

FILED FOR RECORD AT THE  
REQUEST OF/RETURN TO:  
Punkin Center, LLC  
P. O. Box 817  
Sedro-Woolley WA 98284



**201908010055**

08/01/2019 12:29 PM Pages: 1 of 18 Fees: \$120.50  
Skagit County Auditor

### STATUTORY WARRANTY DEED FOR BOUNDARY LINE ADJUSTMENT

Grantor: PUNKIN CENTER, LLC, a Washington limited liability company

Grantee: PUNKIN CENTER, LLC, a Washington limited liability company

**Abbreviated Legal:**

Parcel A:	Ptn N ½ NW ¼ and NW ¼ NE ¼ S14 T35N R6E WM
Parcel B:	Ptn SW ¼ NW ¼ S14 T35N R6E WM
Parcel C:	Ptn SW ¼ NW ¼ S14 T35N R6E WM
Parcel D:	Ptn E ½ NW ¼ S14 T35N R6E WM
Parcel E:	Ptn SW ¼ NW ¼ S14 T35N R6E WM
Parcel F:	Ptn NW ¼ NW ¼ S14 T35N R6E WM
Parcel H:	Ptn SE ¼ NW ¼ S14 T35N R6E WM

Additional Legal on: Exhibits A1-A7 and B1-B5

**Assessor's Tax Parcel Nos.:**

Parcel A:	350614-0-006-0001; P41175
	350614-0-009-0008; P41178 - Ptn
	350614-1-008-0007; P41193
	350614-1-009-0006; P41194
	350614-1-010-0003; P41195
	350614-1-011-0002; P41196
	350614-1-012-0001; P41197
	350614-2-002-0001; P41202
	350614-2-003-0000; P41203
	350614-2-004-0009; P41204
	350614-2-008-0005; P41207
	350614-2-013-0008; P41212
	350614-2-016-0005; P41215
	350614-2-017-0004; P41216
Parcel B:	350614-2-006-0007; P41205
Parcel C:	350614-2-009-0004; P41208

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019 3249  
AUG 01 2019

Amount Paid \$ 0  
Skagit Co. Treasurer  
By HB Deputy

Statutory Warranty Deed - BLA

Parcel D: 350614-0-005-0002; P41174  
Parcel E: 350614-2-013-0008; P41212  
Parcel F: 350614-0-007-0000; P41176  
Parcel H: 350614-0-009-0008; P41178 - Ptn

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The Grantor/Grantee is the owner of the real property legally described on Exhibits A1, A2, A3, A4, A5, A6 and A7, which are attached hereto and incorporated herein by this reference, consisting of the following twenty (20) tax parcels in Skagit County, Washington:

350614-0-006-0001; P41175 / 350614-0-009-0008; P41178 / 350614-1-008-0007; P41193  
350614-1-009-0006; P41194 / 350614-1-010-0003; P41195 / 350614-1-011-0002; P41196  
350614-1-012-0001; P41197 / 350614-2-002-0001; P41202 / 350614-2-003-0000; P41203  
350614-2-004-0009; P41204 / 350614-2-008-0005; P41207 / 350614-2-013-0008; P41212  
350614-2-016-0005; P41215 / 350614-2-017-0004; P41216 / 350614-2-006-0007; P41205  
350614-2-009-0004; P41208 / 350614-0-005-0002; P41174 / 350614-2-013-0008; P41212  
350614-0-007-0000; P41176 / 350614-0-009-0008; P41178.

**WHEREAS:** the Grantor/Grantee, PUNKIN CENTER, LLC, a Washington limited liability company, wishes to reconfigure the above described parcels through a boundary line adjustment as shown on the attached Exhibits C and D.

**NOW THEREFORE,** the Grantor, PUNKIN CENTER, LLC, a Washington limited liability company, as the owner of Parcels A, B, C, D, E, F, and H, as more particularly described in the attached Exhibits A1, A2, A3, A4, A5, A6 and A7, and for the purpose of establishing new boundary lines between the Parcels, does hereby convey and warrant to PUNKIN CENTER, LLC, a Washington limited liability company, as Grantee, the following described real estate situate in the Town of Hamilton, County of Skagit, State of Washington, together with all after-acquired title of the Grantor therein, to-wit: that property described as:

Lots 1, 2, 3, 4 and 5, as more particularly described in the attached Exhibits B1, B2, B3, B4 and B5 and also as shown in that certain Punkin Center Boundary Line Adjustment recorded under Skagit County Auditor's File Number 201908010056.

BEING 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.

///

DATED this 30<sup>th</sup> day of July, 2019.

PUNKIN CENTER, LLC, a Washington

Limited liability company

By: 

Robert Janicki, Manager/Member

THE FOREGOING STATUTORY WARRANTY DEED ADJUSTING BOUNDARY LINES IS  
HEREBY APPROVED THIS 30 DAY OF July, 2019.

Town of Hamilton

By: 

Joan Cromley, Its: Mayor

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that ROBERT JANICKI is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Manager/Member of PUNKIN CENTER, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 30<sup>th</sup> day of July, 2019.



Virginia S. Voigt  
Printed Name VIRGINIA S. VOIGT  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 6/1/21

**EXHIBIT "A1"****LEGAL DESCRIPTION  
"BEFORE BOUNDARY LINE ADJUSTMENT"**

**PARCEL "A"** (P41175, PTN. P41178, P41193, P41194, P41195, P41196, P41197, 941202, P41203, P41204, P41207, P41212, P41215, P41216):

PER CHICAGO TITLE COMPANY OF WASHINGTON TITLE REPORT COMMITMENT/ ORDER NO. 620034032, DATED MARCH 8, 2018.

