

RETURN TO:



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10/11/2019 10:57 AM Pages: 1 of 19 Fees: \$121.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019 AAZA  
OCT 11 2019

Amount Paid \$  
Skagit Co. Treasurer  
By *MA* Deputy

GUARDIAN NORTHWEST TITLE CO.

18-1097

QUIT CLAIM DEED for  
(BOUNDARY LINE ADJUSTMENTS)

**GRANTOR:** Glacier View Ranch Partnership

**GRANTEE:** Glacier View Ranch Partnership

**ABBREVIATED LEGAL DESCRIPTION:**

PTN SW 14-35-10

PTN SE 15-35-10

**ASSESSOR'S PARCEL/TAX I.D. NUMBER:**

P45351, P45354, P45357, P45359, P45360, P45361

ORIGINAL

**THIS INDENTURE** is made this 10 day of July, 2018, by Glacier View Ranch Partnership, a partnership, who is both the Grantor and the Grantee between two lots of record (also referred to as the properties or property within this document) for these Boundary Line Adjustments.

**RECITALS:**

- A. The Grantor, Glacier View Ranch Partnership, are the owners of property bearing Skagit County Assessor's Parcel numbers: P~~4~~<sup>4</sup>351, P45354, P3535; that is more particularly described in the attached **Exhibit A**.
- B. The Grantor, Glacier View Ranch Partnership, is also the owner of property bearing Skagit County Assessor's Parcel number: P45357, P45359, P45360, P45361; that is more particularly described in the attached **Exhibit B**. The boundaries of these parcels are depicted on the Map attached as **Exhibit C**.
- C. Glacier View Ranch Partnership wishes to adjust the boundaries between the properties described above within the property described on **Exhibits A and B** such that each lot of

record will give and also receive parts of the other lot of record, as described in the attached **Exhibit D**.

- D. The descriptions of the new boundaries of both of the properties, as the result of these boundary line adjustments, are set forth in the attached **Exhibits E and F**.
- E. An exhibit map showing the adjusted boundaries of both of the properties is attached as **Exhibit G**.

**CONVEYANCE:**

**THEREFORE**, for and in consideration of said boundary line adjustments, and for no monetary consideration, the 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 **Exhibits C and D**; with said property being combined or aggregated with the contiguous property owned by the Grantee.

This Boundary Line Adjustment is not for the purposes of creating an additional building lot without compliance with the Skagit County subdivision ordinance.

This Boundary Line Adjustment is approved by *Brad Roeder* of the Skagit County Planning and Development Services Department, on this 10 day of July, 2018.

**Glacier View Ranch Partnership**

*Robert A. Cunningham*  
Robert Allen Cunningham, Partner

*Cheryl Ann Cunningham*  
Cheryl Ann Cunningham, Partner

*Craig A. Holmquist*  
Craig A. Holmquist, Partner

*Cheryl Ann Cunningham*  
Cheryl A. Cunningham, Personal Representative  
Of the Estate of Robert ~~A.~~ Cunningham, Deceased  
Skagit County Superior Court Case No. 14-4-00112-6  
And Successor Trustee of the Robert J. Cunningham  
Living Trust dated January 28, 1998

\* J

STATE OF WASHINGTON )  
 : ss.  
COUNTY OF SKAGIT )

ON THIS DAY personally appeared before me **Craig A. Holmquist**, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 29 day of August, 2018.

  
Notary Public in and for the State of  
Washington, residing at Sedro-Woolley  
My Commission Expires: 4.27.21  
Print Name: Patrick McHayden

STATE OF WASHINGTON )  
 : ss.  
COUNTY OF SKAGIT )

ON THIS DAY personally appeared before me **Cheryl A. Cunningham**, to me known to be the **Personal Representative of the Estate of Robert J. Cunningham, and Successor Trustee of the Robert J. Cunningham Living Trust dated January 28, 1998** described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as the free and voluntary act and deed of said Estate and Trust in her representative capacity, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 28 day of August, 2018.

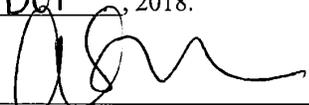
  
Notary Public in and for the State of  
Washington, residing at Sedro-Woolley  
My Commission Expires: 4.27.21  
Print Name: Patrick McHayden

STATE OF WASHINGTON )  
 : ss.  
COUNTY OF SKAGIT )

ON THIS DAY personally appeared before me **Robert Allen Cunningham**, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 4 day of September, 2018.

ALEXANDRA SHAW  
Notary Public  
State of Washington  
My Commission Expires  
December 10, 2021

  
Notary Public in and for the State of  
Washington, residing at Colville Court  
My Commission Expires: 12-10-2021  
Print Name: Alexandra Shaw

STATE OF WASHINGTON )  
 : ss.  
COUNTY OF SKAGIT )

ON THIS DAY personally appeared before me **Cheryl Ann Cunningham**, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 28 day of August, 2018.

  
Notary Public in and for the State of  
Washington, residing at Sedro-Woolley  
My Commission Expires: 4-27-21  
Print Name: Patrick M Hayden

Exhibit A

**Skagit Surveyors and Engineers**

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

LEGAL DESCRIPTION  
FOR  
GLACIER VIEW RANCH PARTNERSHIP  
OF  
EASTERLY TRACT  
BEFORE BOUNDARY LINE ADJUSTMENT

March 30, 2017

The north half of the southwest quarter and all that portion of the southeast quarter of the southwest quarter, lying north and west of the southeasterly line of the former 100.00 foot wide City of Seattle Railway right as condemned in Skagit County Superior Cause No. 9510. All in Section 14, Township 35 North Range 10 East, W.M.

