Signature of Requesting Party

Return Address:

Law Offices of Jeffrey M. Eustis, PLLC 4616 25th Avenue NE, 608 Seattle, WA 98105 08/24/2020 02:36 PM Pages: 1 of 40 Fees: \$142.50 Skagit County Auditor

Please print or type information WASHINGTON STATE RECORDER'S Cover Sheet (RCW Document Title(s) (or transportions contained themsis) (ellers a subject to the state of the sta	
Document Title(s) (or transactions contained therein): (all areas applicable to your document must be f	illed in)
SETTLEMENT AGREEMENT, dated June 19, 2020	
Reference Number(s) of Documents assigned or released:	
N/A	
Grantor(s) (Last name, first name, initials)	
Michael and Tina Sullivan, husband and wife (plaintiffs in Skagit County Superior Co 11-2-02276-8)	ourt No.
Grantee(s) (Last name first, then first name and initials)	
Justin M. Falk and Brittany K. Falk, husband and wife (defendants and counterclaiman No. 11-2-02276-8)	nts in
Legal description (abbreviated: i.e. lot, block, plat or section, township, range)	
Portion of Government Lot 1 of Section 35, Township 35 North, Range 1 East, W.M., Skagit County.	within
The full legal description is on page 2 of Exhibit A, the Boundary Line Adjustment recunder AFN 202008120133.	corded
Assessor's Property Tax Parcel/Account Number	ned
Grantors' parcel number P32546 (350135-0-005-0002)	
Grantees' parcel number: P68416 (3981-000-002-0005)	
The Auditor/Recorder will rely on the information provided on the form. The staff will not read the docurrence or completeness of the indexing information provided herein.	cument to
I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and refe in emergency nonstandard document), because this document does not meet margin and formatting requi	rred to as

Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text

Note to Submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements.

of the original document as a result of this request."

When recorded return to:

Law Offices of Jeffrey M. Eustis, PLLC 4616 25th Avenue NE, 608 Seattle, WA 98105

SETTLEMENT AGREEMENT

This Settlement Agreement ("Agreement") is entered into on	, 2020
between Justin M. Falk and Brittany K. Falk (the "Falks") and Michael S.	Sullivan and
Tina Sullivan (the "Sullivans").	

Recitals

- Michael and Tina Sullivan ("Sullivans") are the owners of residential real property located at 11679 McCorkle Place, Anacortes, Washington, as identified on the Record of Survey (the "Record of Survey") under the "Before Description for Sullivan," which property is also referred to as the "Sullivan property." A copy of the Record of Survey is set forth at Exhibit A to this Agreement.
- Justin M. Falk and Brittany K. Falk ("Falks") are successors to David and Julie Barnet ("Barnets"), former owners of residential real property located at 11688 McCorkle Place, Anacortes, also in Skagit County, Washington, as that property is identified on the Record of Survey under the "Before Description for Falk," which is also referred as the "Falk property."
- 3. In November 2011, the Sullivans initiated an action under Skagit County Superior Court No. 11-2-02276-8 against the Barnets (and several other named defendants) to quiet title to certain property (the "disputed area") that lies between the Sullivan and Barnet (now Falk) properties. 1. The disputed area is legally described on the Record of Survey as the "Quiet Title Description."
- 4. In April 2012, the Barnets answered the complaint denying the Sullivans' claims and counterclaimed to quiet tile to the disputed area in their own names.² The court previously entered orders of default with respect to all other defendants.³ Consequently, prior to the Falks' purchase of the Barnets' interests, the only parties with claims to the disputed area were the Sullivans and the Barnets.

¹ Superior Court Sub File No. 2.

² Sub File No. 13.

³ Sub File Nos. 9, 10 and 84.

- 5. In July of 2015, the Barnets sold their property to the Falks and assigned to the Falks any and all claims under this action. The Falks substituted in for the Barnets in October 2017.⁴
- 6. On August 2, 2019, the Sullivans and the Falks entered into a CR2A Settlement Agreement to resolve their competing claims to the disputed property under which the parties agreed that the terms of settlement would be memorialized through a settlement agreement signed and acknowledged by the parties, and implemented through a decree under RCW Chapter 58.04 for the division of the disputed property division and the grant of easements.