THE NORTH HALF OF THE NORTHWEST QUARTER; AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, SKAGIT COUNTY, WASHINGTON;

**EXCEPT THE FOLLOWING DESCRIBED TRACTS:**

1. THE NORTH 50 FEET THEREOF, AS CONVEYED TO THE PUGET SOUND AND BAKER RIVER RAILROAD COMPANY, BY DEEDS RECORDED IN VOLUME 70 OF DEEDS, PAGE 185, AND IN VOLUME 64 OF DEEDS, PAGE 603, RECORDS OF SKAGIT COUNTY, WASHINGTON.
2. THE NORTH 15 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER.
3. THAT PORTION OF SAID PROPERTY CONVEYED TO PUGET SOUND POWER AND LIGHT COMPANY, A CORPORATION, BY DEED DATED APRIL 3, 1957, FILED APRIL 4, 1957, UNDER AUDITOR'S FILE NO. 549528, RECORDS OF SKAGIT COUNTY, WASHINGTON, ALSO DESCRIBED THEREIN AS THE SOUTH 100 FEET OF THE WEST 100 FEET OF THE NORTH 739.62 FEET OF THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, LYING EASTERLY OF THE COUNTY ROAD KNOWN AS ENSLEY ROAD (CABIN CREEK ROAD) IN HAMILTON, WASHINGTON.
4. THAT PORTION CONVEYED BY THOMAS COOK TO THE STATE OF WASHINGTON BY DEED DATED FEBRUARY 5, 1958, FILED FEBRUARY 20, 1958, UNDER AUDITOR'S FILE NO. 562027, RECORDS OF SKAGIT COUNTY, WASHINGTON AND RECORDED IN VOLUME 292 OF DEEDS, AT PAGE 621, RECORDS OF SKAGIT COUNTY, WASHINGTON.
5. THAT PORTION CONVEYED TO SKAGIT COUNTY, WASHINGTON, BY DEED DATED JULY 7, 1962, RECORDED JULY 30, 1962, AS AUDITOR'S FILE NO. 624432, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND RECORDED IN VOLUME 324 OF DEEDS, PAGE 715, DESCRIBED AS FOLLOWS:

A TRACT OF LAND 100 FEET IN WIDTH, LYING 50 FEET ON EACH SIDE OF THE FOLLOWING CENTERLINE:

BEGINNING AT A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER WHICH LIES 672.67 FEET SOUTH OF THE NORTHEAST QUARTER CORNER THEREOF; THENCE SOUTH 56°12'20" WEST 1706.36 FEET TO THE WEST END OF STATE HIGHWAY BRIDGE AND THE TERMINAL POINT OF THIS LINE;

**ALSO**, THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14, LYING NORTHERLY OF THE GREAT NORTHERN RAILROAD RIGHT OF WAY;

**EXCEPT ROAD RIGHTS OF WAY;**

**AND EXCEPT A 50 FOOT STRIP NORTH OF AND PARALLEL WITH SAID GREAT NORTHERN RAILROAD RIGHT OF WAY;**

**AND ALSO EXCEPT THAT PORTION OF SAID PREMISES LYING WESTERLY OF HARVEY DAVIS CREEK;**

**AND ALSO EXCEPT THAT PORTION DEEDED TO THE STATE OF WASHINGTON FOR PRIMARY STATE HIGHWAY NO. 16, BY DEED DATED AUGUST 12, 1964, RECORDED SEPTEMBER 21, 1964, UNDER AUDITOR'S FILE NO. 656103, RECORDS OF SKAGIT COUNTY, WASHINGTON;**

6. THAT PORTION CONVEYED TO IMC INDUSTRY GROUP INC., BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 8610230040, RECORDS OF SKAGIT COUNTY, WASHINGTON.
7. THOSE PORTIONS CONVEYED TO THE STATE OF WASHINGTON BY INSTRUMENTS RECORDED UNDER AUDITOR'S FILE NOS. 562026, 654609, 659282, 659518, AND 659519 RECORDS OF SKAGIT COUNTY, WASHINGTON;

**ALSO ANY PORTION THEREOF TAKEN BY DECREE OF APPROPRIATION IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 27870;**

**EXCEPT ANY PORTION LYING IN THE BED OF ALDER CREEK AND ALDER SLOUGH;**

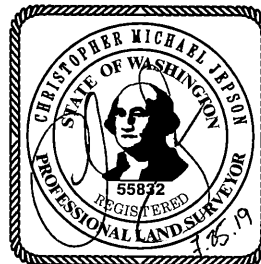
**AND EXCEPT FROM ALL THE ABOVE ANY PORTION LYING WITHIN ANY SKAGIT COUNTY ROAD RIGHT OF WAY, WASHINGTON STATE HIGHWAY, TOWN OF HAMILTON STREET OR THE PUGET SOUND AND BAKER RIVER RAILROAD RIGHT OF WAY.**

8. THAT PORTION LYING NORTH OF STATE ROUTE 20.
9. LOT 1, TOWN OF HAMILTON SHORT PLAT NO. 94-01, APPROVED FEBRUARY 8, 1994, AND RECORDED FEBRUARY 11, 1994, IN VOLUME 11 OF SHORT PLATS, PAGE 58, UNDER AUDITOR'S FILE NO. 9402110124, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER.

