundary line adjustment, and for other good and valuable consideration in hand paid, grantor does hereby ~~QUIT CLAIM~~ to the grantee all of its interest in the real property lying and being in the county of Skagit and State of Washington, and described in the attached Exhibit C.~~

* SEE PAGE 2 FOR CORRECT CONVEYANCE VERBIAGE

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

DATED: 7/2/, 2018.

CEP PROPERTIES, LLC

By: Sandra Coons
SANDRA COONS, Member/ manager

STATE OF WASHINGTON)
(ss.
COUNTY OF SKAGIT)

On this 2nd day of July, 2018, before me personally appeared Sandra Coons, to me known to be a member or manager of CEP Properties, LLC, the limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute said instrument on behalf thereof.

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

BRUCE G. LISSER
STATE OF WASHINGTON
NOTARY -- PUBLIC
My Commission Expires 07-14-2020

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

page 3

Exhibit "A"

**CEP Properties, LLC, a Washington Limited Liability Company, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-35430)**

The North 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 36, Township 35 North, Range 3 East, W.M.

EXCEPT that portion beginning at the intersection of the West line of the County Road and the South line of said subdivision;
thence North along the West line of the County Road 175 feet;
thence West 249 feet;
thence South 175 feet to the South line of said subdivision;
thence East to the POINT OF BEGINNING.

AND EXCEPT road.

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.



6-26-18

Exhibit "B"

**Ardtrasna, LLC, a Washington Limited Liability Company, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-35413)**

The Southeast 1/4 of the Northeast 1/4 of Section 36, Township 35 North, Range 3 East, W.M.

EXCEPT roads.

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.



6-26-18

Exhibit "C"

**Portion of CEP Properties, LLC, a Washington Limited Liability Company, Parcel
Skagit County Assessor's Parcel No. P-35430
To be Boundary Line Adjusted into
Ardtrasna, LLC, a Washington Limited Liability Company, Parcel
Skagit County Assessor's Parcel Number P-35413**

The North 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 36, Township 35 North, Range 3 East, W.M.

EXCEPT that portion beginning at the intersection of the West line of the County Road and the South line of said subdivision;
thence North along the West line of the County Road 175 feet;
thence West 249 feet;
thence South 175 feet to the South line of said subdivision;
thence East to the POINT OF BEGINNING.

AND EXCEPT that portion described as follows:

BEGINNING at the intersection of the West line of the County Road (Pulver Road) and the South line of said North 1/2 of the Northeast 1/4 of the Southeast 1/4 (being 20 feet West of the East line of the Southeast 1/4 of said Section 36) being the Southeast corner of that certain property conveyed to Zachary James McCabe and Victoria Maria Jean McCabe, husband and wife, by Statutory Warranty deed recorded under Skagit County Auditor's File No. 201711300131;
thence North $1^{\circ}36'48''$ West along said West line of the County Road (Pulver Road) for a distance of 175.00 feet to the Northeast corner of said McCabe parcel and being the TRUE POINT OF BEGINNING;
thence continue North $01^{\circ}36'48''$ West along said West line of the County Road (Pulver Road) for a distance of 175.03 feet;
thence North $89^{\circ}46'50''$ West for a distance of 249.00 feet;
thence South $01^{\circ}36'48''$ East for a distance of 175.03 feet, more or less, to the Northwest corner of said McCabe parcel at a point bearing North $89^{\circ}46'50''$ West from the TRUE POINT OF BEGINNING;
thence South $89^{\circ}46'50''$ East along the North line of said McCabe parcel for a distance of 249.00 feet, more or less, to the TRUE POINT OF BEGINNING.

AND ALSO EXCEPT roads.

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 715,451 sq ft, 16.42 acres

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

The above described parcel will be combined or aggregated with contiguous property to the north (P-35413) owned by the grantee.

