



201908260136

08/26/2019 11:36 AM Pages: 1 of 7 Fees: \$109.50
Skagit County Auditor

After recording return to:
Mr. James A. Cook & Terri E. Cook
Elk Propeties, LLC
Leader Lakes, LLC
26135 Minkler Rd.
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20193632
AUG 26 2019

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

Document Title: Quit Claim Deed
Grantor: Skagit County, a Political Subdivision of the State of Washington.
Grantees: James A. Cook and Terri E. Cook, husband and wife; and Elk Propeties, LLC, a Washington limited liability company; and Leader Lake, LLC, a Washington limited liability company.

Tax Parcel No(s): P74581 (XrefID No.: 4135-005-002-0007); and P74582 (XrefID No.: 4135-006-001-0006); and P74584 (XrefID No.: 4135-007-014-0009); and P74585 (XrefID No.: 4135-007-016-0007); and P74586 (XrefID No.: 4135-008-018-0003); and P74595 (XrefID No.: 4135-014-900-0002); and P74599 (XrefID No.: 4135-015-016-0000); and P74600 (XrefID No.: 4135-015-018-0008); and P74601 (XrefID No.: 4135-016-014-0000); and P74603 (XrefID No.: 4135-018-018-0002); and P74605 (XrefID No.: 4135-019-016-0002); and P74606 (XrefID No.: 4135-019-018-0000).

Abbreviated Legal:

(0.2200 ac) MONTBORNE LOTS 1 & 2 BLK 5; and (0.1600 ac) MONTBORNE LOT 1 BLK 6; and (0.9000 ac) MONTBORNE WLY 40FT OF 1 ALL 2 TO 7 & 13 & 14 BLK 7; and (0.3000 ac) MONTBORNE LESS WLY 40FT 1 ALL 15 & 16 BLK 7; and (1.9800 ac) MONTBORNE LOTS 1 TO 18 BLOCK 8, SURVEY RECORDED UNDER AF#200704040094. SURVEY AF#200908250040; and MONTBORNE, ACRES 1.40, (TAX 1A) ALL OF THAT PORTION OF BLOCK 14, 'PLAT OF THE TOWN OF MONTBORNE', AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, LYING SOUTH AND EAST OF THE FOLLOWING LINE: BEGINNING AT A POINT ON THE SOUTHWESTERLY

LINE OF LOT 1, BLOCK 20, SAID 'PLAT OF THE TOWN OF MONTBORNE', SAID POINT BEING 339.8 FEET SOUTHEAST FROM THE WESTERLY CORNER OF LOT 9, SAID BLOCK 20; THENCE ALONG A LINE CURVING TO THE LEFT INTERSECTING THE NORTHEASTERLY LINE OF SAID BLOCK 20, 316.8 FEET SOUTHEASTERLY FROM THE NORTHERLY CORNER OF LOT 9, SAID BLOCK 20 AND INTERSECTING THE SOUTHWESTERLY LINE OF BLOCK 13, 283 FEET SOUTHEASTERLY FROM THE WESTERLY CORNER OF LOT 10 OF BLOCK 14 AND INTERSECTING THE SOUTHWESTERLY LINE OF LOT 6 OF BLOCK 14, 152.3 FEET SOUTHEASTERLY FROM THE WESTERLY CORNER OF LOT 9 OF BLOCK 14; THENCE NORTHERLY ALONG A STRAIGHT LINE TO A POINT ON THE NORTHWESTERLY LINE OF BLOCK 14, 93 FEET NORTHEASTERLY FROM THE WESTERLY CORNER OF LOT 9 OF BLOCK 14. SURVEY RECORDED UNDER AF#200704040094. SURVEY AF#200908250040; and (0.7000 ac) MONTBORNE LOTS 3 & 4 & 12 TO 16 BLK 15; and (0.5500 ac) MONTBORNE LOTS 1 2 17 & 18 BLK 15; and (1.5500 ac) MONTBORNE LOTS 1 TO 14 BLK 16; and (1.8200 ac) MONTBORNE LOTS 1 TO 18 BLK 18; and (0.7500 ac) MONTBORNE LOT 16 BLK 19 LESS E'LY 60' OF 3 TO 5 & LESS S'LY 1/2 OF E'LY OF 6 ALL OF 7 TO 9 S'LY 1/2 OF 14 & ALL OF 15 TO 16. Situate in Skagit County, State of Washington.

QUIT CLAIM DEED

The Grantor, **Skagit County, a Political Subdivision of the State of Washington**, for the sole purpose of correcting inaccuracies in title to former public right-of-way to facilitate the issuance of title insurance, and not for monetary consideration, but for good and valuable consideration, conveys and quit claims to **James A. Cook and Terri E. Cook**, husband and wife; and **Elk Properties, LLC**, a Washington limited liability company; and **Leader Lake, LLC**, a Washington limited liability company, the Grantees, the following described real estate, including any after-acquired interest of Grantor, situated in the County of Skagit, State of Washington:

See, **Exhibit A**, attached hereto and incorporated by reference.

Situate in Skagit County, State of Washington.

This deed is given to quiet title to a public right-of-way pursuant to Laws 1889-90, Chapter 19, Section 32 and Laws of 1909, Chapter 90, Section 1, in recognition that this right-of-way was unopened between 1890 and 1904, and not for monetary consideration. The purpose of this deed is solely to correct an inaccuracy in the records of title.

This conveyance is subject to private easements and/or private rights-of-way, and/or other claims of use and/or possession, if any, over and across the above-described real property.