**TOGETHER WITH THAT PORTION OF VACATED ENSLEY ROAD AS MAY ATTACH BY OPERATION OF LAW;**

**SITUATED IN SKAGIT COUNTY, WASHINGTON.**

PREPARED BY JEPSON & ASSOCIATES  
REGISTERED PROFESSIONAL ENGINEERS & LAND SURVEYORS  
222 GRAND AVE., SUITE C, BELLINGHAM, WA 98225  
PHONE: (360) 733-5760 | FAX: (360) 647-8939  
EMAIL: CMJEPSON@JEPSONENGINEERING.COM  
JOB NO. 18030 | JULY 25, 2019



## EXHIBIT "A2"

### LEGAL DESCRIPTION "BEFORE BOUNDARY LINE ADJUSTMENT"

**PARCEL "B" (P41205):**

PER CHICAGO TITLE COMPANY OF WASHINGTON TITLE REPORT COMMITMENT/ ORDER NO. 620034032,  
DATED MARCH 8, 2018.

THAT PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE  
NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN,  
SKAGIT COUNTY, WASHINGTON, LYING NORTH OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY;

**EXCEPT** ROAD RIGHTS OF WAY;

**AND EXCEPT** A 50 FOOT STRIP ADJOINING THE NORTH SIDE OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY AS  
CONVEYED TO THE TOWN OF HAMILTON, BY DEED DATED APRIL 18, 1922, RECORDED JUNE 7, 1922, UNDER  
AUDITOR'S FILE NO. 156862, RECORDS OF SKAGIT COUNTY, WASHINGTON;

**AND ALSO EXCEPT** SPUR TRACT OF RAILWAY, AS REFERRED TO IN DEED FROM SEATTLE AND NORTHERN RAILWAY  
COMPANY, DATED JANUARY 30, 1902, AND RECORDED APRIL 5, 1902, IN VOLUME 46 OF DEEDS, PAGE 428, RECORDS  
OF SKAGIT COUNTY, WASHINGTON;

SITUATED IN SKAGIT COUNTY, WASHINGTON.



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## EXHIBIT "A3"

### LEGAL DESCRIPTION

#### "BEFORE BOUNDARY LINE ADJUSTMENT"

P41208

**PARCEL "C" (P41206):**

PER CHICAGO TITLE COMPANY OF WASHINGTON TITLE REPORT COMMITMENT/ ORDER NO. 620034032,  
DATED MARCH 8, 2018.

THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE  
NORTHWEST QUARTER OF SAID SECTION 14, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN,  
SKAGIT COUNTY, WASHINGTON, LYING NORTH OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY AND WESTERLY  
OF THE SPUR TRACT OF RAILWAY EXTENDING FROM SAID MAIN TRACT TO THE MILL OF THE LYMAN LUMBER  
COMPANY AS CONVEYED BY DEED DATED JANUARY 30, 1902 AND RECORDED APRIL 5, 1902 AND AUDITOR'S FILE NO.  
39426, RECORDS OF SKAGIT COUNTY, WASHINGTON, IN VOLUME 46 OF DEEDS, PAGE 428;

**EXCEPT** HIGHWAY RIGHTS OF WAY;

**AND EXCEPT** A 50 FOOT STRIP ADJOINING THE NORTH SIDE OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY AS  
CONVEYED TO THE TOWN OF HAMILTON BY DEED DATED APRIL 18, 1922, RECORDED JUNE 7, 1922 UNDER  
AUDITOR'S FILE NO. 156862, RECORDS OF SKAGIT COUNTY, WASHINGTON;

**AND ALSO EXCEPT** LOT 1, TOWN OF HAMILTON SHORT PLAT NO. HAM-94-1, APPROVED FEBRUARY 9, 1994,  
RECORDED FEBRUARY 11, 1994, IN VOLUME 11 OF SHORT PLATS, PAGE 58, UNDER AUDITOR'S FILE NO. 9402110124,  
RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF THE NORTHWEST QUARTER OF THE  
NORTHEAST QUARTER OF SAID SECTION 14.

SITUATED IN SKAGIT COUNTY, WASHINGTON.



PREPARED BY JEPSON & ASSOCIATES  
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## EXHIBIT "A4"

### LEGAL DESCRIPTION "BEFORE BOUNDARY LINE ADJUSTMENT"

**PARCEL "D" (P41174):**

PER CHICAGO TITLE COMPANY OF WASHINGTON TITLE REPORT COMMITMENT/ ORDER NO. 620034032,  
DATED MARCH 8, 2018.

THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 14, TOWNSHIP 35 NORTH,  
RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 3555.4 FEET WEST AND 1238.6 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 14;  
THENCE SOUTH 368 FEET TO THE NORTH BOUNDARY OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY  
BOUNDARY; THENCE NORTH 88°19' WEST 220 FEET, MORE OR LESS, ALONG SAID BOUNDARY, TO THE EAST  
BOUNDARY OF THE COUNTY ROAD; THENCE NORTH 194 FEET TO THE SOUTH BOUNDARY OF PUGET SOUND AND  
BAKER RIVER RAILWAY; THENCE ALONG CURVE TO THE RIGHT OF 13° A DISTANCE OF 286.9 FEET, MORE OR LESS, TO  
THE POINT OF BEGINNING;

**EXCEPT** THAT PORTION, IF ANY, LYING EAST OF THE WEST LINE OF THOSE PREMISES CONVEYED TO TATE LUNDY BY  
DEED DATED JULY 10, 1937, FILED AUGUST 9, 1937 UNDER AUDITOR'S FILE NO. 293192, RECORDS OF SKAGIT  
COUNTY, WASHINGTON, AND RECORDED IN VOLUME 172 OF DEEDS, AT PAGE 431.

