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10/17/2019 10:13 AM Pages: 1 of 14 Fees: \$116.50
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019-10-17
OCT 17 2019

Amount Paid \$
By Skagit Co. Treasurer Deputy

Quitclaim Deed
(Boundary Line Adjustment)

Grantor: Clan 2002 LLC

Grantees: Clan 2002 LLC

Legal Description: ptn NW ¼ 33-35N-5EWM, aka ptn Tracts 15, 16, 21 & 22, Steelhead Bend (unrec.)

Assessor's Property Tax Parcel or Account No. P40541

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE, is made this 8th day of October, 2019, between Clan 2002 LLC, a Washington limited liability company, Grantor, and Clan 2002 LLC, a Washington limited liability company, Grantee.

Recitals

- a. Grantor/ Grantee is the owner of the property bearing Skagit County Assessor's parcel no. P40541, described in the attached Exhibit A. The said parcel consists of Tracts 15, 16, 21 and 22 of an unrecorded plat known as Steelhead Bend.
- b. Grantor/ Grantee wishes to adjust the boundaries of the said parcels, per the attached Exhibits B & C.
- d. The adjusted description of the subject property is attached hereto as Exhibit D.
- e. A diagram showing the adjustment is attached hereto as Exhibit E.

Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, and for no monetary 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 State of Washington, and described in the attached Exhibits B & C.

This conveyance is not for the purpose of creating an additional building lot.

CLAN 2002, LLC

By: [Signature]
Member/ Manager

STATE OF WASHINGTON)
(ss.
COUNTY OF SKAGIT)

On this 8th day of October, 2019, before me personally appeared Lawrence P. Petalson, to me known to be a member or manager of Clan 2002 LLC, the limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument on behalf thereof.

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

BRUCE G. LISSER
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 07-14-2020

[Signature]
NOTARY PUBLIC in and for the State of Washington,
residing at Blaine, WA
My commission expires: 7-14-20
Name: Bruce G. Lisser

Exhibit "A"

CLAN 2002, LLC, a Washington Limited Liability Company, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-40541)

Parcel "A"

That portion of the Northwest 1/4 of Section 33, Township 35 North, Range 5 East, W.M., described as follows:

Commencing at the Southwest corner of said Northwest 1/4;
thence North 0°47'30" West, along the West line of said Northwest 1/4, a distance of 1,570.00 feet to the POINT OF BEGINNING;
thence continue North 0°47'30" West 220.00 feet;
thence North 89°25'29" East, parallel to the South line of said Northwest 1/4, a distance of 990.00 feet;
thence South 0°47'30" East, parallel to the West line of said Northwest 1/4, a distance of 220.00 feet;
thence South 89°25'29" West, parallel to the South line of said Northwest 1/4, a distance of 990.00 feet to the POINT OF BEGINNING. (Also known as Tract 15 of unrecorded Plat of Steelhead Bend).

Parcel "B"

That portion of the Northwest 1/4 of Section 33, Township 35 North, Range 5 East, W.M., described as follows:

Commencing at the Southwest corner of said Northwest 1/4;
thence North 0°47'30" West, along the West line of said Northwest 1/4, a distance of 1,790.00 feet to the POINT OF BEGINNING;
thence continue North 0°47'30" West 220.00 feet;
thence North 89°25'29" East, parallel to the South line of said Northwest 1/4, a distance of 990.00 feet;
thence South 0°47'30" East, parallel to the West line of said Northwest 1/4, a distance of 220.00 feet;
thence South 89°25'29" West, parallel to the South line of said Northwest 1/4, a distance of 990.00 feet to the POINT OF BEGINNING. (Also known as Tract 16 of unrecorded Plat of Steelhead Bend).

