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03/04/2019 03:46 PM Pages: 1 of 13 Fees: \$111.00
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Quitclaim Deed
(Boundary Line Adjustment)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 777
MAR 04 2019

Grantor: RD & SM LLC

Grantee: Sakuma 3G LLC

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

Legal Description: ptn SE ¼ NW ¼ 27-35N-3EWM

Assessor's Property Tax Parcel or Account Nos. P34859; P104026; P133987

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE, is made this 18TH day of FEBRUARY, 2019, between RD & SM LLC, a Washington limited liability company, Grantor, and Sakuma 3G LLC, a Washington limited liability company, Grantee.

Recitals

- a. Grantor is the owner of the property bearing Skagit County Assessor's parcel no. P34859, described in the attached Exhibit A.
- b. Grantee is the owner of the property bearing Skagit County Assessor's parcel no. P104026 and P133987, described in the attached Exhibit B.
- c. The parties wish to adjust the boundaries between the said parcels, with a portion of P34859 (described in the attached Exhibit C), being incorporated into P104026.

- d. The adjusted description of P34859 is attached hereto as Exhibit D.
- e. The adjusted description of P104026 and P133987 is attached hereto as Exhibit E.
- d. 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 no monetary consideration, 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.

RD & SM LLC

By: _____

STEVEN M. SAKUMA - OWNER
(Printed name & title)

STATE OF WASHINGTON)
(ss.
COUNTY OF SKAGIT)

On this 18 day of February, 2019, before me personally appeared Steven Sakuma, to me known to be a member or manager of RD & SM 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 the 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.



Millie A. Fosberg
NOTARY PUBLIC in and for the State of Washington,
residing at Burien, WA
My commission expires: 06-01-2019
Name: Millie Fosberg

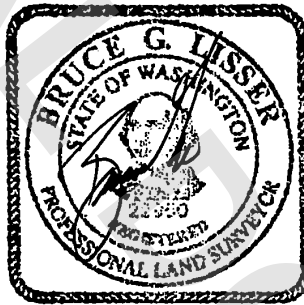
Exhibit "A"

**RD & SM, LLC, a Washington Limited Liability Company, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-34859)**

The Southeast 1/4 of the Northwest 1/4 of Section 27, Township 35 North, Range 3 East, W.M.

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.



1-14-19

Exhibit "B"**Sakuma 3G, LLC, a Washington Limited Liability Company, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-104026 and P-133987)**

Lot 4 of Skagit County Short Plat No. 92-023, approved November 18, 1992, according to the plat thereof recorded under Auditor's File No. 9211190029, records of Skagit County, Washington.

EXCEPT that portion of said Lot 4, described as follows:

BEGINNING at the Northeasterly corner of said Lot 4, common with the Northwest corner of Lot 1 of said Skagit County Short Plat No. 92-023;
thence South 4°16'28" West along the common line between said Lots 1 and 4 and the extension thereof for a distance of 162.31 feet, more or less, to the Southwest corner of that certain boundary line adjustment parcel conveyed to Bryan Sakuma and Barbara Sakuma by deed recorded under Skagit County Auditor's File No. 201507010083;
thence North 89°26'48" West on a Westerly projection of the South line of said Bryan Sakuma and Barbara Sakuma boundary line adjustment parcel for a distance of 26.79 feet;
thence South 0°42'18" West for a distance of 96.27 feet;
thence North 89°58'42" West for a distance of 22.95 feet;
thence South 0°02'08" West for a distance of 49.70 feet;
thence South 86°25'34" West for a distance of 63.25 feet;
thence South 75°07'29" West for a distance of 192.48 feet, more or less, to the Easterly margin (centerline based upon as-built ditch) or that certain 20-foot wide strip conveyed to Skagit County Drainage District No. 14 by Skagit County Superior Court Cause No. 3604;
thence along said Easterly margin North 3°48'47" West for a distance of 161.98 feet;
thence North 26°44'53" West for a distance of 56.44 feet;
thence North 33°05'43" West for a distance of 55.93 feet;
thence North 44°33'42" West for a distance of 52.69 feet;
thence North 57°57'24" West for a distance of 130.75 feet;
thence North 65°25'29" West for a distance of 98.77 feet, more or less, to the North line of said Lot 4, also being the North line of said Northeast 1/4 of the Northwest 1/4 of Section 27;
thence leaving said Easterly margin South 89°26'48" East along the North line of said Lot 4, for a distance of 183.64 feet, more or less, to an angle point in said North line;
thence South 0°09'40" West for a distance of 40.00 feet, more or less, to an angle point in said North line at a point bearing North 89°26'48" West from the POINT OF BEGINNING;
thence South 89°26'48" East along said North line for a distance of 433.04 feet, more or less, to the POINT OF BEGINNING.