SITUATED IN SKAGIT COUNTY, WASHINGTON.



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## EXHIBIT "A5"

### LEGAL DESCRIPTION "BEFORE BOUNDARY LINE ADJUSTMENT"

**PARCEL "E" (P41212):**

PER CHICAGO TITLE COMPANY OF WASHINGTON TITLE REPORT COMMITMENT/ ORDER NO. 620034032,  
DATED MARCH 8, 2018.

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF  
SECTION 14, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE  
WILLAMETTE MERIDIAN, SKAGIT COUNTY, WASHINGTON, LYING NORTH OF A 50 FOOT STRIP NORTH OF AND  
PARALLEL TO THE RIGHT OF WAY OF GREAT NORTHERN RAILWAY COMPANY  
AND WESTERLY OF HARVEY DAVIS CREEK.

SITUATED IN SKAGIT COUNTY, WASHINGTON.



PREPARED BY JEPSON & ASSOCIATES  
REGISTERED PROFESSIONAL ENGINEERS & LAND SURVEYORS  
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JOB NO. 18030 | JULY 25, 2019

## EXHIBIT "A6"

### LEGAL DESCRIPTION "BEFORE BOUNDARY LINE ADJUSTMENT"

**PARCEL "F" (P41176):**

PER CHICAGO TITLE COMPANY OF WASHINGTON TITLE REPORT COMMITMENT/ ORDER NO. 620034032,  
DATED MARCH 8, 2018.

THE WEST 70 FEET OF THE NORTH 100 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE  
NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF  
SECTION 14, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, SKAGIT COUNTY, WASHINGTON;

**EXCEPT** COUNTY ROAD.

SITUATED IN SKAGIT COUNTY, WASHINGTON.



PREPARED BY JEPSON & ASSOCIATES  
REGISTERED PROFESSIONAL ENGINEERS & LAND SURVEYORS  
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# EXHIBIT "A7"

## LEGAL DESCRIPTION

### "BEFORE BOUNDARY LINE ADJUSTMENT"

**PARCEL "H" (PTN. P41178):**

PER CHICAGO TITLE COMPANY OF WASHINGTON TITLE REPORT COMMITMENT/ ORDER NO. 620034032,  
DATED MARCH 8, 2018.

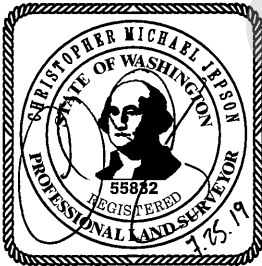
THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF  
SECTION 14, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, SKAGIT COUNTY, WASHINGTON,  
LYING NORTH OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY;

**EXCEPT ROAD RIGHTS OF WAY;**

**AND EXCEPT** THAT PORTION CONVEYED TO SCOTT PAPER COMPANY BY DEED DATED APRIL 22, 1976 AND RECORDED  
MAY 4, 1976, UNDER AUDITOR'S FILE NO. 834361,  
RECORDS OF SKAGIT COUNTY, WASHINGTON;

(ALSO KNOWN AS A PORTION OF LOT 2, TOWN OF HAMILTON SHORT PLAT NO. 94-01, APPROVED FEBRUARY 8,  
1994, AND RECORDED FEBRUARY 11, 1994, IN VOLUME 11 OF SHORT PLATS, PAGE 58, UNDER AUDITOR'S FILE NO.  
9402110124, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF  
THE NORTHEAST QUARTER.)

SITUATED IN SKAGIT COUNTY, WASHINGTON.



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**EXHIBIT "B1"****LEGAL DESCRIPTION  
"AFTER BOUNDARY LINE ADJUSTMENT"****LOT 1**

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 6 EAST OF W.M., LYING NORTH OF THE LYMAN HAMILTON HIGHWAY, SOUTH OF STATE ROUTE 20, AND EAST OF CABIN CREEK ROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE 2" BRASS DISK MARKING THE NORTHWEST CORNER OF SAID SECTION 14; THENCE **SOUTH 01°13'14" WEST**, ALONG THE WEST LINE OF SECTION 14 AND THE CENTERLINE OF CABIN CREEK ROAD, **50.00 FEET**; THENCE **SOUTH 88°00'15" EAST, 30.00 FEET**, TO THE EAST MARGIN OF CABIN CREEK ROAD AND THE **TRUE POINT OF BEGINNING**;