APPROVED

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

Skagit County

By: Mac Reed
Title: Senia Plann

Date: 7/5/2018



6-26-18

Exhibit "D"

**CEP Properties, LLC, a Washington Limited Liability Company, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-35430)**

That portion of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 36, Township 35 North, Range 3 East, W.M., described as follows:

BEGINNING at the intersection of the West line of the County Road (Pulver Road) and the South line of said North 1/2 of the Northeast 1/4 of the Southeast 1/4 (being 20 feet West of the East line of the Southeast 1/4 of said Section 36) being the Southeast corner of that certain property conveyed to Zachary James McCabe and Victoria Maria Jean McCabe, husband and wife, by Statutory Warranty deed recorded under Skagit County Auditor's File No. 201711300131; thence North 1°36'48" West along said West line of the County Road (Pulver Road) for a distance of 175.00 feet to the Northeast corner of said McCabe parcel and being the TRUE POINT OF BEGINNING; thence continue North 01°36'48" West along said West line of the County Road (Pulver Road) for a distance of 175.03 feet; thence North 89°46'50" West for a distance of 249.00 feet; thence South 01°36'48" East for a distance of 175.03 feet, more or less, to the Northwest corner of said McCabe parcel at a point bearing North 89°46'50" West from the TRUE POINT OF BEGINNING; thence South 89°46'50" East along the North line of said McCabe parcel for a distance of 249.00 feet, more or less, to the TRUE POINT OF BEGINNING.

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

Situate in the County of Skagit, State of Washington.

Containing 43,560 sq ft, 1.0 acres



6-20-18

Exhibit "E"

**Ardtrasna, LLC, a Washington Limited Liability Company, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-35413)**

The Southeast 1/4 of the Northeast 1/4 of Section 36, Township 35 North, Range 3 East, W.M.

TOGETHER WITH The North 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 36,
Township 35 North, Range 3 East, W.M.

EXCEPT that portion beginning at the intersection of the West line of the County
Road and the South line of said subdivision;
thence North along the West line of the County Road 175 feet;
thence West 249 feet;
thence South 175 feet to the South line of said subdivision;
thence East to the POINT OF BEGINNING.

AND EXCEPT that portion described as follows:

BEGINNING at the intersection of the West line of the County Road (Pulver
Road) and the South line of said North 1/2 of the Northeast 1/4 of the Southeast
1/4 (being 20 feet West of the East line of the Southeast 1/4 of said Section 36)
being the Southeast corner of that certain property conveyed to Zachary James
McCabe and Victoria Maria Jean McCabe, husband and wife, by Statutory
Warranty deed recorded under Skagit County Auditor's File No. 201711300131;
thence North $1^{\circ}36'48''$ West along said West line of the County Road (Pulver
Road) for a distance of 175.00 feet to the Northeast corner of said McCabe parcel
and being the TRUE POINT OF BEGINNING;
thence continue North $01^{\circ}36'48''$ West along said West line of the County Road
(Pulver Road) for a distance of 175.03 feet;
thence North $89^{\circ}46'50''$ West for a distance of 249.00 feet;
thence South $01^{\circ}36'48''$ East for a distance of 175.03 feet, more or less, to the
Northwest corner of said McCabe parcel at a point bearing North $89^{\circ}46'50''$ West
from the TRUE POINT OF BEGINNING;
thence South $89^{\circ}46'50''$ East along the North line of said McCabe parcel for a
distance of 249.00 feet, more or less, to the TRUE POINT OF BEGINNING.

AND ALSO EXCEPT roads.