The above-described property is combined with adjoining properties of Grantees, and shall not be conveyed as separate building lots without compliance with the applicable Skagit County subdivision code. The property described herein is to be aggregated with the property owned by Grantees as part of the recognition of the reversionary rights of Grantees to vacated streets and alleys, and is not for the purpose of creating additional building lot(s).

DATED this 19 day of August, 2019.

BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON

Lisa Janicki
LISA JANICKI, Chair

Ron Wesen
RON WESEN, Commissioner

Kenneth A. Dahlstedt
KENNETH A. DAHLSTEDT, Commissioner

Attest:

Amber Erps
Clerk of the Board

BOUNDARY ADJUSTMENT
Reviewed and approved in accordance
with Skagit County Code Chapter 14.18

Grace Roeder
Skagit Co. Planning & Dev. Services

8/22/2019
Date

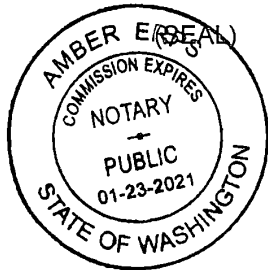
Approved as to form:

[Signature] 8/7/19
Civil Deputy Prosecuting Attorney

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that Lisa Janicki, Ron Wesen, and/or Kenneth A. Dahlstedt is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they was/were authorized execute the instrument and acknowledged it as Commissioner(s) of Skagit County, to be the free and voluntary act of such party for the uses and purposes herein mentioned.

DATED this 19 day of August, 2019.



Amber Erps
Notary Public
Print name: Amber Erps
Residing at: Mount Vernon
My commission expires: 01-23-2021

Skagit Surveyors and Engineers

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

Exhibit **A**

LEGAL DESCRIPTION FOR
ELK PROPERTIES, LLC, AND LEADER LAKE, LLC, AND
JAMES A. COOK AND TERRI E. Cook, HUSBAND AND WIFE
OF
STREETS AND ALLEYS TO BE VACATED BY OPERATION OF LAW

July 31, 2019

Those portions of PLAT OF THE TOWN OF MONTBOURNE, according to the plat recorded in Volume 2 of Plats at page 80, records of Skagit County, Washington, described as follows:

The southwesterly half of Idaho Street adjacent to Block 8 of said plat.

All of California Street adjacent to Block 8 and Block 14 of said plat.

All of the alley in Block 8 of said plat.

The southeasterly half of Lafayette Street beginning at the southwesterly line of the northeasterly 27.94 feet of Lot 9, Block 14 of said plat to the centerline of Idaho Street.

The northeasterly half of Oregon Street and all of the alley in Block 14 lying adjacent to that certain parcel conveyed to Elk Properties, LLC, by deed recorded March 27, 2018 under AF#201803270029, records of Skagit County, Washington, and described therein as Parcel I.

The northwesterly half of Lee Street lying between the centerline of Oregon Street and the centerline of Idaho Street.

The southeasterly half of Lee Street from the centerline of the alley in Block 7 to Division Street in said plat.



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All of Idaho Street lying adjacent to Block 5 and Block 7 of said plat.

The northeasterly half of the alley adjacent to Lot 7 through Lot 3 of Block 7 of said plat.

All of the alley in Block 7 lying adjacent to Lot 13 through Lot 16 and Lot 1 and Lot 2 of said plat.

All of California Street lying adjacent to Block 6 and Block 16 of said plat.

All of California Street lying adjacent to Lot 13 through Lot 16 of Block 7 and adjacent to Lot 1 through Lot 4 of Block 15 of said plat.

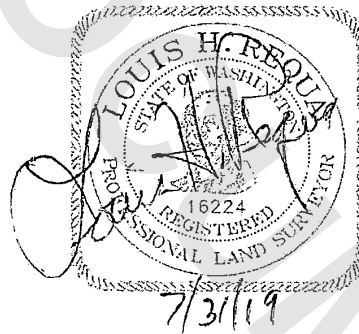
All of the alley lying adjacent to Lot 1 through Lot 4 and Lot 15 through Lot 18 of Block 15 of said plat.

The southwesterly half of the alley lying adjacent to Lot 12 through Lot 14 of Block 15 of said plat.

All of Division Street from the northeasterly projection of centerline of Hancock Street to the northeasterly projection of the centerline of Lee Street of said plat.

All of Sheridan Street lying adjacent to Block 19, Block 18, Block 16, Block 15, Block 7 and Block 6 of said plat.

The northwesterly half of Hancock Street from the centerline of Washington Street to Division Street of said plat.



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All of the alley in Block 16 of said plat.

All of the alley in Block 18 of said plat.

The northeasterly half of Washington Street in Block 18 and that portion of the northeasterly half of Washington Street from the southeasterly half of Lot 14 through Lot 18 of Block 19 of said plat.

All of Oregon Street lying adjacent to Block 16 and Block 18 of said plat.

All of the alley in Block 19 from Sheridan Street to the northeasterly half of Lot 14 of Block 19 of said plat.

The northeasterly half of the alley in Block 19 from Lee Street to the northeasterly half of Lot 14 of said Block 19 of said plat.

All of Oregon Street lying adjacent to Lot 12 through Lot 18 of Block 15 and Lot 7 through Lot 1 of Block 19 of said plat.

The southwesterly half of Oregon Street lying adjacent to Lot 8 and Lot 9 of Block 19 of said plat.

Situate in Skagit County, Washington.

