



201909270071

09/27/2019 11:42 AM Pages: 1 of 7 Fees: \$109.50
Skagit County Auditor

When recorded return to:

**Sterling Hill LLC,
P.O. Box 870, Burlington, WA 98233**

Filed for record at request of:

Sterling Hill LLC,

Quit Claim Deed

THE GRANTORS **Sterling Hill LLC**

for and in consideration of **Boundary Line Adjustment, 458-61A-109(2)(b)**
grants and conveys to

THE GRANTEES **Sterling Hill LLC**

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


**See attached EXHIBIT 'A', Legal Descriptions BEFORE Boundary Line Adjustment
See attached EXHIBIT 'B', Legal Descriptions AFTER Boundary Line Adjustment**

(P34798) 350325-1-002-0003; (P133743) 350325-1-004-0101; (P34800) 350325-1-004-0001

Abbrev.: Ptn. NE1/4 of NE1/4; Section 25, Township 35, Range 3

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

Dated: 9-19, 20 19



Tony Wisdom,
CEO of Sterling Hill LLC

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20194196
SEP 27 2019

Amount Paid \$ 109.50
Skagit Co. Treasurer
By BI Deputy

STATE OF WASHINGTON**County of Skagit**

I certify that I know or have satisfactory evidence that **Tony Wisdom** is the individual who appeared before me and said individual acknowledged that **he** signed this instrument as **his** free and voluntary act for the uses and purposes mentioned in this instrument with full authority in his capacity as **CEO of Sterling Hill LLC**.

Dated this 19 day of September, 2019.

Dawn A. Brown

Notary Public in and for the
State of WASHINGTON, residing at BOW, WA,
My appointment expires 6-26-2021.



9/24/2019 Anna Roeder

EXHIBIT A

LEGAL DESCRIPTIONS BEFORE ADJUSTMENT

(Note the following 'Parcel B' description is based upon that approved BLA-Deed, recorded under Skagit Auditor's File No. 201909120012)

PARCELS BEFORE ADJUSTMENT

PARCEL "A" (#P34800):

East 250 Feet of the South 585 Feet of the East ½ of the West ½ of the Northeast ¼ of Section 25, Township 35 North, Range 3 East, W.M.;

EXCEPT road;

Situate in the County of Skagit, State of Washington.

PARCEL "B" (#P34798 & P133743):

Tract "A":

The North ½ of the Northeast ¼ of the Northeast ¼ of Section 25, Township 35 North, Range 3 East, W.M.;

EXCEPT that portion thereof lying Easterly of the Southerly line of right of way as conveyed to Bellingham Skagit Railway Company, by Deed recorded September 30, 1911, in Volume 87 of Deeds, page 243, records of said County;

TOGETHER WITH the East ½ of the West ½ of the Northeast ¼, Section 25, Township 35 North, Range 3 East, W.M.;

AND EXCEPT the East 250 feet of the South 585 feet of said East ½ of the West ½ of the NE ¼, Section 25, Township 35 North, Range 3 East, W.M.;

AND EXCEPT County road and ditch rights of way;

Situate in the County of Skagit, State of Washington.

Tract "B":

The South ½ of the Northeast ¼ of the Northeast ¼ of Section 25, Township 35 North, Range 3 East, W.M.;

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EXCEPT that portion thereof described as follows:

Commencing at the Southeast corner of the above described tract of land; thence N 2°19'32" E along the East line of said subdivision, a distance of 203.41 feet to the True Point of Beginning of this property description; thence N 85°01'16" W along a line parallel to the South line of said subdivision, a distance of 425.03 feet; thence N 2°19'32" E along a line parallel to the East line of said subdivision, a distance of 202.00 feet; thence S 85°01'16" E along a line parallel to the South line of said subdivision, a distance of 425.03 feet to a point on the East line of said subdivision which bears N 2°19'32" E, a distance of 202.00 feet from the True Point of Beginning; thence S 2°19'32" W along the East line of said subdivision, a distance of 202.00 feet to the True Point of Beginning;

AND EXCEPT road;

Situate in the County of Skagit, State of Washington.

EXHIBIT B

LEGAL DESCRIPTIONS AFTER ADJUSTMENT

AFTER ADJUSTMENT (#P34800):

East 250 Feet of the South 585 Feet of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 25, Township 35 North, Range 3 East, W.M.;

TOGETHER WITH that portion of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of said Section 25, Township 35 North, Range 3 East, W.M., described as follows:

BEGINNING at the Northeast Corner of the East 250 Feet of the South 585 Feet of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 25, Township 35 North, Range 3 East, W.M.; THENCE Northerly along the East line of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of said Section 25, 265.0 Feet; THENCE Westerly parallel to the South line of the Northeast $\frac{1}{4}$ of said Section 25, to a point North of the 'Northwest Corner' of the East 250 Feet of the South 585 Feet of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of said Section 25; THENCE Southerly to said 'Northwest Corner'; THENCE Easterly along the North line of the said East 250 Feet of the South 585 Feet of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 25, TO THE POINT OF BEGINNING.

EXCEPT County road and ditch rights of way;

Situate in the County of Skagit, State of Washington.