Parcel "C"

That portion of the Northwest 1/4 of Section 33, Township 35 North, Range 5 East, W.M., described as follows:

Commencing at the Southwest corner of said Northwest 1/4;
thence North 0°47'30" West, along the West line of said Northwest 1/4, a distance of 2,010 feet;
thence North 89°25'29" East, parallel to the South line of said Northwest 1/4, a distance of 990.00 feet;
thence South 0°47'30" East, parallel to the West line of said Northwest 1/4, a distance of 269.48 feet, to the TRUE POINT OF BEGINNING;
thence North 89°19'42" East 415.81 feet;
thence South 0°33'37" West 1,081.55 feet;
thence South 89°25'29" West, parallel to the South line of said Northwest 1/4, a distance of 390.30 feet;
thence North 0°37'40" West, parallel to the West line of said Northwest 1/4 a distance of 1,080.64 feet to the TRUE POINT OF BEGINNING.

EXCEPT that portion thereof lying South of a line drawn parallel to and 548 feet North of the South line thereof, as measured along the West line of said tract. (Also known as Tract 21 of the unrecorded Plat of Steelhead Bend).

Parcel "D"

That portion of the Northwest 1/4 of Section 33, Township 35 North, Range 5 East, W.M., described as follows:

Commencing at the Southwest corner of said Northwest 1/4;
thence North 0°47'30" West, along the West line of said Northwest 1/4, a distance of 2,010 feet;
thence North 89°25'29" East, parallel to the South line of said Northwest 1/4, a distance of 990.00 feet;
thence South 0°47'30" East, parallel to the West line of said Northwest 1/4, a distance of 269.48 feet, to the TRUE POINT OF BEGINNING;
thence North 89°19'42" East 415.81 feet;
thence South 0°33'37" West 1,081.55 feet;
thence South 89°25'29" West, parallel to the South line of said Northwest 1/4, a distance of 390.30 feet;
thence North 0°37'40" West, parallel to the West line of said Northwest 1/4 a distance of 1,080.64 feet to the TRUE POINT OF BEGINNING.

EXCEPT that portion thereof lying North of a line drawn parallel to and 548 feet North of the South line thereof, as measured along the West line of said tract. (Also known as Tract 22 of the unrecorded Plat of Steelhead Bend).

Parcel "E"

A non-exclusive easement 100 feet in width for ingress, egress and utilities over and across Section 33, Township 35 North, Range 5 East, W.M., the centerline of which is described as follows:

Commencing at the East 1/4 corner of said Section 33;
thence South 89°25'29" West, along the East-West centerline of said Section 33, a distance of 1,000.00 feet;
thence South 3°00'16" West, 505 feet, more or less, to a point on the North line of the County Road known as the Old Day Creek Road, said point also being the POINT OF BEGINNING of herein described centerline;
thence North 3°00'16" East 505 feet, more or less, to the East-West centerline of said Section 33;
thence continuing North 3°00'16" East 250.43 feet;
thence South 89°25'29" West, parallel to said East-West centerline of Section 33, a distance of 420.00 feet;
thence North 0°33'37" East 410.00 feet;
thence South 89°25'29" West, parallel to said East-West centerline of Section 33, a distance of 2,850 feet to the terminus of herein described centerline;

EXCEPTING from said 100 feet strip any portion lying within the boundaries of the above-described Tract 22.

ALSO, a non-exclusive easement for ingress and egress and utilities over, under and upon a tract of land 60 feet in width lying 30 feet on each side of the following described centerline, described as follows:

Commencing at the West 1/4 corner of said Section 33;
thence North 89°55'08" East along the East-West centerline of said Section 33 a distance of 990.00 feet;

thence North 0°18'51" West parallel with the West line of the Northwest 1/4
of said Section 33, a distance of 660.00 feet to the TRUE POINT OF
BEGINNING;
thence continue North 0°18'51" West a distance of 550.64 feet;
thence North 53°25' West a distance of 601.81 feet to the terminus of said
described line;

EXCEPTING from said 60 foot strip that portion lying within the boundaries of the
above described South 60 feet and the West 30 feet of Tract 22 and within the boundaries
of said above described Tract 21.

ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements,
reservations, restrictions, covenants, liens, leases, court causes and other instruments of
record.

All of the above situated in the County of Skagit, State of Washington.



