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201901220093

01/22/2019 12:05 PM Pages: 1 of 9 Fees: \$107.00  
Skagit County Auditor

When recorded return to:

Craig Sjostrom  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

**Quitclaim Deed**  
(Boundary Line Adjustment)

**Grantor:** Innate Properties LLC  
**Grantee:** Megan Jones  
**Legal Description:** ptn Lot 4, Block 2, Bingham Acreage  
**Assessor's Property Tax Parcel or Account Nos.** P62172; P62173  
**Reference Nos of Documents Assigned or Released:** N/A

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019207  
JAN 22 2019  
Amount Paid \$ 0  
Skagit Co. Treasurer  
By *HJB* Deputy

THIS INDENTURE, is made this 19<sup>th</sup> day of January, 2019, between Innate Properties LLC, a Washington limited liability company, Grantor, and Megan Jones, an unmarried person, Grantee.

**Recitals**

- a. Grantor is the owner of the property bearing Skagit County Assessor's parcel no. P62172, described in the attached Exhibit A.
- b. Grantee is the owner of the property bearing Skagit County Assessor's parcel no. P62173, described in the attached Exhibit B.
- c. The parties wish to adjust the boundary between the various parcels, with a portion of P62172 (described in the attached Exhibit C) being incorporated into P62173.
- d. The adjusted description of Grantor's property is attached hereto as Exhibit D.

- e. The adjusted description of Grantee'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.

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

DATED: Jan. 14, 2019

INNATE PROPERTIES LLC

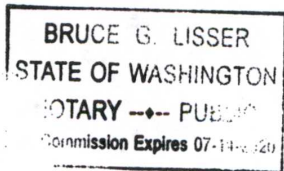
By: [Signature]

A. NICHOLAS MARSH - MANAGER  
(Name & title)

STATE OF WASHINGTON )  
 ) :SS  
COUNTY OF SKAGIT )

On this 14<sup>th</sup> day of Jan, 2019, before me personally appeared A. NICHOLAS MARSH, to me known to be a member or manager of Innate 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 he or 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.



[Signature]  
NOTARY PUBLIC in and for the State of Washington,  
residing at 14141st NE Lacey  
My commission expires: 7-14-20  
Name: Bruce G. Lisser

Exhibit "A"

Megan Jones, Parcel  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel Number P-62173)

Lot 5, Block 2, Plat of Bingham Acreage, as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

EXCEPT that portion of Lot 5, Block 2, Plat of Bingham Acreage, as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington, being more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 5, Block 2, Plat of Bingham Acreage;  
thence South 0°07'50" East along the West line of said Lot 5 for a distance of 269.80 to the TRUE POINT OF BEGINNING;  
thence continue South 0°07'50" East along said West line of Lot 5, Block 2, Plat of Bingham Acreage for a distance of 39.78 feet, more or less, to the Southwest corner of said Lot 5;  
thence South 89°57'01" East along the South line of said Lot 5 for a distance of 83.52 feet;  
thence North 62°02'18" West for a distance of 75.20 feet, to a point bearing South 75°02'56" East from the TRUE POINT OF BEGINNING;  
thence North 75°02'56" West for a distance of 17.78 feet, more or less to the TRUE POINT OF BEGINNING.

AND EXCEPT that portion of Lot 5, Block 2, Plat of Bingham Acreage, as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington, being more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 5, Block 2, Plat of Bingham Acreage;  
thence North 89°33'44" East along the North line of said Lot 5 for a distance of 12.56 feet;  
thence South 11°05'06" East for a distance of 68.28 feet;  
thence South 14°37'35" West for a distance of 42.17 feet;  
thence South 40°54'11" West for a distance of 22.53 feet, more or less, to the West line of said Lot 5, Block 2, Plat of Bingham's Acreage at a point bearing South 0°07'50" East from the POINT OF BEGINNING;  
thence North 0°07'50" West along said West line for a distance of 124.73 feet, more or less, to the 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.



Exhibit "B"

**Innate Properties, LLC, a Washington Limited Liability Company, Parcel  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel No. P-62172)**

That portion of Lot 4, Block 2, "Bingham Acreage", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

EXCEPT that portion as conveyed to Kenneth Kingma and Mary Candace Kingma, husband and wife, by Boundary Line Adjustment deed recorded September 12, 1988, under Skagit County Auditor's File No. 8809120002.