AFTER ADJUSTMENT (#P34798 & P133743):

Tract "A":

The North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 25, Township 35 North, Range 3 East, W.M.;

TOGETHER WITH the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$, Section 25, Township 35 North, Range 3 East, W.M.;

EXCEPT that portion thereof lying Easterly of the Southerly line of right of way as conveyed to Bellingham Skagit Railway Company, by Deed recorded September 30, 1911, in Volume 87 of Deeds, page 243, records of said County;

AND EXCEPT the East 250 feet of the South 585 feet of said East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the NE $\frac{1}{4}$, Section 25, Township 35 North, Range 3 East, W.M.;

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AND ALSO EXCEPT that portion of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of said Section 25, Township 35 North, Range 3 East, W.M., described as follows:

BEGINNING at the Northeast Corner of the East 250 Feet of the South 585 Feet of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 25, Township 35 North, Range 3 East, W.M.; THENCE Northerly along the East line of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of said Section 25, 265.0 Feet; THENCE Westerly parallel to the South line of the Northeast $\frac{1}{4}$ of said Section 25, to a point North of the 'Northwest Corner' of the East 250 Feet of the South 585 Feet of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of said Section 25; THENCE Southerly to said 'Northwest Corner'; THENCE Easterly along the North line of the said East 250 Feet of the South 585 Feet of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 25, TO THE POINT OF BEGINNING.

AND EXCEPT County road and ditch rights of way;

Situate in the County of Skagit, State of Washington.

Tract "B":

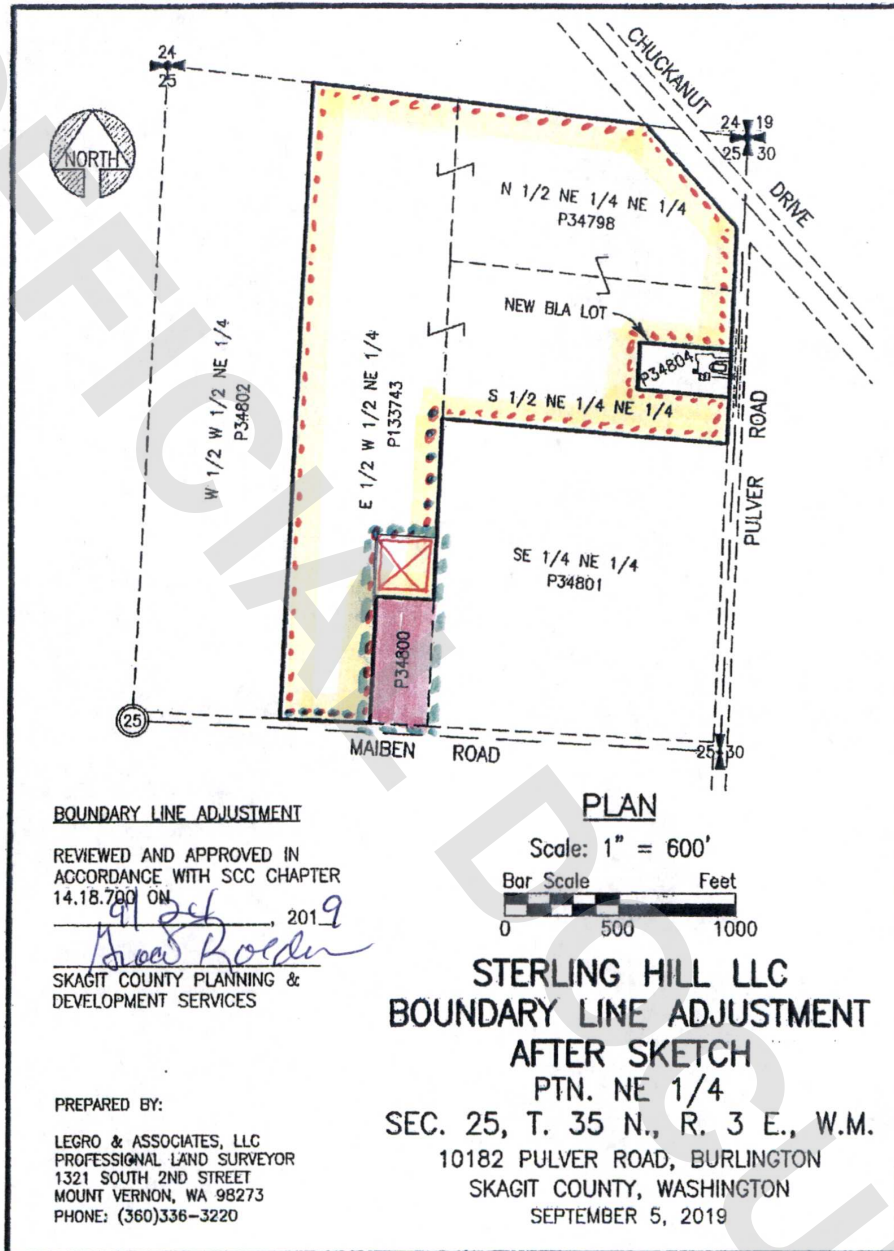
The South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 25, Township 35 North, Range 3 East, W.M.;

EXCEPT that portion thereof described as follows:

Commencing at the Southeast corner of the above described tract of land; thence N $2^{\circ}19'32''$ E along the East line of said subdivision, a distance of 203.41 feet to the True Point of Beginning of this property description; thence N $85^{\circ}01'16''$ W along a line parallel to the South line of said subdivision, a distance of 425.03 feet; thence N $2^{\circ}19'32''$ E along a line parallel to the East line of said subdivision, a distance of 202.00 feet; thence S $85^{\circ}01'16''$ E along a line parallel to the South line of said subdivision, a distance of 425.03 feet to a point on the East line of said subdivision which bears N $2^{\circ}19'32''$ E, a distance of 202.00 feet from the True Point of Beginning; thence S $2^{\circ}19'32''$ W along the East line of said subdivision, a distance of 202.00 feet to the True Point of Beginning;

AND EXCEPT County road and ditch rights of way;

Situate in the County of Skagit, State of Washington.



NOTE: PREVIOUSLY RECORDED BLA DEED, AF #201909120012

- = AREA CONVEYED
 = P34800 PRIOR TO BLA
 = P133743 & P34798 PRIOR TO BLA
 = P34800 AFTER BLA
 = P133743 & P34798 AFTER BLA