THENCE **SOUTH 01°13'14" WEST**, ALONG SAID EAST MARGIN, **589.67 FEET**, TO THE NORTHWEST CORNER OF THAT TRACT CONVEYED TO PUGET POWER AND LIGHT COMPANY, A CORPORATION, BY DEED DATED APRIL 3, 1957, FILED APRIL 4, 1957, UNDER AUDITOR'S FILE NO. 549528, RECORDS OF SKAGIT COUNTY, WASHINGTON;  
THENCE **SOUTH 88°00'15" EAST**, ALONG THE NORTH LINE THEREOF, **70.01 FEET**;  
THENCE **SOUTH 01°13'14" WEST**, ALONG THE EAST LINE THEREOF, **100.01 FEET**; THENCE **NORTH 88°00'15" WEST**, ALONG THE SOUTH LINE THEREOF, **70.01 FEET**, TO THE SOUTHWEST CORNER OF SAID TRACT AND THE EAST MARGIN OF CABIN CREEK ROAD;  
THENCE **SOUTH 01°13'14" WEST**, ALONG SAID EAST MARGIN, **771.07 FEET**, TO THE NORTH MARGIN OF THE LYMAN HAMILTON HIGHWAY;  
THENCE **SOUTH 86°10'24" EAST**, ALONG SAID NORTH MARGIN, **118.68 FEET**, MORE OR LESS, TO THE NORTHWESTERLY LINE OF THAT TRACT CONVEYED TO SKAGIT COUNTY FOR FLOOD CONTROL BY DEED DATED JULY 7, 1962, RECORDED JULY 30, 1962, AS AUDITOR'S FILE NO. 624432, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND RECORDED IN VOLUME 324 OF DEEDS, PAGE 175;  
THENCE **NORTH 53°45'22" EAST**, ALONG SAID NORTHWESTERLY LINE, **1342.76 FEET**, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH 15.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14;  
THENCE **NORTH 88°10'17" WEST**, ALONG SAID SOUTH LINE, **232.73 FEET**, MORE OR LESS, TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER;  
THENCE **NORTH 01°14'28" EAST**, ALONG SAID WEST LINE, **15.00 FEET**, TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14;  
THENCE **SOUTH 88°10'17" EAST**, ALONG SAID NORTH LINE, **252.04 FEET**, MORE OR LESS, TO AFOREMENTIONED NORTHWESTERLY LINE OF THAT TRACT CONVEYED TO SKAGIT COUNTY FOR FLOOD CONTROL;  
THENCE **NORTH 53°45'22" EAST**, ALONG SAID NORTHWESTERLY LINE, **94.76 FEET**, MORE OR LESS, TO THE CENTERLINE OF VACATED ENSLEY ROAD, SAID CENTERLINE ALSO BEING THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14;  
THENCE **SOUTH 01°14'53" WEST**, ALONG SAID EAST LINE, **126.03 FEET**, MORE OR LESS, TO THE SOUTHEASTERLY LINE OF SAID TRACT CONVEYED TO SKAGIT COUNTY FOR FLOOD CONTROL;  
THENCE **SOUTH 53°45'22" WEST**, ALONG SAID SOUTHWESTERLY LINE, **1266.25 FEET**, MORE OR LESS, TO THE NORTH MARGIN OF THE LYMAN HAMILTON HIGHWAY;  
THENCE **SOUTH 86°10'24" EAST**, ALONG SAID NORTH MARGIN, **1035.74 FEET**, MORE OR LESS, TO THE EAST MARGIN OF THE LYMAN HAMILTON HIGHWAY;  
THENCE **SOUTH 01°14'53" WEST**, ALONG SAID EAST MARGIN, **50.05 FEET**, TO THE NORTH MARGIN OF THE GREAT NORTHERN RAILROAD RIGHT-OF-WAY;  
THENCE **SOUTH 86°10'24" EAST**, ALONG SAID NORTH MARGIN, **44.10 FEET**;  
THENCE **NORTH 01°15'41" EAST**, **339.60 FEET**;  
THENCE **NORTH 88°44'19" WEST**, **106.69 FEET**;  
THENCE **NORTH 01°15'41" EAST**, **387.23 FEET**;  
THENCE **SOUTH 77°50'55" EAST**, **68.83 FEET**;  
THENCE **NORTH 15°43'24" EAST**, **494.67 FEET**;  
THENCE **NORTH 02°46'51" EAST**, **168.42 FEET**, TO THE SOUTHERLY MARGIN OF STATE ROUTE 20;  
THENCE IN A NORTHWESTERLY DIRECTION, ALONG SAID SOUTHERLY MARGIN, TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 40.32 ACRES, MORE OR LESS.

SITUATE WITHIN THE TOWN LIMITS OF HAMILTON, SKAGIT COUNTY, WASHINGTON.



PREPARED BY JEPSON & ASSOCIATES  
REGISTERED PROFESSIONAL ENGINEERS & LAND SURVEYORS  
222 GRAND AVE., SUITE C, BELLINGHAM, WA 98225  
PHONE: (360) 733-5760 | FAX: (360) 647-8939  
EMAIL: CMJEPSON@JEPSONENGINEERING.COM  
JOB NO. 18030 | JULY 25, 2019

**EXHIBIT "B2"****LEGAL DESCRIPTION  
"AFTER BOUNDARY LINE ADJUSTMENT"****LOT 2**

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 6 EAST OF W.M., LYING SOUTH OF STATE ROUTE 20, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14; THENCE **SOUTH 01°14'53" WEST**, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, **241.28 FEET**, TO THE SOUTHERLY MARGIN OF STATE ROUTE 20 AND A POINT ON A CURVE TO THE LEFT, THE CENTER OF WHICH BEARS

**NORTH 02°43'01" EAST**, AND HAVING A RADIUS OF **5854.46 FEET**;

THENCE ALONG SAID SOUTHERLY MARGIN AND CURVE, THROUGH A CENTRAL ANGLE OF **00°53'47"**, AND AN ARC DISTANCE OF **91.58 FEET**;

THENCE **SOUTH 87°58'57" EAST**, ALONG SAID SOUTHERLY MARGIN **71.72 FEET**, TO THE **TRUE POINT OF BEGINNING**;

THENCE **SOUTH 02°46'51" WEST**, **168.42 FEET**;

THENCE **SOUTH 15°43'24" WEST**, **494.67 FEET**;

THENCE **SOUTH 77°50'55" EAST**, **189.08 FEET**;

THENCE **NORTH 64°08'35" EAST**, **700.46 FEET**;

THENCE **NORTH 38°36'44" EAST**, **245.21 FEET**;

THENCE **NORTH 02°01'03" EAST**, **247.90 FEET**, TO SAID SOUTHERLY MARGIN OF STATE ROUTE 20;

THENCE IN A WESTERLY DIRECTION, ALONG SAID SOUTHERLY MARGIN TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 11.24 ACRES, MORE OR LESS.