Now therefore, pursuant to the terms of the CR2A Settlement Agreement and in consideration of mutual promises and other valuable consideration, the Falks and the Sullivans agree as follows:

Agreement

- The Falks and the Sullivans approve and accept the Record of Survey set forth at Exhibit A to this Agreement, including the legal descriptions of properties and easements, the property division, and the survey map and they agree to its recording.
- 2. As consistent with, and necessary to implement the property division and easements depicted on the Record of Survey and to grant clear title, the Falks agree to quit claim to Sullivans the portion of the "Quiet Title Description" property to be quieted in Sullivans, and Sullivans agree to quit claim to Falks the portion of the "Quiet Title Description" property to be quieted in Falks as those respective portions are described within the "After Description" of each party's parcel and within the quit claim deeds that are set forth at Exhibits B and C to this Agreement.
- 3. The Falks and the Sullivans further agree that they each shall have the same obligation in keeping the vehicle and pedestrian easement free and clear. The "Private Drive", "Private Road" signs posted at or near the top of the private drive at the time of the CR2A Agreement shall remain or may be replaced by similar signing. The Falks shall post signage on their property adjacent to the easement advising persons not to park or block the private road. The Sullivan's are directed to post signs to the effect of "No blocking or parking on private drive." The Falks have security cameras pointed at their driveway. The Sullivans have a security camera and a light pointed at their

⁴ Subfile No. 108.

driveway, behind the upper gate. Both parties agree to remove any operable or inoperable cameras aimed at or towards the other's property from any direction. Neither party may install additional lights or cameras within the easement area, or pointed down the easement.

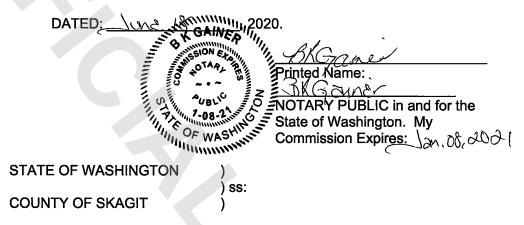
- 4. The Falks and Sullivans agree that the structure of the upper gate and its gate posts are the property of the Sullivans, they will not be altered or otherwise interfered with by the Falks, and that the gate doors would swing inward, onto the Sullivan property, and not outward onto the Falk property.
- 5. The Falks grant to the Sullivans a non-exclusive easement for mowing, planting and walking on a five (5) foot deep area within the Falk After Description property running from the easterly side of the Sullivan garden and continuing in an easterly direction for a distance of 39.56 feet running parallel to the property boundary established by the Record of Survey. This paragraph 5 and the prior paragraph 4 were added subsequent to preparation of the Record of Survey and are terms of the property division.
- The Falks shall convey to the Sullivans Skagit County Tax Parcel 32545 (also known as the former Thornton property) by special warranty deed in the form set forth at Exhibit D to this Agreement.
- 7. Upon their execution of the Record of Survey (Exhibit A) and the deeds set forth at Exhibits B, C and D, the parties agree to the entry of the Stipulation and Agreed Order dismissing the action under Skagit County Superior Court No. 11-2-02276-8, with prejudice, but without an award of fees or costs to either party, in the form set forth at Exhibit E.
- 8. The Falks have agreed to cover costs for the preparation and recording of the Record of Survey at Exhibit A, the Quit Claim Deeds at Exhibits B, C and D and Real Estate Excise Tax affidavits. Any property taxes due on Tax Parcel 32545 shall be borne by Falk and Sullivan in proportion to the time that each held title to the property in 2020; any balance of property taxes remaining from prior years on Tax Parcel 32545 shall be paid by Falks. In all other respects, each party shall bear its own legal fees and costs in connection with the settlement of the pending lawsuit.
- 9. Each party agrees to fully and unconditionally release and discharge each other from any and all claims related to their respective claims upon the disputed area and the subject litigation, except with respect to enforcement of rights created through this Agreement, the prior CR2A Settlement Agreement, and the documents and instruments implementing this Agreement.

- 10. This Agreement shall be interpreted, construed and enforced in accordance with Washington law. In the event it becomes necessary to enforce any provision of this agreement, the Parties agree that venue for any such action shall be limited to the Skagit County, Washington Superior Court. Any disputes arising in the implementation and performance of the settlement shall be resolved through arbitration using the Superior Court's mandatory arbitration procedures, with each party responsible for its own legal and arbitration fees and costs.
- 11. The parties voluntarily enter into this Agreement. Each person signing this Agreement represents that he or she has had the opportunity to confer with legal counsel and has the right and authority to execute this Agreement on behalf of the owner(s) of their respective properties.
- 12. All Parties were involved in the negotiation of this Agreement and each has had equal access to counsel. The parties expressly agree that this Agreement shall not be construed against any party as its drafter.
- 13. This Agreement, together with the prior CR 2A Agreement which it implements, represents the full and complete agreement of the Parties, and may not be modified without the written agreement of the Parties; no waiver of any of the terms or conditions of this Agreement shall be binding or effective for any purpose unless expressed in writing and executed by the party to be bound thereby.
- 14. The Parties hereby agree to perform all further acts and execute all further documents necessary to carry out the terms of this Agreement or to effect its purpose; the obligations imposed by this paragraph are specifically enforceable.
- 15. If any provision of this Agreement is determined to be unlawful or unenforceable, such provision shall be fully severable and the remainder shall remain in full force and effect with the automatic addition of a provision as similar in its terms to the illegal and/or unenforceable provision as may be possible to make such provision legal and enforceable.
- 16. This Agreement is binding upon the Parties and their respective successors, assigns, heirs, and administrators.
- 17. The Parties to this Agreement may execute this Agreement in counterparts, each of which, when executed and delivered, will be an original. This Agreement may be recorded. Upon recording, the Exhibits to this Agreement shall be replaced with reference to their recording or file numbers.