9-16-19

Exhibit "B"

CLAN 2002, LLC, a Washington Limited Liability Company, Parcel
After Boundary Line Adjustment
(Tract 15, unrecorded Plat of Steelhead Bend)
(Portion of Skagit County Assessor's Parcel Number P-40541)

That portion of the Northwest 1/4 of Section 33, Township 35 North, Range 5 East, W.M., described as follows:

Commencing at the Southwest corner of said Northwest 1/4;
thence North 0°18'51" West (called North 0°47'30" West on previous descriptions), along the West line of said Northwest 1/4, for a distance of 1,570.00 feet to the POINT OF BEGINNING;
thence continue North 0°18'51" West for a distance of 440.00 feet;
thence North 89°55'08" East (called North 89°25'29" East on previous descriptions), parallel with the South line of said Northwest 1/4, for a distance of 990.00 feet;
thence South 0°18'51" East (called South 0°47'30" East on previous descriptions), parallel with the West line of said Northwest 1/4, for a distance of 440.00 feet to a point bearing North 89°55'08" East from the POINT OF BEGINNING;
thence South 89°55'08" West, parallel with the South line of said Northwest 1/4, for a distance of 990.00 feet to the POINT OF BEGINNING. (Also known as Tracts 15 and 16 of unrecorded Plat of Steelhead Bend).

(Containing an area of 433,596 sq ft, 10.00 acres)

TOGETHER WITH a non-exclusive easement 100 feet in width for ingress, egress and utilities over and across Section 33, Township 35 North, Range 5 East, W.M., the centerline of which is described as follows:

Commencing at the East 1/4 corner of said Section 33;
thence South 89°25'29" West, along the East-West centerline of said Section 33, a distance of 1,000.00 feet;
thence South 3°00'16" West, 505 feet, more or less, to a point on the North line of the County Road known as the Old Day Creek Road, said point also being the POINT OF BEGINNING of herein described centerline;
thence North 3°00'16" East 505 feet, more or less, to the East-West centerline of said Section 33;
thence continuing North 3°00'16" East 250.43 feet;
thence South 89°25'29" West, parallel to said East-West centerline of Section 33, a distance of 420.00 feet;
thence North 0°33'37" East 410.00 feet;
thence South 89°25'29" West, parallel to said East-West centerline of Section 33, a distance of 2,850 feet to the terminus of herein described centerline;

EXCEPTING from said 100 feet strip any portion lying within the boundaries of the above-described Tract 22.

ALSO, a non-exclusive easement for ingress and egress and utilities over, under and upon a tract of land 60 feet in width lying 30 feet on each side of the following described centerline, described as follows:

Commencing at the West 1/4 corner of said Section 33;
thence North 89°55'08" East along the East-West centerline of said Section 33 a distance of 990.00 feet;

thence North 0°18'51" West parallel with the West line of the Northwest 1/4 of said Section 33, a distance of 660.00 feet to the TRUE POINT OF BEGINNING;
thence continue North 0°18'51" West a distance of 550.64 feet;
thence North 53°25' West a distance of 601.81 feet to the terminus of said described line;

EXCEPTING from said 60 foot strip that portion lying within the boundaries of the above described South 60 feet and the West 30 feet of Tract 22 and within the boundaries of said above described Tract 21.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

The above described parcel is considered a historic Lot of Record and will be granted lot status upon recording of this boundary line adjustment.

APPROVED

Reviewed and approved in accordance with Skagit County Code, Chapter 14.18.700

Skagit County

By: *Alex Boock*
Title: *Sr. Planner*

Date: *10/17/2019*



9-16-19

Exhibit "C"

CLAN 2002, LLC, a Washington Limited Liability Company, Parcel
After Boundary Line Adjustment
(Portions of Tracts 21 and 22, unrecorded Plat of Steelhead Bend)
(Portion of Skagit County Assessor's Parcel Number P-40541)

The West 201.60 feet (as measured perpendicular to the West line) of that portion of the Northwest 1/4 of Section 33, Township 35 North, Range 5 East, W.M., described as follows:

Commencing at the Southwest corner of said Northwest 1/4;
thence North 0°18'51" West (called North 0°47'30" West on previous descriptions), along the West line of said Northwest 1/4, for a distance of 2,010 feet;
thence North 89°55'08" East (called North 89°25'29" East on previous descriptions), parallel with the South line of said Northwest 1/4, for a distance of 990.00 feet;
thence South 0°18'51" East (called South 0°47'30" East on previous descriptions), parallel with the West line of said Northwest 1/4, for a distance of 269.36 feet, to the TRUE POINT OF BEGINNING;
thence North 89°49'21" East (called North 89°19'42" East on previous descriptions) for a distance of 415.81 feet;
thence South 1°02'15" West (called South 0°33'37" West on previous descriptions) for a distance of 1,081.54 feet;
thence South 89°55'08" West, parallel with the South line of said Northwest 1/4, a distance of 390.30 feet to a point bearing South 0°18'51" East from the TRUE POINT OF BEGINNING;
thence North 0°18'51" West, parallel with the West line of said Northwest 1/4 for a distance of 1,078.00 feet (called 1,080.64 feet in previous descriptions) to the TRUE POINT OF BEGINNING.

(Being a portion of Tracts 21 and 22 of the unrecorded Plat of Steelhead Bend).

(Containing an area of 217,891 sq ft, 5.00 acres)

TOGETHER WITH a non-exclusive easement 100 feet in width for ingress, egress and utilities over and across Section 33, Township 35 North, Range 5 East, W.M., the centerline of which is described as follows:

Commencing at the East 1/4 corner of said Section 33;
thence South 89°25'29" West, along the East-West centerline of said Section 33, a distance of 1,000.00 feet;
thence South 3°00'16" West, 505 feet, more or less, to a point on the North line of the County Road known as the Old Day Creek Road, said point also being the POINT OF BEGINNING of herein described centerline;
thence North 3°00'16" East 505 feet, more or less, to the East-West centerline of said Section 33;
thence continuing North 3°00'16" East 250.43 feet;
thence South 89°25'29" West, parallel to said East-West centerline of Section 33, a distance of 420.00 feet;
thence North 0°33'37" East 410.00 feet;
thence South 89°25'29" West, parallel to said East-West centerline of Section 33, a distance of 2,850 feet to the terminus of herein described centerline;

EXCEPTING from said 100 feet strip any portion lying within the boundaries of the above-described Tract 22.

ALSO, a non-exclusive easement for ingress and egress and utilities over, under and upon a tract of land 60 feet in width lying 30 feet on each side of the following described centerline, described as follows:

Commencing at the West 1/4 corner of said Section 33;
thence North 89°55'08" East along the East-West centerline of said Section 33 a distance of 990.00 feet;
thence North 0°18'51" West parallel with the West line of the Northwest 1/4 of said Section 33, a distance of 660.00 feet to the TRUE POINT OF BEGINNING;
thence continue North 0°18'51" West a distance of 550.64 feet;
thence North 53°25' West a distance of 601.81 feet to the terminus of said described line;

EXCEPTING from said 60 foot strip that portion lying within the boundaries of the above described South 60 feet and the West 30 feet of Tract 22 and within the boundaries of said above described Tract 21.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

The above described parcel is considered a historic Lot of Record and will be granted lot status upon recording of this boundary line adjustment.

APPROVED

Reviewed and approved in accordance with Skagit County Code, Chapter 14.18.700

Skagit County

By: Mark Barber
Title: St. Planner

Date: 10/17/2019



9-16-19

Exhibit "D"

CLAN 2002, LLC, a Washington Limited Liability Company, Parcel
After Boundary Line Adjustment
(Portions of Tracts 21 and 22, unrecorded Plat of Steelhead Bend)
(Portion of Skagit County Assessor's Parcel Number P-40541)

That portion of the Northwest 1/4 of Section 33, Township 35 North, Range 5 East, W.M., described as follows:

Commencing at the Southwest corner of said Northwest 1/4;
thence North 0°18'51" West (called North 0°47'30" West on previous descriptions), along the West line of said Northwest 1/4, for a distance of 2,010 feet;
thence North 89°55'08" East (called North 89°25'29" East on previous descriptions), parallel with the South line of said Northwest 1/4, for a distance of 990.00 feet;
thence South 0°18'51" East (called South 0°47'30" East on previous descriptions), parallel with the West line of said Northwest 1/4, for a distance of 269.36 feet, to the TRUE POINT OF BEGINNING;
thence North 89°49'21" East (called North 89°19'42" East on previous descriptions) for a distance of 415.81 feet;
thence South 1°02'15" West (called South 0°33'37" West on previous descriptions) for a distance of 1,081.54 feet;
thence South 89°55'08" West, parallel with the South line of said Northwest 1/4, a distance of 390.30 feet to a point bearing South 0°18'51" East from the TRUE POINT OF BEGINNING;
thence North 0°18'51" West, parallel with the West line of said Northwest 1/4 for a distance of 1,078.00 feet (called 1,080.64 feet in previous descriptions) to the TRUE POINT OF BEGINNING.

EXCEPT the West 201.60 feet (as measured perpendicular to the West line) thereof.

(Being a portion of Tracts 21 and 22 of the unrecorded Plat of Steelhead Bend).

(Containing an area of 217,801 sq ft, 5.0 acres)

TOGETHER WITH a non-exclusive easement 100 feet in width for ingress, egress and utilities over and across Section 33, Township 35 North, Range 5 East, W.M., the centerline of which is described as follows:

Commencing at the East 1/4 corner of said Section 33;
thence South 89°25'29" West, along the East-West centerline of said Section 33, a distance of 1,000.00 feet;
thence South 3°00'16" West, 505 feet, more or less, to a point on the North line of the County Road known as the Old Day Creek Road, said point also being the POINT OF BEGINNING of herein described centerline;
thence North 3°00'16" East 505 feet, more or less, to the East-West centerline of said Section 33;
thence continuing North 3°00'16" East 250.43 feet;
thence South 89°25'29" West, parallel to said East-West centerline of Section 33, a distance of 420.00 feet;
thence North 0°33'37" East 410.00 feet;
thence South 89°25'29" West, parallel to said East-West centerline of Section 33, a distance of 2,850 feet to the terminus of herein described centerline;

EXCEPTING from said 100 foot strip any portion lying within the boundaries of the above-described Tract 22.

UNOFFICIAL DOCUMENT

ALSO, a non-exclusive easement for ingress and egress and utilities over, under and upon a tract of land 60 feet in width lying 30 feet on each side of the following described centerline, described as follows:

Commencing at the West 1/4 corner of said Section 33;
thence North 89°55'08" East along the East-West centerline of said Section 33 a distance of 990.00 feet;
thence North 0°18'51" West parallel with the West line of the Northwest 1/4 of said Section 33, a distance of 660.00 feet to the TRUE POINT OF BEGINNING;
thence continue North 0°18'51" West a distance of 550.64 feet;
thence North 53°25' West a distance of 601.81 feet to the terminus of said described line;

EXCEPTING from said 60 foot strip that portion lying within the boundaries of the above described South 60 feet and the West 30 feet of Tract 22 and within the boundaries of said above described Tract 21.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

The above described parcel is considered a historic Lot of Record and will be granted lot status upon recording of this boundary line adjustment.