AND EXCEPT that portion of said Lot 4, described as follows:

BEGINNING at the Northeasterly corner of said Lot 4, common with the Northwest corner of Lot 1 of said Skagit County Short Plat No. 92-023;
 thence South 4°16'28" West along the common line between said Lots 1 and 4 and the extension thereof for a distance of 162.31 feet, more or less, to the Southwest corner of that certain boundary line adjustment parcel conveyed to Bryan Sakuma and Barbara Sakuma by deed recorded under Skagit County Auditor's File No. 201507010083 and being the TRUE POINT OF BEGINNING;
 thence North 89°26'48" West on a Westerly project of the South line of said Bryan Sakuma and Barbara Sakuma boundary line adjustment parcel for a distance of 26.79 feet;
 thence South 0°42'18" West for a distance of 96.27 feet;
 thence North 89°58'42" West for a distance of 22.95 feet;
 thence South 0°02'08" West for a distance of 49.70 feet;
 thence North 86°25'34" East for a distance of 114.49 feet;
 thence South 57°40'04" East for a distance of 66.35 feet, more or less, to the Southwesterly line of Lot 2, said Short Plat No. 92-023 at a point bearing North 38°37'44" West and a distance of 45.00 feet from the Southerly most corner of said Lot 2;
 thence North 38°37'44" West along said Southwesterly line of Lot 2 for a distance of 193.94 feet to an angle point in said line at a point bearing South 4°16'28" West from the TRUE POINT OF BEGINNING;
 thence North 4°16'28" East along the Westerly line of said Lot 2 for a distance of 22.61 feet, more or less, to the TRUE POINT OF BEGINNING;

TOGETHER WITH that portion of the Northwest 1/4 of the Northwest 1/4 of Section 27, Township 35 North, Range 3 East, W.M., described as follows:

BEGINNING at the Northeast corner of said subdivision;
 thence South 0°19'52" West, along the East line of said subdivision, a distance of 883.03 feet;
 thence North 48°52'50" West a distance of 419.11 feet;
 thence North 35°21'39" West a distance of 777.81 feet to a point on the North line of said subdivision;
 thence South 88°00'00" East, along said North line, a distance of 771.44 feet to the POINT OF BEGINNING;

ALSO TOGETHER WITH that portion of the Southwest 1/4 of the Southwest 1/4 of Section 22, Township 35 North, Range 3 East, W.M., described as follows:

Commencing at the Southeast corner of said subdivision;
 thence North 88°00'00" West, along the South line of said subdivision, a distance of 126.69 feet to the TRUE POINT OF BEGINNING;
 thence North 57°57'13" West a distance of 228.55 feet;
 thence North 90°00'00" West a distance of 54.67 feet;
 thence South 40°50'21" West a distance of 134.28 feet;
 thence North 75°03'51" West a distance of 60.43 feet;
 thence North 86°28'56" West a distance of 151.03 feet;
 thence South 62°49'57" West a distance of 52.25 feet to a point on said South line of said subdivision;

thence South $88^{\circ}00'00''$ East, along said South line, a distance of 592.18 feet to the TRUE POINT OF BEGINNING.

EXCEPT that portion Lot 4 of Skagit County Short Plat No. 92-023, approved November 18, 1992, according to the plat thereof recorded under Auditor's File No. 9211190029, records of Skagit County, Washington, described as follows:

Commencing at the Northwest corner of said Lot 4;
thence South $0^{\circ}19'52''$ West, along the West line of said Lot 4, a distance of 883.03 feet to the TRUE POINT OF BEGINNING;
thence South $52^{\circ}34'47''$ East a distance of 769.34 feet to a point on the South line of said Lot 4;
thence North $88^{\circ}06'41''$ West, along said South line, a distance of 613.93 feet to the Southwest corner of said Lot 4;
thence North $0^{\circ}19'52''$ East, along the West line of said Lot 4, a distance of 447.27 feet 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.