SITUATE WITHIN THE TOWN LIMITS OF HAMILTON, SKAGIT COUNTY, WASHINGTON.



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JOB NO. 18030 | JULY 25, 2019

## EXHIBIT "B3"

### LEGAL DESCRIPTION "AFTER BOUNDARY LINE ADJUSTMENT"

#### LOT 3

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 6 EAST OF W.M., LYING NORTH OF THE LYMAN HAMILTON HIGHWAY AND THE GREAT NORTHERN RAILROAD RIGHT-OF-WAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14; THENCE SOUTH 88°20'20" EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 654.28 FEET, TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 01°15'43" WEST, 290.25 FEET, TO THE NORTH LINE OF THE LYMAN HAMILTON HIGHWAY;  
THENCE NORTH 86°10'24" WEST, ALONG SAID NORTH MARGIN, 580.73 FEET;  
THENCE NORTH 01°15'41" EAST, 339.60 FEET;  
THENCE NORTH 88°44'19" WEST, 106.69 FEET;  
THENCE NORTH 01°15'41" EAST, 387.23 FEET;  
THENCE SOUTH 77°50'55" EAST, 257.90 FEET;  
THENCE NORTH 64°08'35" EAST, 324.49 FEET;  
THENCE SOUTH 13°11'20" EAST, 580.10 FEET, TO THE TRUE POINT OF BEGINNING.

CONTAINING 10.22 ACRES, MORE OR LESS.

SITUATE WITHIN THE TOWN LIMITS OF HAMILTON, SKAGIT COUNTY, WASHINGTON.



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**EXHIBIT "B4"****LEGAL DESCRIPTION  
"AFTER BOUNDARY LINE ADJUSTMENT"****LOT 4**

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 6 EAST OF W.M., LYING SOUTH OF STATE ROUTE 20, NORTH OF THE GREAT NORTHERN RAILROAD RIGHT-OF-WAY AND NORTH OF ALDER CREEK SLOUGH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE 2" BRASS DISK MARKING THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 6 EAST OF W.M.; THENCE **SOUTH 01°16'33" EAST**, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, **152.17 FEET**, TO THE SOUTHERLY MARGIN OF STATE ROUTE 20 AND THE **TRUE POINT OF BEGINNING**;

THENCE **NORTH 87°58'57" WEST**, ALONG SAID SOUTHERLY MARGIN, **312.67 FEET**;

THENCE **SOUTH 02°01'03" WEST**, **247.90 FEET**;

THENCE **SOUTH 38°36'44" WEST**, **245.21 FEET**;

THENCE **SOUTH 64°08'35" WEST**, **375.97 FEET**;

THENCE **SOUTH 13°11'20" EAST**, **580.10 FEET**, TO THE SOUTH LINE OF SAID NORTHEAST QUARTER;

THENCE **SOUTH 88°20'20" EAST**, ALONG SAID SOUTH LINE, **424 FEET**, MORE OR LESS, TO ALDER CREEK SLOUGH;

THENCE **SOUTH 88°44'19" EAST**, **106.69 FEET**;

THENCE **SOUTH 01°15'41" WEST**, **339.60 FEET**, TO THE NORTH MARGIN OF THE GREAT NORTHERN RAILROAD RIGHT-OF-WAY;

THENCE **SOUTH 86°10'24" EAST**, ALONG SAID NORTH MARGIN, **624.83 FEET**;

THENCE **NORTH 01°15'43" EAST**, **290.25 FEET**, TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14;

THENCE **SOUTH 88°20'20" EAST**, ALONG SAID SOUTH LINE **424 FEET**, MORE OR LESS, TO ALDER CREEK SLOUGH.

**TOGETHER WITH** THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14, TOWNSHIP 35 NORTH, RANGE

6 EAST OF W.M., LYING SOUTH OF STATE ROUTE 20 AND NORTH OF ALDER CREEK SLOUGH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE 2" BRASS DISK MARKING THE NORTH CORNER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 6 EAST OF W.M.; THENCE

**SOUTH 01°16'33" EAST**, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, **152.17 FEET**, TO THE SOUTHERLY MARGIN OF STATE ROUTE 20

AND THE **TRUE POINT OF BEGINNING**;

THENCE **SOUTH 87°58'57" EAST**, ALONG SAID SOUTHERLY MARGIN, **801.83 FEET**;

THENCE **SOUTH 00°57'31" WEST**, **742 FEET**, MORE OR LESS, TO ALDER CREEK SLOUGH;

**EXCEPT** ANY PORTION LYING IN THE BED OF ALDER CREEK AND ALDER SLOUGH

CONTAINING 29.10 ACRES, MORE OR LESS.

