

201908300242
08/30/2019 03:45 PM Pages: 1 of 11 Fees: \$113.50
Skagit County Auditor

When recorded return to:

Happy Face Farms Inc.
8795 District Line Road
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019-7-102
AUG 30 2019

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

Quitclaim Deed

Grantors: Happy Face Farms Inc.

For and in consideration of BOUNDARY LINE ADJUSTMENT, 458-61A-109(2)(a)(iv) grants and conveys to:

Grantee: Happy Face Farms Inc.

the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

- Exhibit "A"- Parcels BEFORE Boundary Line Adjustment
- Exhibit "B"- Parcels AFTER Boundary Line Adjustment
- Exhibit "C"-Portion of P44659 to be adjusted to P44663
- Exhibit "D"- Parcel map BEFORE Boundary Line Adjustment
- Exhibit "E" – Parcel Map AFTER Boundary Line Adjustment

Abbrev. Legal Description: Portion of Section 25, T35N, R9E,W.M.

See also legals in Exhibits "A", "B", and "C" attached hereto.

Assessor's Property Tax Parcel or Account Nos.: P44659-350925-0-012-0106 and P44663-350925-0-016-0003

The herein described property will be combined or aggregated with contiguous property owned by the parties. This boundary line adjustment is not for the purposes of creating an additional building lot.

Conveyance

THEREFORE, for valuable 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 the State of Washington, and described in the attached Exhibit "C"

DATED: 8/28/19

Skagit County, Washington

By: Gary Lohman

STATE OF WASHINGTON)
) :ss
COUNTY OF SKAGIT)

On this 28th day of August, 2019, before me personally appeared Gary Lohman to me known to be the entity that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said Entity, for the purposes therein mentioned, and on oath stated that they were authorized to execute said instrument on behalf of the said Entity.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Marianne Manville Ailes
Notary Public in and for the state of Washington,
residing at Sedro-Woolley, WA.
My commission expires 10/13/22
Printed Name: Marianne Manville-Ailes



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

Graed Roeder
Skagit Co. Planning & Dev. Services

8/30/2019
Date

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
HAPPY FACE FARMS, Inc.
OF
P44663
BEFORE BOUNDARY LINE ADJUSTMENT

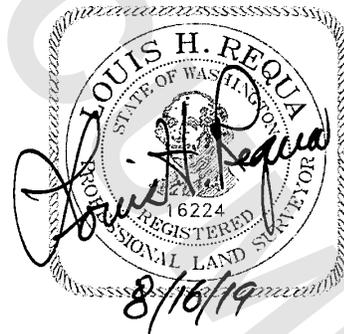
July 31 2019

That portion of Government Lot 4, Section 25, Township 35 North, Range 9 East, W.M. described as follows:

Beginning at a point which lies S 00°05'16"E, a distance of 1000 feet from the northwest corner of said Government Lot 4 and N 89°54'44"E, a distance of 397.00 feet from the west line of said Government Lot 4; thence N 89°54'44"E, a distance of 183.00 feet; thence S 00°05'16"E, a distance of 11.80 feet to the northwesterly right of way line of Highway 20; thence southwesterly along said Highway 20 right of way line to a point which lies S 00°05'16"E from the point of beginning; thence N 00°05'16"W, a distance of 105.31 feet to the point of beginning.

Containing 0.2 acres.

Situate in Skagit County, Washington.



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LEGAL DESCRIPTION
FOR
HAPPY FACE FARMS, Inc.
OF
P44659
BEFORE BOUNDARY LINE ADJUSTMENT