Exhibit "C"

**Portion of RD & SM, LLC, a Washington Limited Liability Company, Parcel
(Skagit County Assessor's Parcel Number P-34859)
to be Boundary Line Adjusted to
Sakuma 3G, LLC, a Washington Limited Liability Company, Parcel
(Skagit County Assessor's Parcel Number P-104026)**

That portion of the Southeast 1/4 of the Northwest 1/4 of Section 27, Township 35 North, Range 3 East, W.M. lying Easterly of the Easterly top of that certain drainage ditch running in a Southeasterly to Northwesterly direction within the Northeasterly portion of said subdivision.

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 5.2+/- 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-104026) owned by the grantee.

APPROVED

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

Skagit County

By: _____

Title: _____

Date: _____



Exhibit "D"

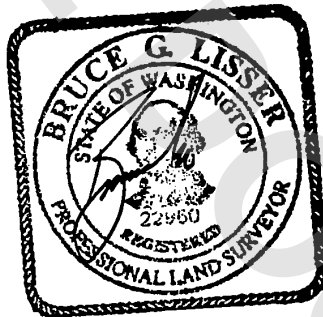
**RD & SM, LLC, a Washington Limited Liability Company, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-34859)**

The Southeast 1/4 of the Northwest 1/4 of Section 27, Township 35 North, Range 3 East, W.M.

EXCEPT that portion of said Southeast 1/4 of the Northwest 1/4 lying Easterly of the Easterly top of that certain drainage ditch running in a Southeasterly to Northwesterly direction within the Northeasterly portion of said subdivision.

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.



1-14-15

Exhibit "E"

**Sakuma 3G, LLC, a Washington Limited Liability Company, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-104026, P-133987 and portion of P-34859)**

Lot 4 of Skagit County Short Plat No. 92-023, approved November 18, 1992, according to the plat thereof recorded under Auditor's File No. 9211190029, records of Skagit County, Washington.

EXCEPT that portion of said Lot 4, described as follows:

BEGINNING at the Northeasterly corner of said Lot 4, common with the Northwest corner of Lot 1 of said Skagit County Short Plat No. 92-023;
 thence South 4°16'28" West along the common line between said Lots 1 and 4 and the extension thereof for a distance of 162.31 feet, more or less, to the Southwest corner of that certain boundary line adjustment parcel conveyed to Bryan Sakuma and Barbara Sakuma by deed recorded under Skagit County Auditor's File No. 201507010083;
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 thence South 86°25'34" West for a distance of 63.25 feet;
 thence South 75°07'29" West for a distance of 192.48 feet, more or less, to the Easterly margin (centerline based upon as-built ditch) or that certain 20-foot wide strip conveyed to Skagit County Drainage District No. 14 by Skagit County Superior Court Cause No. 3604;
 thence along said Easterly margin North 3°48'47" West for a distance of 161.98 feet;
 thence North 26°44'53" West for a distance of 56.44 feet;
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 thence North 44°33'42" West for a distance of 52.69 feet;
 thence North 57°57'24" West for a distance of 130.75 feet;
 thence North 65°25'29" West for a distance of 98.77 feet, more or less, to the North line of said Lot 4, also being the North line of said Northeast 1/4 of the Northwest 1/4 of Section 27;
 thence leaving said Easterly margin South 89°26'48" East along the North line of said Lot 4, for a distance of 183.64 feet, more or less, to an angle point in said North line;
 thence South 0°09'40" West for a distance of 40.00 feet, more or less, to an angle point in said North line at a point bearing North 89°26'48" West from the POINT OF BEGINNING;
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thence North 38°37'44" West along said Southwesterly line of Lot 2 for a distance of 193.94 feet to an angle point in said line at a point bearing South 4°16'28" West from the TRUE POINT OF BEGINNING;
thence North 4°16'28" East along the Westerly line of said Lot 2 for a distance of 22.61 feet, more or less, to the TRUE POINT OF BEGINNING;