SITUATE WITHIN THE TOWN LIMITS OF HAMILTON, SKAGIT COUNTY, WASHINGTON.



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## EXHIBIT "B5"

### LEGAL DESCRIPTION "AFTER BOUNDARY LINE ADJUSTMENT"

#### LOT 5

THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 6 EAST OF W.M., LYING SOUTH OF STATE ROUTE 20, NORTH OF ALDER CREEK SLOUGH, WEST OF PETTIT STREET AND WEST OF HAMILTON CEMETERY ROAD;

EXCEPT THE WEST 150.00 FEET THEREOF.

ALSO EXCEPT LOT 1, TOWN OF HAMILTON SHORT PLAT NO. 94-01, APPROVED FEBRUARY 8, 1994, AND RECORDED FEBRUARY 11, 1994, IN VOLUME 11 OF SHORT PLATS, PAGE 58, UNDER AUDITOR'S FILE NO. 9402110124, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT ANY PORTION LYING IN THE BED OF ALDER CREEK AND ALDER SLOUGH.

CONTAINING 6.27 ACRES, MORE OR LESS.

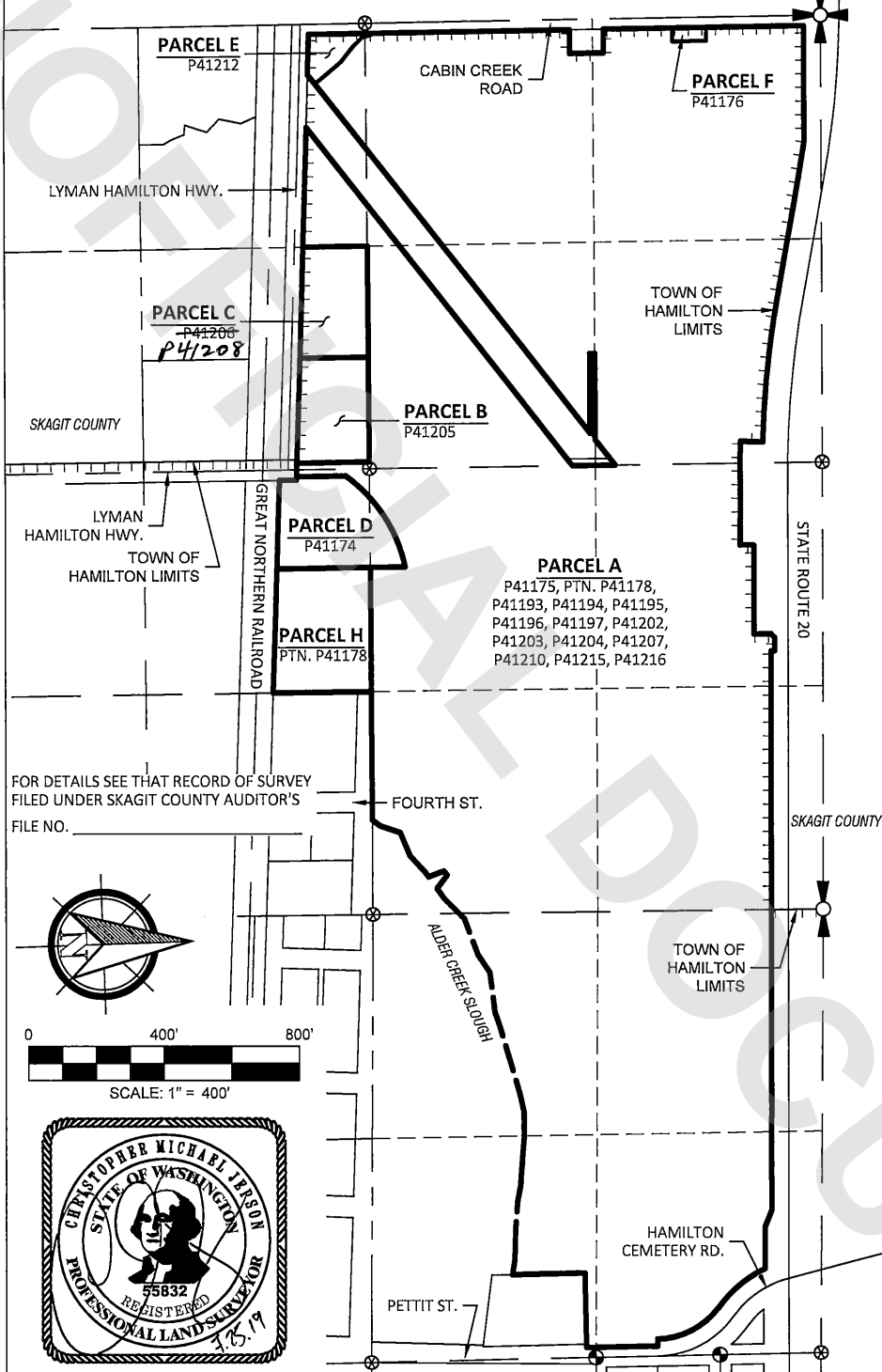
SITUATE WITHIN THE TOWN LIMITS OF HAMILTON, SKAGIT COUNTY, WASHINGTON.



