



201810150038

10/15/2018 10:21 AM Pages: 1 of 9 Fees: \$107.00
Skagit County Auditor

When recorded return to:

TURNKEY DEVCO LLC
1354 Pacific Place, Suite 101
Ferndale, WA. 98248

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20184543
OCT 12 2018

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

QUIT CLAIM DEED

THE GRANTOR(S) TURNKEY DEVCO LLC

for and in consideration of Boundary Line Adjustment (BLA)

in hand paid, conveys and quit claims to Bethel Assembly of God

the following described real estate, situated in the County of SKAGIT, State of Washington
ASSESSOR'S PARCEL/TAX NUMBERS P39498 & P39499
together with all after acquired title of the grantor(s) herein:

- Exhibit "A" - Parcels Before (BLA)
- Exhibit "B" - Parcels After (BLA)
- Exhibit "C" - Parcel to be adjusted to Bethel Assembly of God
- Exhibit "D" - Parcel map before (BLA)
- Exhibit "E" - Parcel map after (BLA)

Abbreviated Legal: Portion of Government Lot 3,
Section 19, Township 35 North, Range 5 East, W.M.
Tax Parcel Numbers: P39498; 350519-0-059-0003
P39499; 350519-0-059-0102

The herein described properties will be combined or aggregated with contiguous properties owned by the parties. This BLA is not for the purpose of creating an additional building lot.

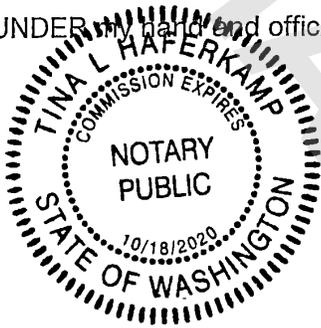
DATED 9-5-18, 2018

(Signature) / BOB HAYDEN
TURNKEY DEVCO, LLC - MANAGING MEMBER

STATE OF WA)
COUNTY OF Strom) ss.

On this day personally appeared before me Bob Hayden, who executed the within and foregoing instrument and acknowledged that he/she signed the same as his/her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal this 5 day of Sept, 2018.



(Signature)
NOTARY PUBLIC in and for the
State of WA, residing at
Burlington
Commission Expires: 10/18/20

BOUNDARY LINE ADJUSTMENT
Reviewed and Approved in Accordance
with Chapter 16.16 SWMC on
SEPTEMBER 5, 2018
(Signature) PLANNING DIRECTOR
City of Sedro-Woolley
Department of Planning and Development Services

Skagit Surveyors and Engineers

806 Metcalf St. Sedro-Woolley, WA 98284
360.855.2121 360.855.1658(f)
www.sseconsultants.com

LEGAL DESCRIPTION
FOR
TURNKEY DEVCO, LLC
OF
P39498 BEFORE BOUNDARY LINE ADJUSTMENT

August 21, 2018

A portion of Government Lot 3, Section 19, Township 35 North, Range 5 East, W.M. described as follows:

Beginning at a point on the north line of State Street which lies S 89°58'35"E, a distance of 170.00 feet from the southwest corner of said Government Lot 3; thence N 00°00'35"E, a distance of 312.88 feet; thence S 89°43'34"E, a distance of 175.00 feet; thence S 00°00'35"W, a distance of 312.11 feet to the north line of State Street; thence N 89°58'43"W, a distance of 175.00 feet to the point of beginning.

Containing 54,687 square feet.

Situate in Skagit County, Washington.

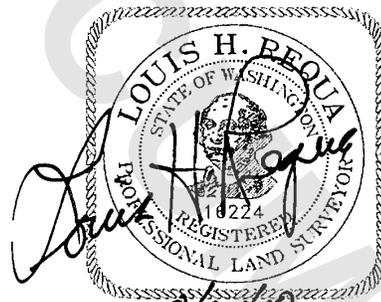


EXHIBIT "A"

Skagit Surveyors and Engineers

806 Metcalf St. Sedro-Woolley, WA 98284
360.855.2121 360.855.1658(f)
www.sseconsultants.com

LEGAL DESCRIPTION
FOR
TURNKEY DEVCO, LLC
OF
P39499 BEFORE BOUNDARY LINE ADJUSTMENT

August 21, 2018

A portion of Government Lot 3, Section 19, Township 35 North, Range 5 East, W.M. described as follows:

Beginning at a point on the south line of said Government Lot 3, 170 feet east of the southwest corner thereof; thence north 312.55 feet; thence east 280.00 feet; thence south 311.65 feet to the south line of said Lot 3; thence west 280.00 feet to the point of beginning.

