

After Recording Return to:

Scot S. Swanson
Belcher Swanson Law Firm, P.L.L.C
900 Dupont St
Bellingham, WA 98225

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019.4492
OCT 15 2019

Amount Paid \$0
By Skagit Co. Treasurer
Deputy

LOT 2
QUITCLAIM DEED

Grantor: E & R Management, LLC, a Washington limited liability company
Grantee: E & R Management, LLC, a Washington limited liability company
Legal: Ptn of SE ¼, NE ¼, Sec. 18, T34N, R4E
Legal of Tract Conveyed – Exhibit A;
Full legal of Grantee's reconfigured parcel – Exhibit B
Tax Parcel ID: Portion P26188 and P26267

SEE BOUNDARY LINE ADJUSTMENT MAP AF# 201910160089

The Grantor, E & R Management, LLC, a Washington limited liability company, for good and valuable consideration, including establishment of an adjusted boundary line, conveys and quitclaims to E & R Management, LLC, a Washington limited liability company, all right, title and interest in the real property legally described on the attached Exhibit A, situated in Skagit County, Washington, as more particularly depicted on Exhibit C. As part of this conveyance, the Grantor further relinquishes any and all easements, rights, reservations, covenants, conditions, or restrictions that Grantor may have in the property conveyed.

THIS DEED IS GRANTED SUBJECT TO THE FOLLOWING COVENANT
RESTRICTING THE USE OF THE ABOVE DESCRIBED REAL PROPERTY

BOUNDARY LINE ADJUSTMENT, ENGR19-0331

The parcel conveyed hereby shall be attached to and become part of the Grantee's adjoining real property, Skagit County Parcel No. P26267, as described under Skagit County Auditor's file No. 201303080097, creating one undivided parcel of land (as depicted on Exhibit C as Lot 2), and shall be henceforth legally described as set forth on Exhibit B. It has been approved using criteria as provided by MVMC 16.36.030, and under exemption case # ENGR19-0331. The conveyed tract described on Exhibit A shall not be sold or leased separately unless such action is determined by the City of Mount Vernon or other appropriate governmental or judicial authority to be exempt and/or approved pursuant to the City of Mount Vernon Subdivision Regulations.

The legal description attached as Exhibit B constitutes one, undivided, approximately 0.87-acre parcel of land, and shall be considered as such regardless of how it may be depicted on Skagit County Assessor's property maps or how many tax parcel numbers may be assigned by said Assessor. This covenant does not necessarily limit further

adjustment or division, as may be approved by the City of Mount Vernon or other appropriate governmental authority.

Furthermore, this Deed is also granted to effect a Boundary Line Adjustment and/or establish a reconfigured Lot of Record as shown in the attached Exhibit C. It is hereby agreed that henceforth, the legal description for the Grantee's parcel shall be as set forth on Exhibit B.

This Deed is granted subject to the easements, covenants, conditions and restrictions of record, as well as the conditions set forth herein and on the attached Exhibits, which are incorporated herein as if fully set forth in this Deed.

The above-described property will be combined or aggregated with contiguous property owned by the Grantee. This Boundary Line Adjustment is not for the purposes of creating an additional building lot. This Boundary Line Adjustment is hereby approved.


Public Works Director

10/10/2019
Date

Dated this 10 day of October, 2019.

GRANTOR/GRANTEE:

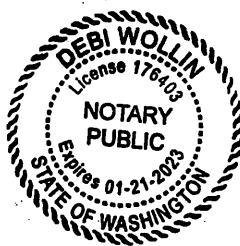
E & R Management, LLC, a Washington
limited liability company

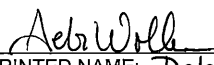

By: Edward Hansen, Its Member

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

On this 11 day of October, 2019, before me personally appeared Edward Hansen, to me known to be a member of E & R Management, LLC, the company that executed the within and foregoing instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument.

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




PRINTED NAME: Debi Wollin
Notary Public in and for the State of Washington,
residing at Custer, WA
My commission expires: 1/21/23

“EXHIBIT A”

LEGAL DESCRIPTION OF PORTION BEING ADJUSTED

THE EAST 200.00 FEET OF THE SOUTH 60.00 FEET OF THE NORTH 67.00 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING EAST OF THE WEST LINE OF THE EAST 329.64 FEET THEREOF.

SITUATE IN SKAGIT COUNTY, WASHINGTON

"EXHIBIT B"**NEW LEGAL DESCRIPTION****LOT 2**

TRACT A, CITY OF MOUNT VERNON SHORT PLAT NO. MV-3-79 AS PER THE MAP THEREOF A.F. NO. 7904270002, RECORDS OF SKAGIT COUNTY, TOGETHER WITH THE EAST 200.00 FEET OF THE SOUTH 60.00 FEET OF THE NORTH 67.00 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M LYING EAST OF THE WEST LINE OF THE EAST 329.64 FEET THEREOF.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF MT. VERNON BY DEED RECORDED FEBRUARY 27, 1997 UNDER AUDITOR'S FILE NO. 9702270002 RECORDS OF SKAGIT COUNTY, WASHINGTON

SITUATE IN SKAGIT COUNTY, WASHINGTON