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JOB NO. 18030 | JULY 25, 2019



# EXHIBIT "C" DEPICTION OF PARCELS "BEFORE BOUNDARY LINE ADJUSTMENT"



PTNS. NE1/4, SE1/4, SW1/4, NW1/4, OF THE NW1/4 & NW1/4 OF THE NE1/4, SEC. 14, TWP. 35 N., RGE. 6 E., W.M.  
TOWN OF HAMILTON, SKAGIT COUNTY, WASHINGTON

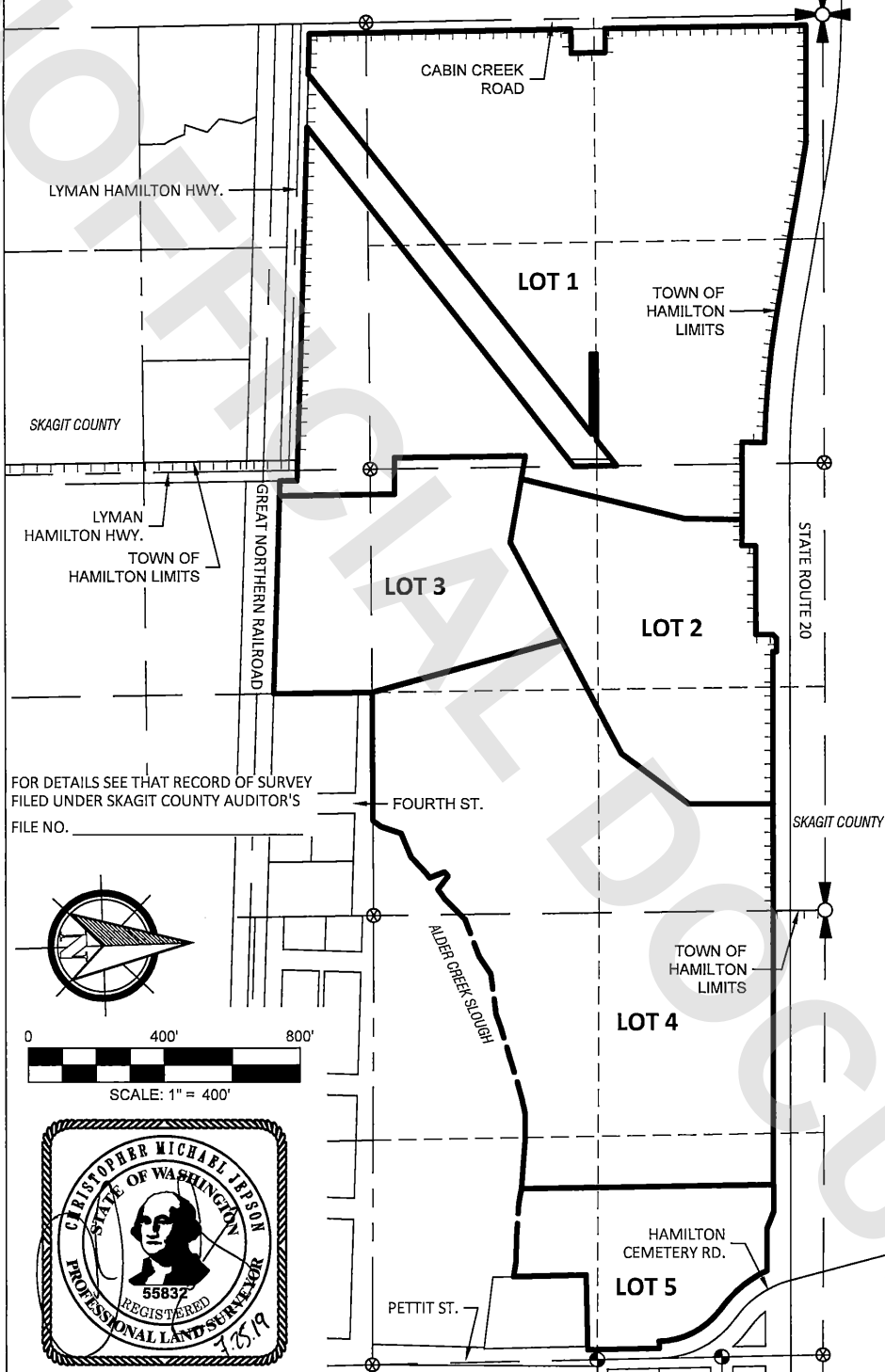


**JEPSON & ASSOCIATES**  
REGISTERED PROFESSIONAL ENGINEERS & LAND SURVEYORS  
222 GRAND AVE., SUITE C, BELLINGHAM, WA 98225  
PHONE: (360) 733-5760 | FAX: (360) 647-8939  
EMAIL: CMJEPSON@JEPSONENGINEERING.COM

CLIENT:	JOHN JANICKI
JOB NO.:	18030
DWG. NO.:	18030-BLA-5-lots-Legals
ISSUE DATE:	07/25/2019
DRAWN BY:	DRM
CHECKED BY:	CMJ

1 of 1

# EXHIBIT "D" DEPICTION OF PARCELS "AFTER BOUNDARY LINE ADJUSTMENT"



PTNS. NE1/4, SE1/4, SW1/4, NW1/4, OF THE NW1/4 & NW1/4 OF THE NE1/4, SEC. 14, TWP. 35 N., RGE. 6 E., W.M.  
TOWN OF HAMILTON, SKAGIT COUNTY, WASHINGTON



## JEPSON & ASSOCIATES

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DWG. NO.:	18030-BLA-5-lots-Legals
ISSUE DATE:	07/25/2019
DRAWN BY:	DRM
CHECKED BY:	CMJ

1 of 1