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08/10/2020 01:42 PM Pages: 1 of 6 Fees: \$108.50
Skagit County Auditor

When recorded return to:

JUNIOR FARMS LLC
PO Box 586, Burlington, WA 98233


Filed for record at request of:

ACME PROPERTIES LLC

Land Title & Escrow No. M-22120

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020 2016
AUG 10 2020

Amount Paid \$
By  Skagit Co. Treasurer
Deputy

Quit Claim Deed

THE GRANTOR **ACME PROPERTIES LLC**

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

the following described real estate:

- See attached EXHIBIT 'A' – Legal Description BEFORE Boundary Line Adjustment
- See attached EXHIBIT 'B' – Legal Description of TRANSFER AREA
- See attached EXHIBIT 'C' – Legal Description AFTER Boundary Line Adjustment
- See attached EXHIBIT 'D' – Map/SURVEY of Boundary Line Adjustment

Tax Parcel Numbers:

ACME PROPERTIES LLC

(P34235) 350313-2-008-0009; (P34236) 350313-2-009-0008;
(P34239) 350313-2-012-0003; (P34240) 350313-2-013-0002

JUNIOR FARMS LLC

(P34237) 350313-2-010-0005; (P34228) 350313-2-002-0005

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

Abbreviated Legal: Ptn. S1/2/SW/NW-Sec 13, Twn 35N, Rg 3E

Dated: MAY 27, 2020



Co-
Steve Brinn,
Manager
ACME PROPERTIES LLC

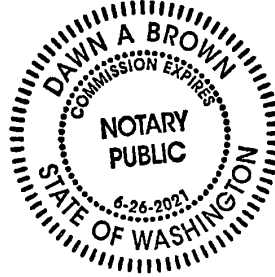
State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that **Steve Brinn** is the individual who appeared before me, and said individual acknowledged that **HE** signed this instrument and acknowledged it to be **HIS** free and voluntary act for the uses and purposes mentioned in this instrument, with full authority to execute this instrument in **HIS** capacity as **Manager** of **ACME PROPERTIES LLC**

Dated this 27 day of MAY, 2020

Dawn A. Brown
Notary Public in and for the
State of Washington, residing at
BOW, WA

My appointment expires 6-26-2021



BOUNDARY ADJUSTMENT

Reviewed and approved in accordance
with Skagit County Code Chapter 14.18

Gwen Roeder
Skagit Co. Planning & Dev. Services

7/22/2020
Date

EXHIBIT 'A'

Descriptions Before Boundary Line Adjustment

PARCEL A, P34235, P34236, P34239, P34240 - BEFORE:

The South 1/2 of the Southwest 1/4 of the Northwest 1/4; AND the South 40 Rods of the East 1/2 of the Northwest 1/4 of Section 13, Township 35 North, Range 3 East, W.M.

EXCEPT the West 30 feet of said Northwest 1/4 as conveyed to Skagit County for road, by deed recorded May 5, 1898, in Volume 34 of Deeds, page 346, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL B, P34237 P34228 - BEFORE

The South 1/2 of the North 1/2 of the Southwest 1/4 of the Northwest 1/4; AND that portion of the East 1/2 of the Northwest 1/4 lying West and South of the Great Northern Railroad right of way, and North of a line 40 rods North of and parallel to the South line of the Southeast 1/4 of the Northwest 1/4, all in Section 13, Township 35 North, Range 3 East, W.M.

EXCEPT the West 30 feet of said Northwest 1/4 as conveyed to Skagit County for road, by deed recorded May 5, 1898, in Volume 34 of Deeds, page 346, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT 'B'
Description of 'Transfer'

Transfer:

That portion of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 13, Township 35 North, Range 3 East, W.M., described as follows:

Commencing at the Northwest corner of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of said Section, thence South 87°28'57" East a distance 192.97 feet along the north line of the said subdivision to the TRUE POINT OF BEGINNING, thence South 2°31'03" West a distance of 10.00 feet, thence South 87°28'57" East a distance of 10.00 feet, thence North 2°31'03" East a distance of 10.00 feet, thence North 87°28'57" West a distance of 10.00 feet to the TRUE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.

EXHIBIT 'C'

Description After Boundary Line Adjustment

PARCEL A, P34235, P34236, P34239, P34240 – AFTER:

The South 1/2 of the Southwest 1/4 of the Northwest 1/4; AND the South 40 Rods of the East 1/2 of the Northwest 1/4 of Section 13, Township 35 North, Range 3 East, W.M.

EXCEPT That portion of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 13, Township 35 North, Range 3 East, W.M., described as follows:

Commencing at the Northwest corner of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of the said Section, thence South 87°28'57" East a distance 192.97 feet along the north line of the said subdivision to the TRUE POINT OF BEGINNING, thence South 2°31'03" West a distance of 10.00 feet, thence South 87°28'57" East a distance of 10.00 feet, thence North 2°31'03" East a distance of 10.00 feet, thence North 87°28'57" West a distance of 10.00 feet to the TRUE POINT OF BEGINNING.

EXCEPT the West 30 feet of said Northwest 1/4 as conveyed to Skagit County for road, by deed recorded May 5, 1898, in Volume 34 of Deeds, page 346, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL B, P34237, P34228 – AFTER:

The South 1/2 of the North 1/2 of the Southwest 1/4 of the Northwest 1/4; AND that portion of the East 1/2 of the Northwest 1/4 lying West and South of the Great Northern Railroad right of way, and North of a line 40 rods North of and parallel to the South line of the Southeast 1/4 of the Northwest 1/4, all in Section 13, Township 35 North, Range 3 East, W.M.

TOGETHER WITH That portion of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 13, Township 35 North, Range 3 East, W.M., described as follows:

Commencing at the Northwest corner of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of the said Section, thence South 87°28'57" East a distance 192.97 feet along the north line of the said subdivision to the TRUE POINT OF BEGINNING, thence South 2°31'03" West a distance of 10 feet, thence South 87°28'57" East a distance of 10 feet, thence North 2°31'03" East a distance of 10 feet, thence North 87°28'57" West a distance of 10.00 feet to the TRUE POINT OF BEGINNING.

EXCEPT the West 30 feet of said Northwest 1/4 as conveyed to Skagit County for road, by deed recorded May 5, 1898, in Volume 34 of Deeds, page 346, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT 'D'
Depiction/Survey of Boundary Adjustment