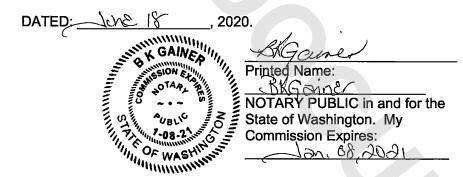
IN WITHESS WHEREOF, the parties hereto h	nave set their hands the day and
year indicated.	, ,
A Del	Date: 6/18/2020
JUSTIN M. FALK	,
O Dellun Fen	Date: <u>6/18/202</u> 0
BRITTANY K! FALK	, ,
	Date:
MICHAEL SULLIVAN	
	Date:
TINA SULLIVAN	
[Acknowledgements follow]	

**********	*******	*********	******	*****
STATE OF WASHINGTON)			
COUNTY OF SKAGIT) ss:)		٠	

I certify that I know or have satisfactory evidence that JUSTIN M. FALK is the person who appeared before me and signed this Settlement Agreement and release, acknowledging it to be his free and voluntary act for the uses and purposes mentioned in the instrument.



I certify that I know or have satisfactory evidence that BRITTANY K. FALK is the person who appeared before me and signed this Settlement Agreement and release, acknowledging it to be her free and voluntary act for the uses and purposes mentioned in the instrument.



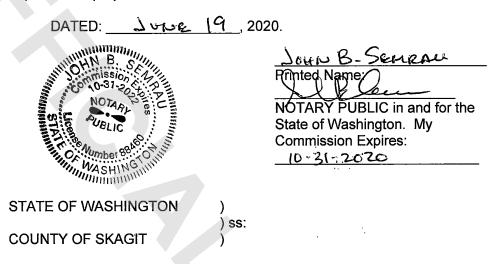
202008240143 08/24/2020 02:36 PM Page 8 of 40

IN WITNESS WHEREOF, the parties he year indicated.	reto have set their hands the day and
	Date:
JUSTIN M. FALK	· · · · · · · · · · · · · · · · · · ·
	Date:
BRITTANY K. FALK	
Mulan	Date: 6/19/20
MICHAEL SULLIVAN	
Sina Siellevan	Date: <u>U 19 / 20</u>
TINA SULLIVAN	/

[Acknowledgements follow]

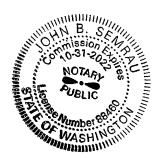
STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that MICHAEL SULLIVAN is the person who appeared before me and signed this Settlement Agreement and release, acknowledging it to be his free and voluntary act for the uses and purposes mentioned in the instrument.



I certify that I know or have satisfactory evidence that TINA SULLIVAN is the person who appeared before me and signed this Settlement Agreement and release, acknowledging it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: 6:19-2020 , 2020.



NOTARY PUBLIC in and for the State of Washington. My Commission Expires:

o betwo K

Exhibit A

Reduced Copy of Boundary Line Adjustment AFN 202008120133 SURVEYOR'S CERTIFICATE

THIS UNP CORRCITLY REPRESENTS A SURVEY LUBE BY LE OR UNDER MY DIRECTION IN CONFIDENCE HY DIRECTION OF THE SURVEY RECORDING ACT AT THE REQUEST OF JUST AND BRITMAY FALK IN DECEMBER 2019.