July 31, 2019

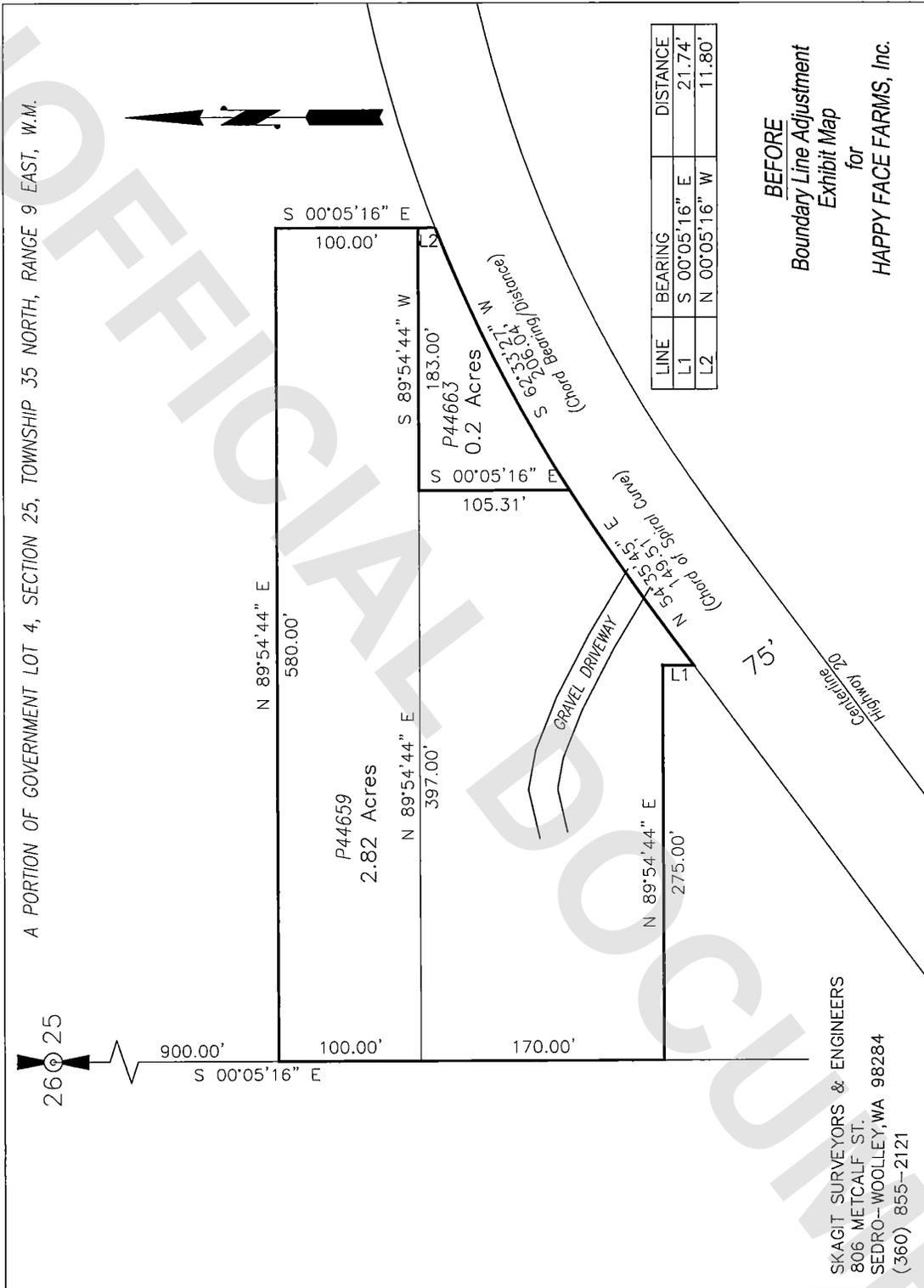
That portion of Government Lot 4, Section 25, Township 35 North, Range 9 East, W.M. described as follows:

Beginning at a point on the west line of said Government Lot 4, which lies S 00°05'16"E, a distance of 900 feet from the northwest corner thereof; thence continuing S 00°05'16"E, a distance of 270.00 feet to the northwest corner of that certain tract conveyed to Alvin E. Williams by deed recorded under AF#454190, records of Skagit County, Washington; thence N 89°54'44"E along the north line of said Williams tract, a distance of 275.00 feet to the northeast corner thereof; thence S 00°05'16"E along the east line of said Williams tract, a distance of 21.74 feet to the right of way of Highway 20 as conveyed by deed recorded under AF#498238, records of Skagit County, Washington; thence northeasterly along said north line of said highway right of way, to a point on the west line of that certain tract conveyed to Tony Naser by deed recorded under AF#245329, in volume 158 of Deeds at page 250, records of Skagit County, Washington; thence N 00°05'16"W along the west line of said Naser tract, a distance of 105.31 feet to the northwest corner thereof; thence N 89°54'44"E along the north line of said Naser tract, a distance of 183.00 feet to the northeast corner thereof; thence N 00°05'16"W, a distance of 100.00 feet; thence S 89°54'44"W, a distance of 580.00 feet to the point of beginning.