APPROVED

Reviewed and approved in accordance with Skagit County Code, Chapter 14.18.700

Skagit County

By: Bruce Rodin
Title: S. Planner

Date: 10/17/2019

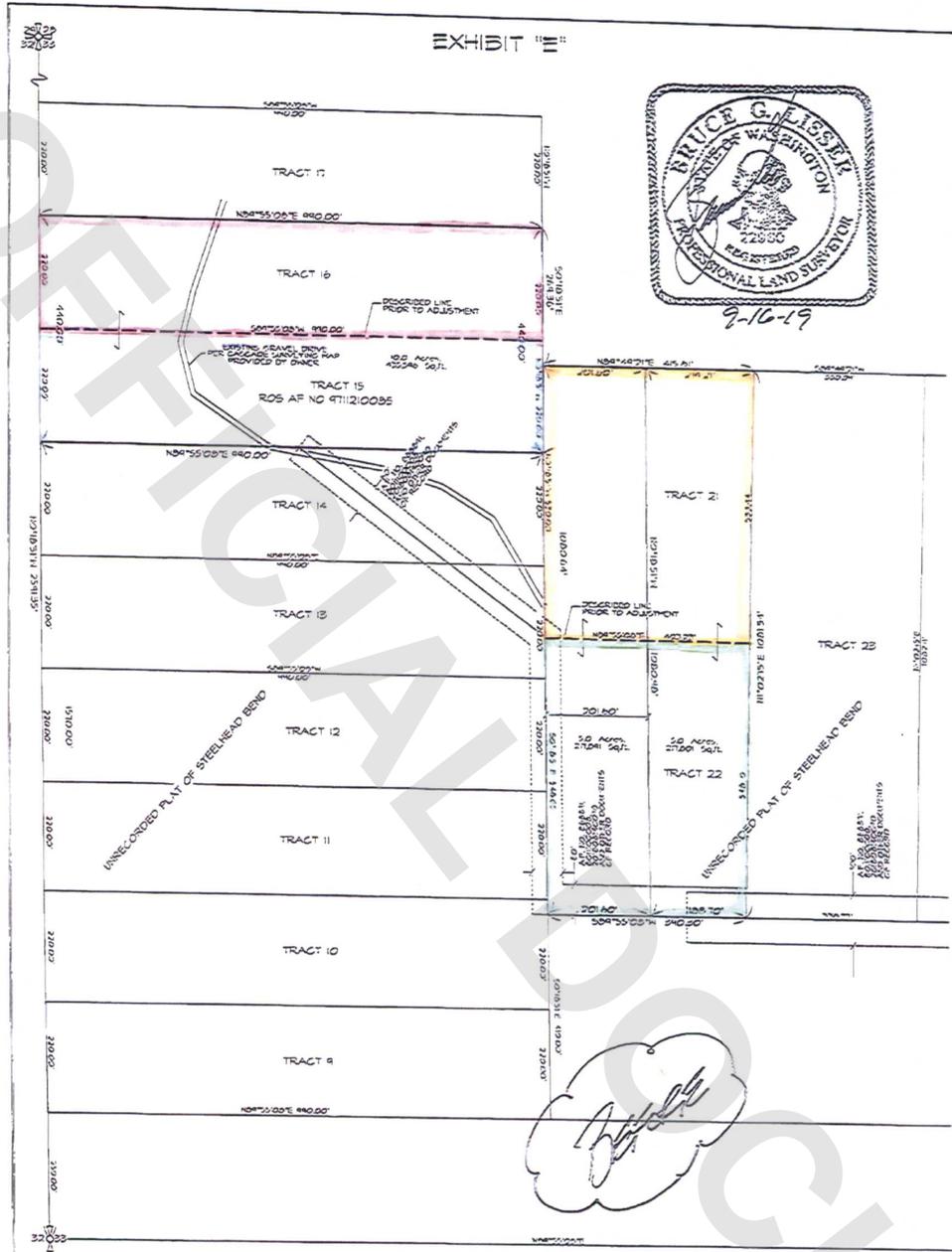


9-16-19

EXHIBIT "E"