EXCEPT the west 175.00 feet thereof.

AND EXCEPT County Roads.

AND EXCEPT that portion lying within the boundaries of State Street.

Containing 32,732 square feet.

Situate in Skagit County, Washington.



EXHIBIT "A" (cont.)

Skagit Surveyors and Engineers

806 Metcalf St. Sedro-Woolley, WA 98284
360.855.2121 360.855.1658(f)
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LEGAL DESCRIPTION
FOR
TURNKEY DEVCO, LLC
OF
P39498 AFTER BOUNDARY LINE ADJUSTMENT

August 21, 2018

A portion of Government Lot 3, Section 19, Township 35 North, Range 5 East, W.M. described as follows:

Beginning at a point on the north line of State Street at a point which lies S 89°58'39"E, a distance of 170.00 feet from the southwest corner of said Government Lot 3; thence N 00°00'35"E, a distance of 312.88 feet; thence S 89°43'34"E, a distance of 279.95 feet; thence S 00°00'35"W, a distance of 204.46 feet; thence S 89°05'41"W, a distance of 94.72 feet; thence S 00°00'35"W, a distance of 105.65 feet to the north line of State Street; thence N 89°58'43"W, a distance of 185.24 feet to the point of beginning.

Containing 77,341 square feet.

Situate in Skagit County, Washington.

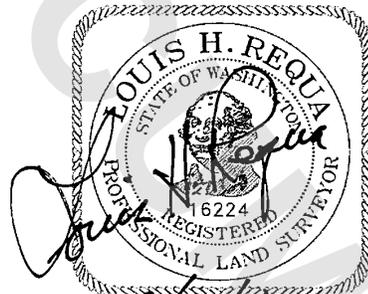


EXHIBIT "B"

— Skagit Surveyors and Engineers —

806 Metcalf St. Sedro-Woolley, WA 98284
360.855.2121 360.855.1658(f)
www.sseconsultants.com

LEGAL DESCRIPTION
FOR
TURNKEY DEVCO, LLC
OF
P39499 AFTER BOUNDARY LINE ADJUSTMENT

August 21, 2018

A portion of Government Lot 3, Section 19, Township 35 North, Range 5 East, W.M. described as follows:

Beginning at a point on the north line of State Street at a point which lies S 89°58'39"E, a distance of 355.24 feet from the southwest corner of said Government Lot 3; thence N 00°00'35"E, a distance of 105.65 feet; thence N 89°05'41"E, a distance of 94.72 feet; thence S 00°00'35"W, a distance of 106.95 feet to the north line of State Street; thence N 89°58'43"W, a distance of 94.71 feet to the point of beginning.

Containing 10,068 square feet.

Situate in Skagit County, Washington.

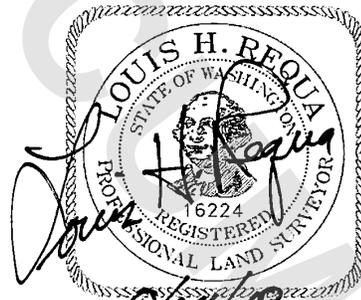


EXHIBIT "B"

Skagit Surveyors and Engineers

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LEGAL DESCRIPTION
FOR
TURNKEY DEVCO, LLC
OF
PORTION OF P39499 TO BE ADJUSTED TO P39498

August 24, 2018

A portion of Government Lot 3, Section 19, Township 35 North, Range 5 East, W.M. described as follows:

Beginning at a point on the north line of State Street at a point which lies S 89°58'39"E, a distance of 345.00 feet from the southwest corner of said Government Lot 3; thence N 00°00'35"E, a distance of 312.11 feet; thence S 89°43'34"E, a distance of 104.95 feet; thence S 00°00'35"W, a distance of 204.46 feet; thence S 89°05'41"W, a distance of 94.72 feet; thence S 89°58'43"E, a distance of 105.65 feet to the north line of State Street; thence N 89°58'35"W, a distance of 10.24 feet to the point of beginning.