Containing 2.82 acres.

Situate in Skagit County, Washington.





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LEGAL DESCRIPTION
FOR
HAPPY FACE FARMS, Inc.
OF

PORTION OF P44659 TO BE CONVEYED TO P44663

July 31, 2019

That portion of Government Lot 4, Section 25, Township 35 North, Range 9 East, W.M. described as follows:

Commencing at a point on the west line of said Government Lot 4, which lies S 00°05'16"E, a distance of 900 feet from the northwest corner thereof; thence N 89°54'44"E, a distance of 580.00 feet; thence S 00°05'16"E, a distance of 85.20 feet to the point of beginning of this description; thence S 89°33'52"W, a distance of 397.81 feet; thence S 11°40'42"W, a distance of 137.82 feet; thence S 81°01'43"E to a curve to the right having a radius of 250.00 feet; thence easterly along said curve through a central angle of 14°32'23", and an arc distance of 63.44 feet to the northwesterly right of way of Highway 20; thence northeasterly along said Highway right of way, to a point on the west line of that certain tract conveyed to Donald L. Lallemand and Cecil J. Lallemand by deed recorded under AF#9303090066, records of Skagit County, Washington; thence N 00°05'16"W along the west line of said Lallemand tract, a distance of 105.31 feet to the northwest corner thereof; thence N 89°54'44"E along the north line of said Lallemand tract, a distance of 183.00 feet to the northeast corner thereof; thence N 00°05'16"W, a distance of 14.80 feet to the point of beginning.

Containing 0.79 acres.

Situate in Skagit County, Washington.



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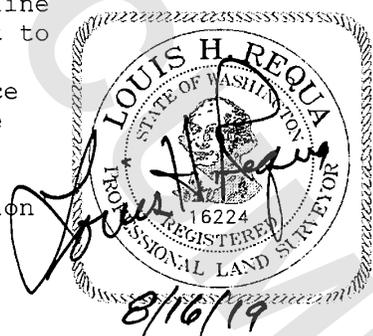
LEGAL DESCRIPTION
FOR
HAPPY FACE FARMS, Inc.
OF
P44659
AFTER BOUNDARY LINE ADJUSTMENT

July 31, 2019

That portion of Government Lot 4, Section 25, Township 35 North, Range 9 East, W.M. described as follows:

Beginning at a point on the west line of said Government Lot 4, which lies S 00°05'16"E, a distance of 900 feet from the northwest corner thereof; thence continuing S 00°05'16"E, a distance of 270.00 feet to the northwest corner of that certain tract conveyed to Alvin E. Williams by deed recorded under AF#454190, records of Skagit County, Washington; thence N 89°54'44"E along the north line of said Williams tract, a distance of 275.00 feet to the northeast corner thereof; thence S 00°05'16"E along the east line of said Williams tract, a distance of 21.74 feet to the right of way of Highway 20 as conveyed by deed recorded under AF#498238, records of Skagit County, Washington; thence northeasterly along said north line of said highway right of way, to a point on the west line of that certain tract conveyed to Tony Naser by deed recorded under AF#245329, in volume 158 of Deeds at page 250, records of Skagit County, Washington; thence N 00°05'16"W along the east line of said Naser tract, a distance of 105.31 feet to the northwest corner thereof; thence N 89°54'44"E along the north line of said Naser tract, a distance of 183.00 feet to the northeast corner thereof; thence N 00°05'16"W, a distance of 100.00 feet; thence S 89°54'44"W, a distance of 580.00 feet to the point of beginning.