9-16-19



SEE ROS A.F. NO. 971120085 FOR ADDITIONAL SURVEY INFORMATION



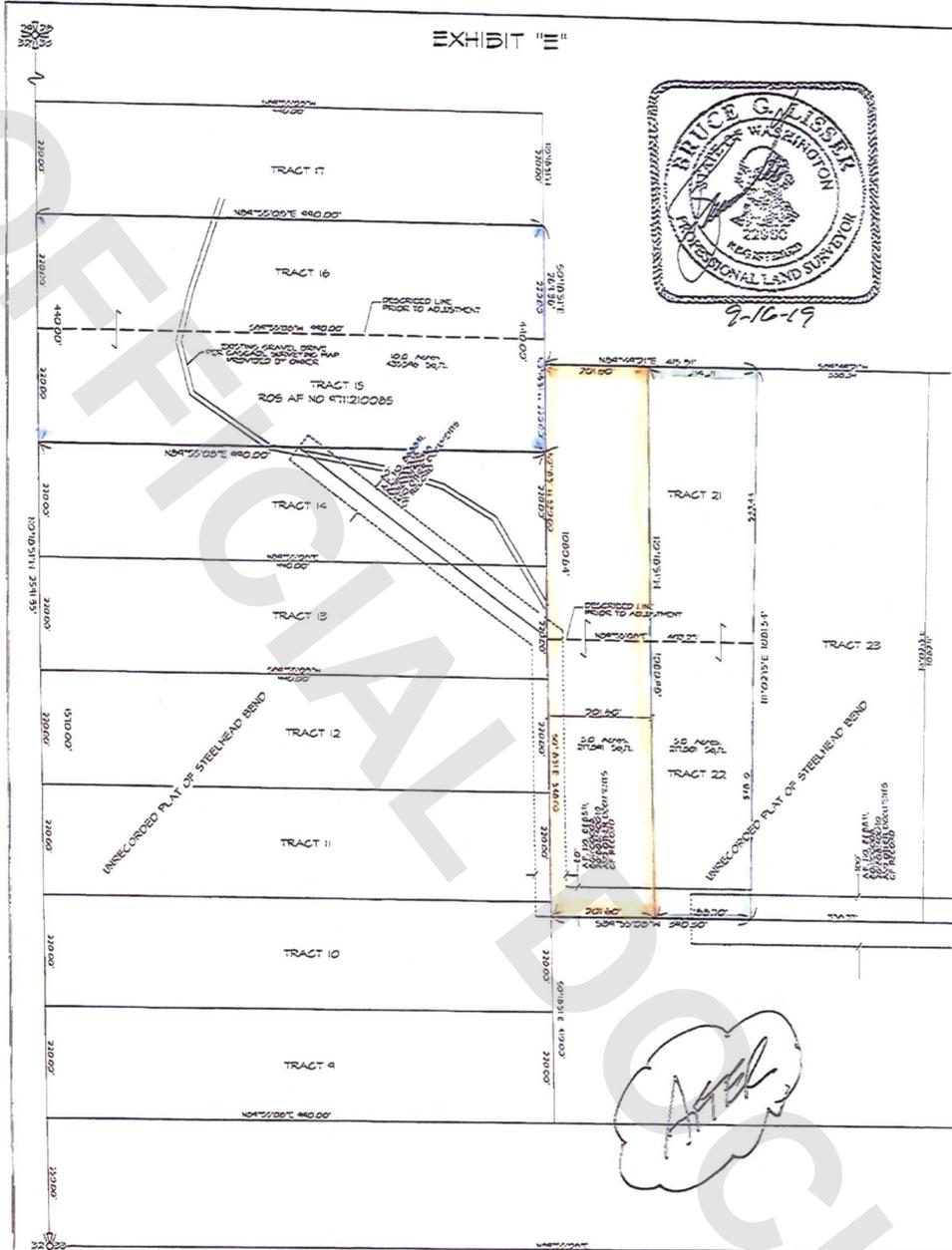
EXHIBIT MAP IN A PORTION OF THE
NORTHWEST 1/4 OF
SECTION 33, T. 53 N., R. 3 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: CLAN 2002, LLC

SCALE: 1"=250'
MERIDIAN: ASSUMED

LISSE & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-419-7442

DATE: 9/16/19
DWG: 19-094 BLA

EXHIBIT "E"



SEE ROS A.F. NO. 9711210085 FOR ADDITIONAL SURVEY INFORMATION



EXHIBIT MAP IN A PORTION OF THE
NORTHWEST 1/4 OF
SECTION 33, T. 33 N., R. 3 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: CLAN 2002, LLC