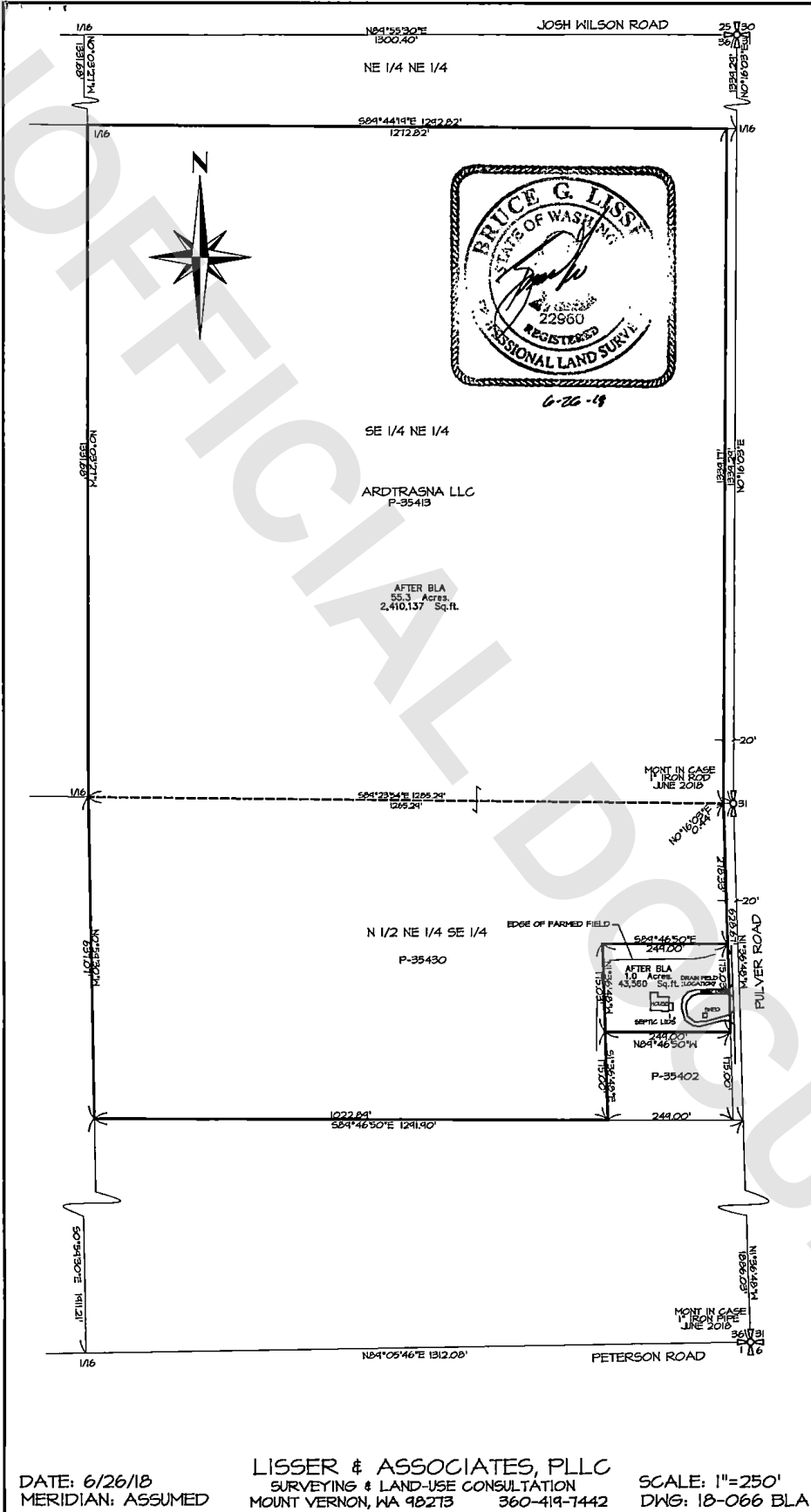
SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens,
leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Containing 2,410,137 sq ft, 55.3 acres



EXHIBIT "F"



DATE: 6/26/18
MERIDIAN: ASSUMED

LISSER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-419-7442

SCALE: 1"=250'
DWG: 18-066 BLA

SEE RECORDED SURVEY FOR FULL SCALE