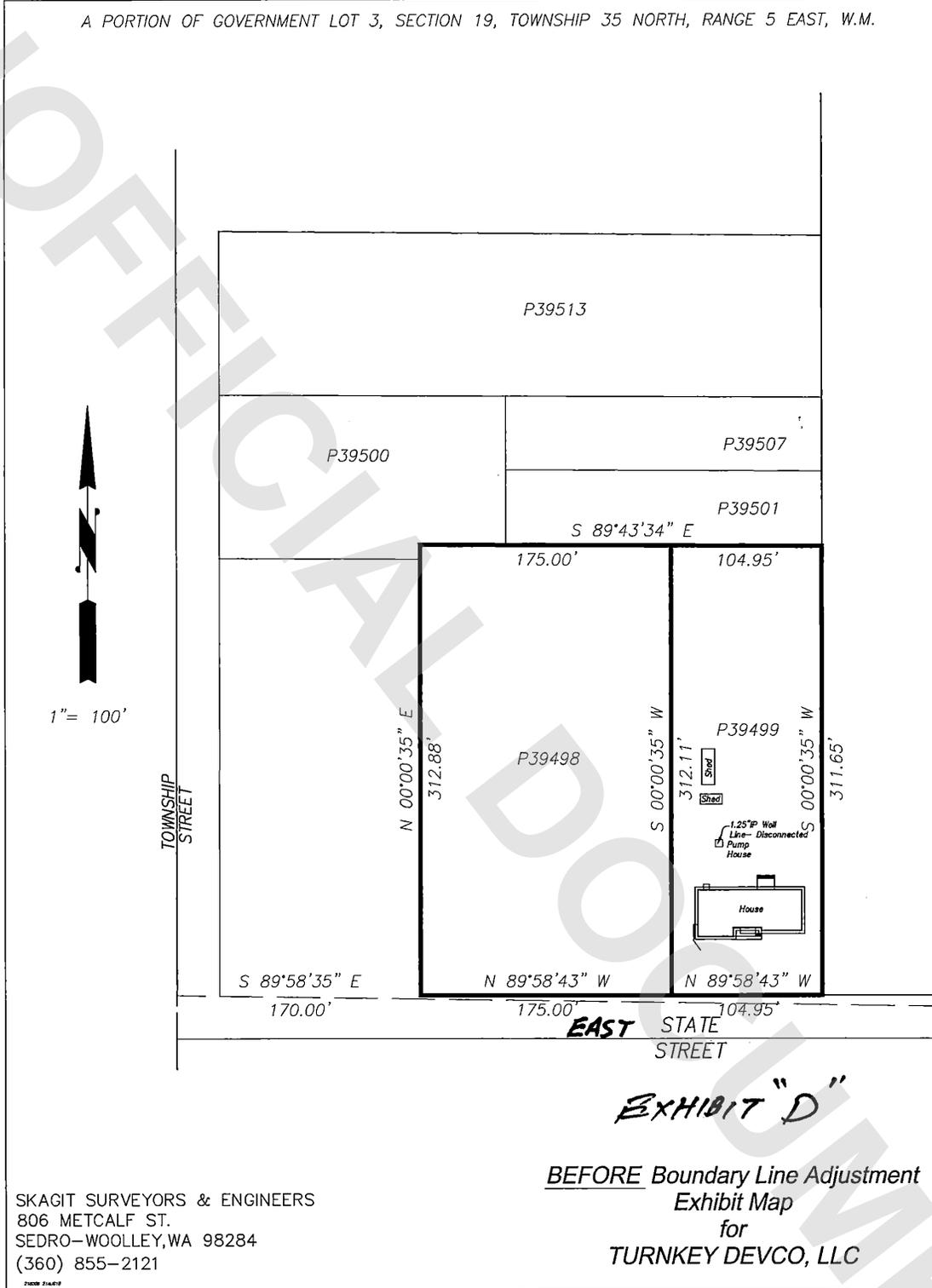
Containing 22,665 square feet.

Situate in Skagit County, Washington.



EXHIBIT "C"

A PORTION OF GOVERNMENT LOT 3, SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M.



A PORTION OF GOVERNMENT LOT 3, SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M.