SCALE: 1"=250'
MERIDIAN: ASSUMED

LISSER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98275 360-419-7442

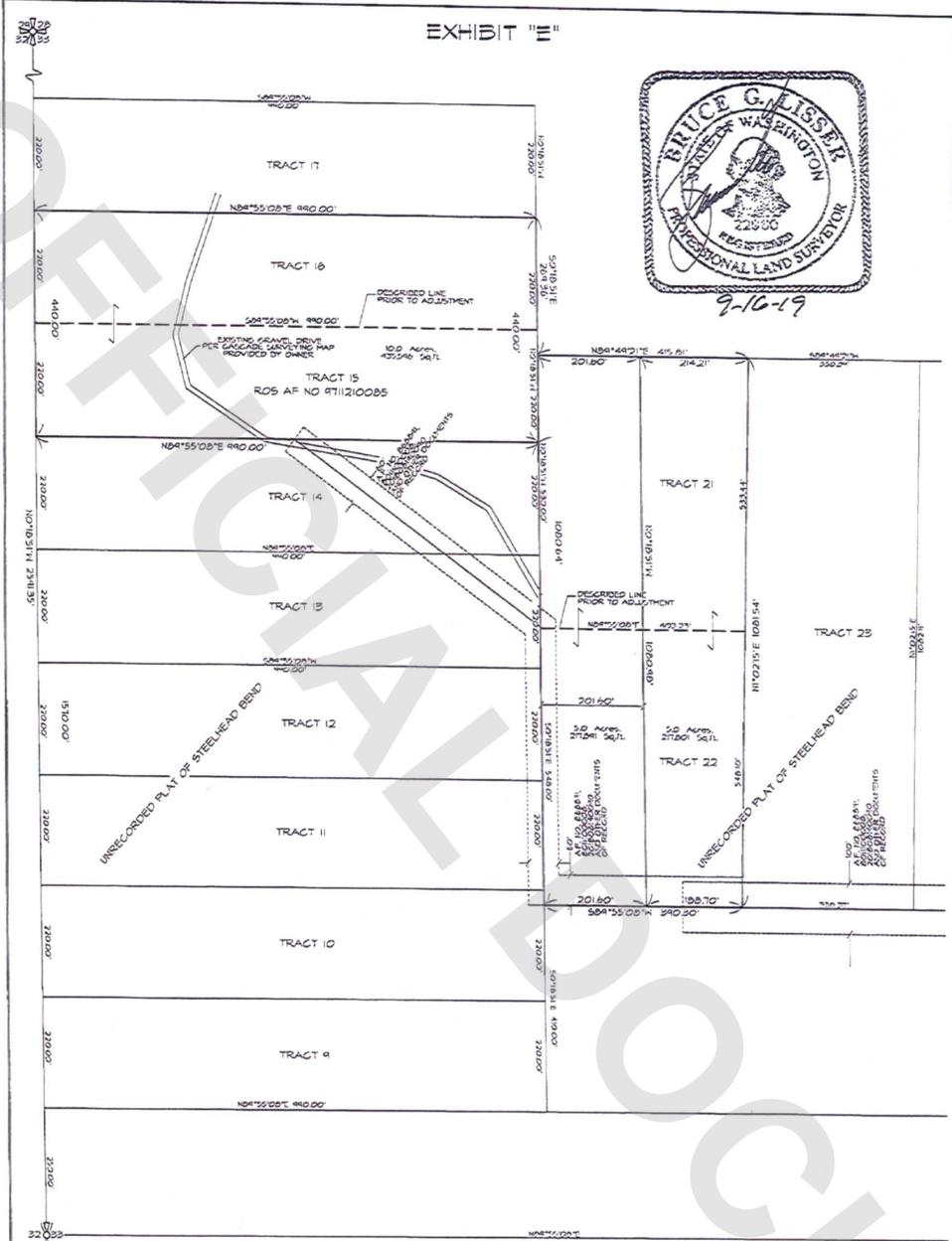
DATE: 9/16/19
DWG: 19-094 3LA

As Shown

EXHIBIT "E"



9-16-19



SEE ROS A.F. NO. 9711210085 FOR ADDITIONAL SURVEY INFORMATION



EXHIBIT MAP IN A PORTION OF THE
NORTHWEST 1/4 OF
SECTION 33, T. 33 N., R. 5 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: CLAN 2002, LLC

SCALE: 1"=250'
MERIDIAN: ASSUMED

LISSER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98275 360-419-7442

DATE: 9/16/19
DWS: 19-094 BLA