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thence South $52^{\circ}34'47''$ East a distance of 769.34 feet to a point on the South line of said Lot 4;
thence North $88^{\circ}06'41''$ West, along said South line, a distance of 613.93 feet to the Southwest corner of said Lot 4;
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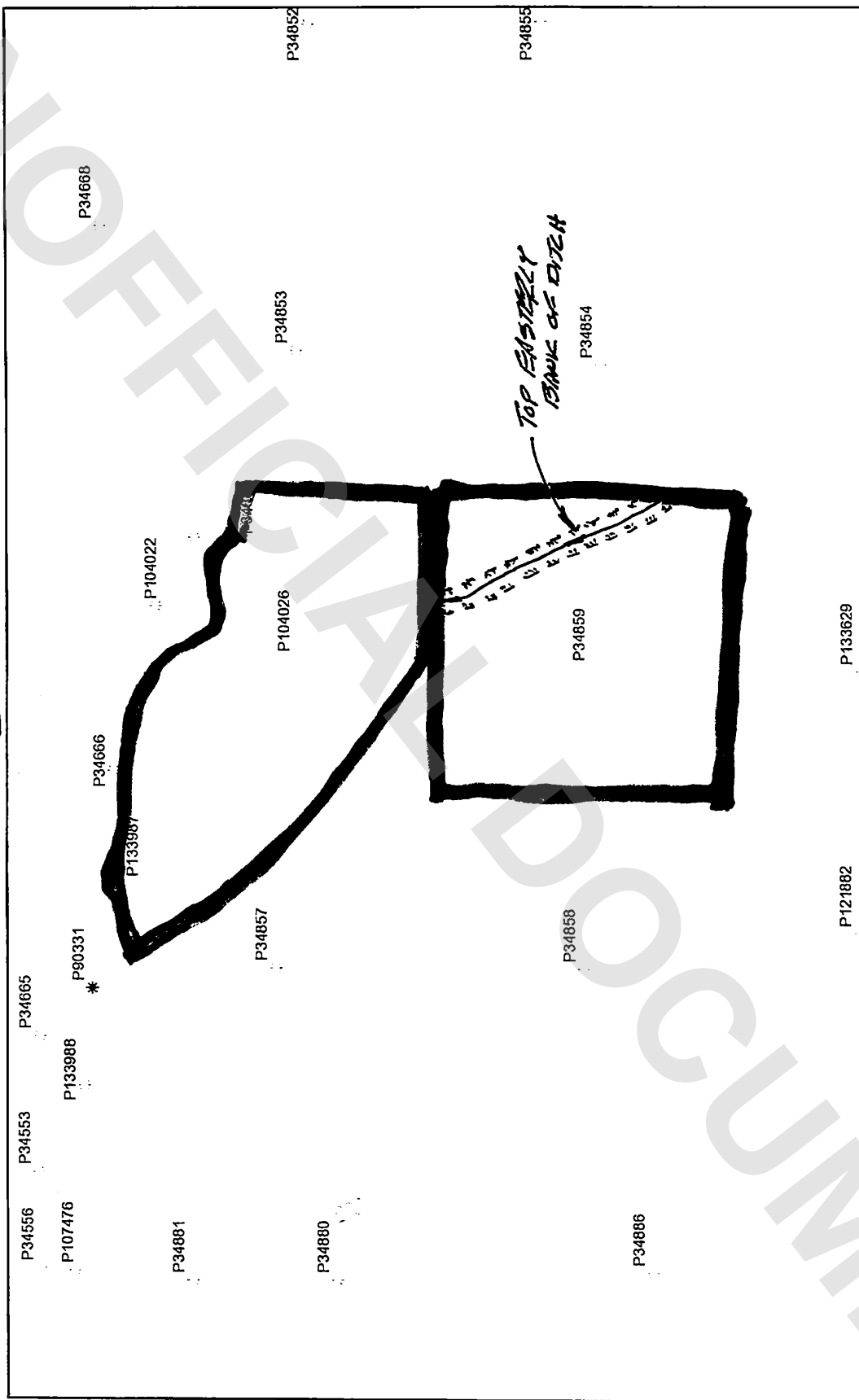
AND ALSO TOGETHER WITH that portion of the Southeast $1/4$ of the Northwest $1/4$ of Section 27, Township 35 North, Range 3 East, W.M. lying Easterly of the Easterly top of that certain drainage ditch running in a Southeasterly to Northwesterly direction within the Northeasterly portion of said subdivision.