TOGETHER WITH that portion of Lot 5, Block 2, Plat of Bingham Acreage, as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington, being more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 5, Block 2, Plat of Bingham Acreage;  
thence North 89°33'44" East along the North line of said Lot 5 for a distance of 12.56 feet;  
thence South 11°05'06" East for a distance of 68.28 feet;  
thence South 14°37'35" West for a distance of 42.17 feet;  
thence South 40°54'11" West for a distance of 22.53 feet, more or less, to the West line of said Lot 5, Block 2, Plat of Bingham's Acreage at a point bearing South 0°07'50" East from the POINT OF BEGINNING;  
thence North 0°07'50" West along said West line for a distance of 124.73 feet, more or less, to the 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.



12-2118

Exhibit "C"

Portion of Innate Properties, LLC, a Washington Limited Liability Company, Parcel  
Skagit County Assessor's Parcel No. P-62172  
To be Boundary Line Adjusted to  
Megan Jones, Parcel  
Skagit County Assessor's Parcel No. P-621723

That portion of Lot 4, Block 2, Plat of Bingham Acreage, as per plat recorded in Volume 4 of  
Plats, page 24, records of Skagit County, Washington, being more particularly described as  
follows:

BEGINNING at the Northeast corner of said Lot 4, Block 2, Plat of Bingham  
Acreage;  
thence South 0°07'50" East along the East line of said Lot 4 for a distance of  
124.73 feet to the TRUE POINT OF BEGINNING;  
thence continue South 0°07'49" East along said East line for a distance of 145.07  
feet;  
thence North 75°02'56" West for a distance of 66.62 feet;  
thence North 21°43'23" East for a distance of 107.55 feet to a point bearing  
South 40°53'59" West from the TRUE POINT OF BEGINNING;  
thence North 40°53'59" East for a distance of 36.99 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 5,319 sq ft, 0.12 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 east  
(P-62173) owned by the grantee.

**APPROVED**

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

Skagit County

By: Aow Rooden  
Title: 1/26/2019

Date: 1/16/2019



**Exhibit "D"**

**Megan Jones, Parcel  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel Number P-62173)**

Lot 5, Block 2, Plat of Bingham Acreage, as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

EXCEPT that portion of Lot 5, Block 2, Plat of Bingham Acreage, as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington, being more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 5, Block 2, Plat of Bingham Acreage;  
thence South 0°07'50" East along the West line of said Lot 5 for a distance of 269.80 to the TRUE POINT OF BEGINNING;  
thence continue South 0°07'50" East along said West line of Lot 5, Block 2, Plat of Bingham Acreage for a distance of 39.78 feet, more or less, to the Southwest corner of said Lot 5;  
thence South 89°57'01" East along the South line of said Lot 5 for a distance of 83.52 feet;  
thence North 62°02'18" West for a distance of 75.20 feet, to a point bearing South 75°02'56" East from the TRUE POINT OF BEGINNING;  
thence North 75°02'56" West for a distance of 17.78 feet, more or less to the TRUE POINT OF BEGINNING.

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thence South 14°37'35" West for a distance of 42.17 feet;  
thence South 40°54'11" West for a distance of 22.53 feet, more or less, to the West line of said Lot 5, Block 2, Plat of Bingham's Acreage at a point bearing South 0°07'50" East from the POINT OF BEGINNING;  
thence North 0°07'50" West along said West line for a distance of 124.73 feet, more or less, to the POINT OF BEGINNING.

TOGETHER WITH that portion of Lot 4, Block 2, Plat of Bingham Acreage, as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington, being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 4, Block 2, Plat of Bingham Acreage;  
thence South 0°07'50" East along the East line of said Lot 4 for a distance of 124.73 feet to the TRUE POINT OF BEGINNING;  
thence continue South 0°07'50" East along said East line for a distance of 145.07 feet;  
thence North 75°02'56" West for a distance of 66.62 feet;  
thence North 21°43'23" East for a distance of 107.55 feet to a point bearing South 40°53'59" West from the TRUE POINT OF BEGINNING;  
thence North 40°53'59" East for a distance of 36.99 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.

Area = 70,946 sq ft, 1.63 acres



## Exhibit "E"

**Innate Properties, LLC, a Washington Limited Liability Company, Parcel  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel No. P-62172)**

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EXCEPT that portion as conveyed to Kenneth Kingma and Mary Candace Kingma, husband and wife, by Boundary Line Adjustment deed recorded September 12, 1988, under Skagit County Auditor's File No. 8809120002.

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thence South 14°37'35" West for a distance of 42.17 feet;  
thence South 40°54'11" West for a distance of 22.53 feet, more or less, to the West line of said Lot 5, Block 2, Plat of Bingham's Acreage at a point bearing South 0°07'50" East from the POINT OF BEGINNING;  
thence North 0°07'50" West along said West line for a distance of 124.73 feet, more or less, to the POINT OF BEGINNING.