JOHN B. SURAU, P.E., P.LS., CERIFICATE NO. 28628
SEMAU ENGREEWING & SUNFERING, P.L.L.C.
2118 INVESTOR EMPK SUITE 208
UADMY YERNON, W. 86223
PHONE 350-424-9566

QUIET TITLE DESCRIPTION

COVERNMENT LOT 1 OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.,
EXCEPT COUNTY ROAD RIGHT OF WAY AND
ALSO EXCEPT THE FOLLOWING FIVE DESCRIBED TRACTS:

1. THAT PORTION LYNG WITHIN THE BOUNDARES OF THE FLATS OF RANCHO SAN JUAN DEL LHAR SUBDIVISION NO 17. ACCORDING TO THE FLAT RECORDED IN VIGLIUS 5 OF PLATS. PAGE 27. AND RANCHO SAN JUAN DEL LHAR SUBDIVISION NO. 10. "ACCORDING TO THE PLAT RECORDED IN VIGLUES 9 OF PLATS, PAGES 28 AND 29. RECORDS OF SKAGIT COUNTY, WASHINGTON.

2. BEONNING, AT A POINT ON HE SOUTHWESTERY, SIDE OF HE PUBLIC HIGHWAY MERE THE SAME MITRAGETS THE SOUTHWESTERS THE SOUTHWESTE

AT THAT PORTION OF GOVERNMENT LOT 1, SECTION 35, TOWNSHIP 35 NORTH, RANGE 1 EAST, WALL DESCRIBED AS FOLKING:

AS THAT PORTION OF GOVERNMENT LOT 1, SECTION 35, TOWNSHIP 35 NORTH, RANGE 1 COMMENSION AT THE MOST EASTERLY CORNER OF LOT 1 OF THE PLAT OF RANGES ON SAW, JAM DEL MAR NO. 10, AS FER HAT FILED IN VOLUME 9 OF PLATS, AT PAGES 28 MAD 28, RECORRS OF SAGAL COUNTY, WASHINGTON, THENCE NORTH, SET 14 WEST, A DISTANCE OF 6, AS OF FERT THE MEST HAVE NORTH AS THE PLACE AS SHOWN ON SAUD PLAT, THENCE NORTH 37 48 EAST ALONG THE NORTHWESTERLY LINE OF SAUD MCCORNEL PLACE A DISTANCE OF 101, AZ FEET TO THE MOST NORTHEASTERLY CORNER OF THAT CEPTAM THACT OF LAND DEEDED TO JAMOOLD LE DISTONE MOST NEW CONTRAL BY A FEET THACK NORTH AS THAT YELD NORTH MAD SO THAT AS THACK. A DISTANCE OF 105, THE PLACE NORTH MAD THAT AS THAT THAN DISTANCE OF 105, THE PLACE NORTH MAD THAT AS THAT THAN DISTANCE OF THE TOT HE MOST NORTHEAST THAT THAN DISTANCE OF 105, THE THAN DISTANCE OF 105, THE THAN DISTANCE OF 105, THE THAN DISTANCE OF 105 THE THAN DISTANCE OF 105 THAT THAN DISTANCE OF 105 THE THAN DISTANCE OF 105 T

4. LOT 4 - AS DEUNEATED ON SHORT PLAT NO. 19-85, APPROVED JUNE 7, 1985. RECORDED JUNE 10, 1985 N. BOOK 7 OF SHORT PLATS PAGES 26 AND 25 JUNDER AUDITORS FLE NO. BEOGLODOZI, RECORDS OF SCALDI COLUMTY, WASHINGTON, BEING A PORTION OF GOVERNMENT JUTS 1 AND 2 AND INJEKNORTHEAST X OF THE SOUTHWEST X OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 1 EAST, WAL.

S BECHNING ON EASTEAY LINE OF ROADWAY ABITING ON EASTEAY, LINE OF TRACT OF THE CONTROL OF THE CO

SITUATED IN SKAGIT COUNTY, WASHINGTON

BEFORE DESCRIPTION FOR FALK
OIT I MUST THE WORTHWESTERLY 3 FEET OF LOT 2 (SAID NORTHWESTERLY 3 FEET OF LOT 2
LING FRANLER TO THE SOUTHEST LINE OF SAID LOT 1), "PLAT OF RANCIO SAIN JUAN DEL
LING FRANLER TO THE SOUTHEST LINE OF SAID LOT 1), "PLAT OF RECORDED IN VOLUME 9 OF
PLATS, PLACES 28 AND 45, RECORDED OF SKAIGT COUNTY," MASHINGTON.

SITUATE IN SKAGIT COUNTY, WASHINGTON

BEFORE DESCRIPTION FOR SUILLIVAN THAT PORTION OF LOT 10 F SECTION 35, TOWNSHP 35 NORTH, RANGE 1 EAST OF THE WILLAMETE MERIDIAN, DESCRIBED AS POLLOWS:

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

REVIEWED, AND APPROVED IN ACCORDANCE WITH SCC CHAPTER 14.18.700 ON

BOUNDARY LINE ADJUSTMENT

SITUATED IN SKAGIT COUNTY, WASHINGTON

OWNER'S DECLARATION:

KNOW ALL PROFILE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS CERTIFIES THAT THE BOUNDARY LINE ADJUSTMENT IS MADE AS A FREE ACT AND DEED, IN WINESS THEREOF IN HAVE FREENITO SET OUR HANDS AND SEALS THIS.