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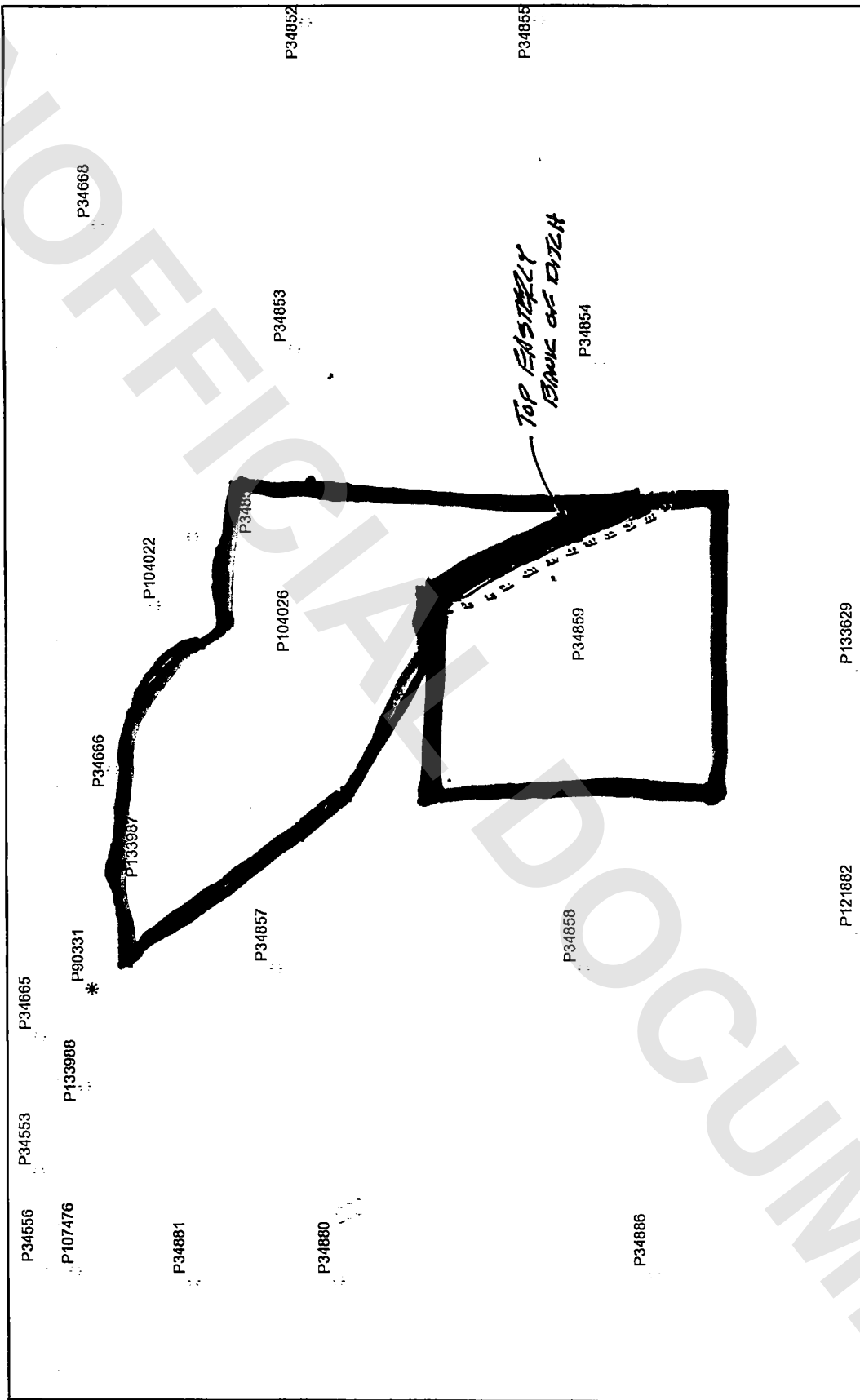
1-14-19



Data Accuracy Warning: All GIS data was created from available public records and existing map sources. Map features have been adjusted to achieve a best-fit registration. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. Map discrepancies can be as great as 300 feet.

03/04/2019

AFTER



January 14, 2019

Legend

County Boundary

Tax Parcel Numbers

Land Accounts

• Senior Citizen Accounts

† Mobile Home Only Accounts

* Building Only Accounts

Tax Parcels

Pre Tax Account Property

Data Accuracy Warning: All GIS data was created from available public records and existing map sources. Map features have been adjusted to achieve a best-fit registration. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. Map discrepancies can be as great as 300 feet.

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