EXCEPT that portion of Lot 4, Block 2, Plat of Bingham Acreage, as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington, being more particularly described as follows:

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thence continue South 0°07'50" East along said East line for a distance of 145.07 feet;  
thence North 75°02'56" West for a distance of 66.62 feet;  
thence North 21°43'23" East for a distance of 107.55 feet to a point bearing South 40°53'59" West from the TRUE POINT OF BEGINNING;  
thence North 40°53'59" East for a distance of 36.99 feet, more or less, to the TRUE POINT OF BEGINNING.

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Situate in the County of Skagit, State of Washington.

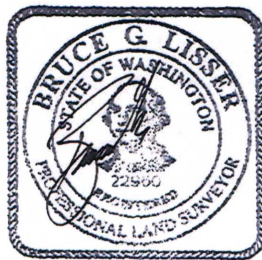
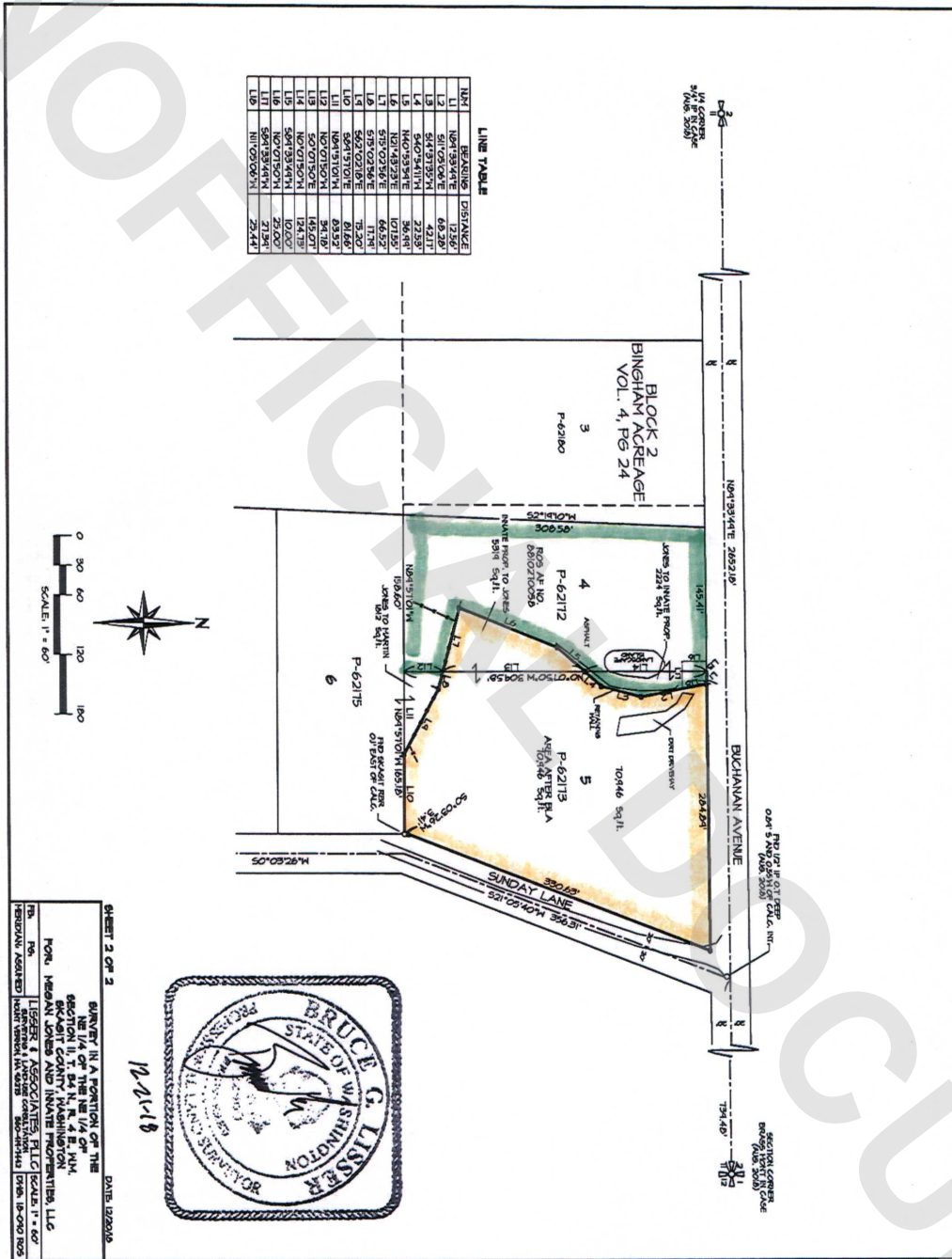




EXHIBIT "G"  
 AFTER BLA



SEE RECORDED SURVEY FOR FULL SCALE MAPPING