EXCEPT that portion of the southwest quarter of Section 14, lying to the north and east of an existing fence thereon. Such excluded area is hereby quitclaimed, without any warranty whatsoever, to Grantees. The Grantees and their heirs, successors and assigns hereby accept such excluded area with notice of adverse possession claims of third parties. Grantees and their heirs, successors and assigns hereby agree to indemnify, defend and hold grantors and their successors and assigns harmless from and against any and all damages incurred by reason of such claims and further from and against any and all disputes, claims, suits, costs, obligations and liabilities, known or unknown as may now or hereafter exist concerning the ownership use and possession of such excluded area.

Situate in Skagit County, Washington.



Exhibit B

UNOFFICIAL DOCUMENT

**— Skagit Surveyors and Engineers —**

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

LEGAL DESCRIPTION  
FOR  
GLACIER VIEW RANCH PARTNERSHIP  
OF  
WESTERLY TRACT  
BEFORE BOUNDARY LINE ADJUSTMENT

March 30, 2017

The east half of the southeast quarter of Section 15, Township 35  
North Range 10 East, W.M.

Situate in Skagit County, Washington.

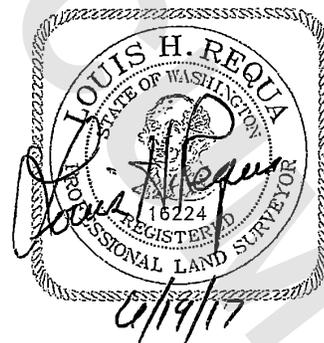


Exhibit C

UNOFFICIAL DOCUMENT



Exhibit D

UNOFFICIAL DOCUMENT

**— Skagit Surveyors and Engineers —**

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360.855.2121 360.855.1658(f)  
www.sseconsultants.com

LEGAL DESCRIPTION  
FOR  
GLACIER VIEW RANCH PARTNERSHIP  
OF  
PORTION OF WESTERLY TRACT TO BE CONVEYED TO EASTERLY TRACT

March 30, 2017

The northeast quarter of the southeast quarter of Section 15, Township  
35 North Range 10 East, W.M.

Situate in Skagit County, Washington.



Exhibit E

UNOFFICIAL DOCUMENT

**— Skagit Surveyors and Engineers —**

806 Metcalf St. Sedro-Woolley, WA 98284  
360.855.2121 360.855.1658/fj  
www.sseconsultants.com

LEGAL DESCRIPTION  
FOR  
GLACIER VIEW RANCH PARTNERSHIP  
OF  
EASTERLY TRACT  
AFTER BOUNDARY LINE ADJUSTMENT

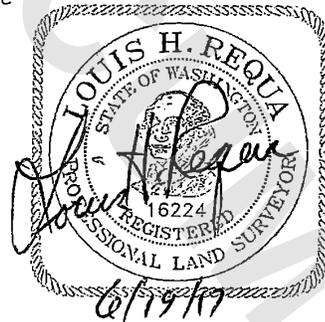
March 30, 2017

The north half of the southwest quarter and all that portion of the southeast quarter of the southwest quarter, lying north and west of the southeasterly line of the former 100.00 foot wide City of Seattle Railway right as condemned in Skagit County Superior Cause No. 9510. All in Section 14, Township 35 North Range 10 East, W.M.

TOGETHER WITH northeast quarter of the southeast quarter of Section 15, Township 35 North Range 10 East, W.M.

SUBJECT TO a sixty (60) foot wide easement for ingress, egress and utilities, over, across and through that portion of the east 60.00 feet of the southeast quarter of the southeast quarter of Section 15, Township 35 North, Range 10 East, W.M., lying north of State Route 20.

EXCEPT that portion of the southwest quarter of Section 14, lying to the north and east of an existing fence thereon. Such excluded area is hereby quitclaimed, without any warranty whatsoever, to Grantees. The Grantees and their heirs, successors and assigns hereby accept such excluded area with notice of adverse possession claims of third parties. Grantees and their heirs, successors and assigns hereby agree to indemnify, defend and hold grantors and their successors and assigns harmless from and against any and all damages incurred by reason of such claims and further from and against any and all disputes, claims,



suits, costs, obligations and liabilities, known or unknown as may now or hereafter existing concerning the ownership, uses and possession of such excluded area.

Situate in Skagit County, Washington.

Exhibit F

**— Skagit Surveyors and Engineers —**

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

LEGAL DESCRIPTION  
FOR  
GLACIER VIEW RANCH PARTNERSHIP  
OF  
WESTERLY TRACT  
AFTER BOUNDARY LINE ADJUSTMENT

March 30, 2017

The southeast quarter of the southeast quarter of Section 15, Township 35 North Range 10 East, W.M.

SUBJECT TO a sixty (60) foot wide easement for ingress, egress and utilities, over, across and through that portion of the east 60.00 feet of the southeast quarter of the southeast quarter of Section 15, Township 35 North, Range 10 East, W.M., lying north of State Route 20.

Situate in Skagit County, Washington.

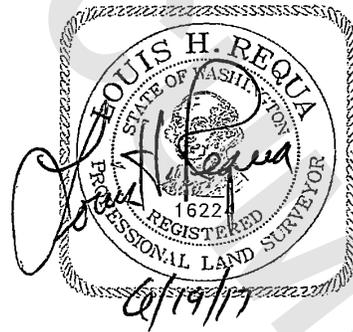


Exhibit G

UNOFFICIAL DOCUMENT