EXCEPT that portion of Government Lot 4, Section 25, Township 35 North, Range 9 East, W.M. described as follows:



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Commencing at a point on the west line of said Government Lot 4, which lies S 00°05'16"E, a distance of 900 feet from the northwest corner thereof; thence N 89°54'44"E, a distance of 580.00 feet; thence S 00°05'16"E, a distance of 85.20 feet to the point of beginning of this description; thence S 89°33'52"W, a distance of 397.81 feet; thence S 11°40'42"W, a distance of 137.82 feet; thence S 81°01'43"W, a distance of 108.01 feet to a curve to the right having a radius of 250.00 feet; thence easterly along said curve through a central angle of 14°32'23", and an arc distance of 63.44 feet to the northwesterly right of way of Highway 20; thence northeasterly along said Highway right of way, to a point on the west line of that certain tract conveyed to Donald L. Lallemand and Cecil J. Lallemand by deed recorded under AF#9303090066, records of Skagit County, Washington; thence N 00°05'16"W along the west line of said Lallemand tract, a distance of 105.31 feet to the northwest corner thereof; thence N 89°54'44"E along the north line of said Lallemand tract, a distance of 183.00 feet to the northeast corner thereof; thence N 00°05'16"W, a distance of 14.80 feet to the point of beginning.

TOGETHER WITH a twenty (20) foot wide easement for ingress, egress and utilities, over, under and across a portion of Government Lot 4, Section 25, Township 35 North, Range 9 East, W.M., the south line of which is described as flows:

Commencing at a point on the west line of said Government Lot 4, which lies S 00°05'16"E, a distance of 900 feet from the northwest corner thereof; thence N 89°54'44"E, a distance of 580.00 feet; thence S 00°05'16"E, a distance of 85.20 feet; thence S 89°33'52"W, a distance of 397.81 feet; thence S 11°40'42"W, a distance of 137.82 feet to the point of beginning of this south line description; thence S 81°01'43"E, a distance of 108.01 feet to a curve to the right having a radius of 250.00 feet; thence easterly along said curve through a central angle of 14°32'23", and an arc distance of 63.44 feet to the right of way of Highway 20 and the terminal point of this description.

Containing 1.98 acres.

Situate in Skagit County, Washington.



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LEGAL DESCRIPTION
FOR
HAPPY FACE FARMS, Inc.
OF
P44663
AFTER BOUNDARY LINE ADJUSTMENT

July 31, 2019

That portion of Government Lot 4, Section 25, Township 35 North, Range 9 East, W.M. described as follows:

Commencing at a point on the west line of said Government Lot 4, which lies S 00°05'16"E, a distance of 900 feet from the northwest corner thereof; thence N 89°54'44"E, a distance of 580.00 feet; thence S 00°05'16"E, a distance of 85.20 feet to the point of beginning of this description; thence S 89°33'52"W, a distance of 397.81 feet; thence S 11°40'42"W, a distance of 137.82 feet; thence S 81°01'43"W, a distance of 108.01 feet to a curve to the right having a radius of 250.00 feet; thence easterly along said curve through a central angle of 14°32'23", and an arc distance of 63.44 feet to the northwesterly right of way of Highway 20; thence northeasterly along said Highway right of way, to a point on the east line of that certain tract conveyed to Donald L. Lallemand and Cecil J. Lallemand by deed recorded under AF#9303090066, records of Skagit County, Washington; thence N 00°05'16"E along the east line of said Lallemand parcel, and the northerly projection thereof, a distance of 26.60 feet to the point of beginning.

SUBJECT TO a twenty (20) foot wide easement for ingress, egress and utilities, over, under and across a portion of Government Lot 4, Section 25, Township 35 North, Range 9 East, W.M., the south line of which is described as flows:

Commencing at a point on the west line of said Government Lot 4, which lies S 00°05'16"E, a distance of 900 feet from the northwest corner



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thereof; thence N 89°54'44"E, a distance of 580.00 feet; thence S 00°05'16"E, a distance of 85.20 feet; thence S 89°33'52"W, a distance of 397.81 feet; thence S 11°40'42"W, a distance of 137.82 feet to the point of beginning of this south line description; thence S 81°01'43"E, a distance of 108.01 feet to a curve to the right having a radius of 250.00 feet; thence easterly along said curve through a central angle of 14°32'23", and an arc distance of 63.44 feet to the right of way of Highway 20 and the terminal point of this description.

Containing 1.07 acres.

Situate in Skagit County, Washington.