DAY OF THE PROFILE BY THE PROFILE OF THE PROF

BRITTANY K. FALK TINA SULLIVAN XILLELEXAAN

ACKNOWLEDGEMENTS

COUNTY OF SKAGLY STATE OF WASHINGTON

ON THIS DAY PERSONALLY APPEARED BEFORE LIE JUSTIM M. FALK, KNOWN TO BE THE KNOWDVIA, DESCRIBED IN AND WAS EXECUTED HE WITHIN AND FORECOME INSTRUMENT, AND ACKNOWLEDEDS HAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSEST HERBEIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE 22_DAY OF AGENCE

, 20,30

0

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT THE STATE OF WASHINGTON MY COMMISSION EXPIRES: 10:31.24.78

STATE OF JOHNS HILLYLICH

ON THIS DAY PERSONALLY APPEARED BEFORE ME BRITMAY K. FALK, KNOWN TO BE THE NOWDOUL DESCRIBED IN AND WHO EECCHED THE WITHIN AND PROCECOING INSTRUMENT, AND ACKNOWLEDED THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND BEED FOR THE USES AND PURPOSEST HERBEIN MAYDINGED. COUNTY OF SKARGET 20 20

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE 22 DAY OF JOINE













NEUDOLATES IRON REBAR SET WITH YELLOW CAP — SURVEY NUMBER SEMRAU
 NUMBOLATES EXISTING REBAR OR IRON PIPE FOUND.

X - INDICATES MAG NAIL SET

- INDICATES HUB AND LATH SET

DESCRIPTIONS SHOWN ARE FROM SETTLEMENT AGREEMENT BETWEEN FALK AND SULLIVAN.

BASIS OF BEARING: PLAT OF RANCHO SAN JUAN DEL MAR SUBDINISION NO. 10 VOLUME 8 OF PLATS, PAGES 28 AND 29, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SURVEY PROCEDURE: STANDARD FIELD TRAVERSE. INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER. ALL DISTANCES ARE SHOWN IN FEET.

THIS SUREY, MAY SOME OCCUPATIONAL NICOLATES AS FEE WAS, CHAPTER SOLIAD, LINES OF OCCUPATION MAY MODICATE REAST FOR POTENTIAL CLAUS OF UNMERTING WORKESHEP, THIS BOUNDARY SUREY FAS ONLY SHOWN THE RELATIONSHEP OF LINES OF OCCUPATION OF THE DEEDLE LINES OF RECORDS, NO RESOLUTION OF OWNERSHEP BASED ON UNMOTITEN RIGHTS HAS BEEN MADE OR MAPILED BY THIS SURVEY.

SUCREY AS SECDIFICALLY STATED OR SHOWN ON THIS SURRY MAP, THIS SURRY DOES NOT PROPORT TO RETAINED, ALL OF THE FACL DUMBN WHICH MAY BE APPLICABLE TO THE SURRED FRAL ESTATE. EXSELENTS, BUILDING STEPACY LINES, RESTRICTURE CONDENNITS, SUBDISSION RESTRICANS, ZOWING OR OTHER LAND-LINES AND MAY OTHER FACTS THAT AM ACCURATE AND CARREDY THE SEARCH AND OBSECUES.

SHEET 1 OF 3

SURVEY OF LOT 1 & A PORTION OF PLAT OF RANCHO SAN JUAN DEL MAR TOT. 10 20

				,
PG.				
13-	FO		SEC.	5
16 SI	20	SKA	TION	
MRA	Snr	GIT	35	a time of tentrollo both women both block but to
EN	NIE	CO	, 1	,
S.	Æ	Ę	i-	ì
Ē	B	7,	ũ	
G	BR	₩.	ŗ	1
US	TT	HS	겼	5
RVE	AN	N		į
JNG	H Y	Ö		
VOS	ΑL	Z	.₩	;
:81	~		X	
1				ċ
Ŏ,				
	PG. 13-16 SEMRAU ENGINEERING & SURVEYING SCALE: 1"- 50"	FOR: JUSTIN AND BRITTANY FALK FG. 13-16 SEMBAU ENGINEERING & SURVEYING SCALE: 1"- 50'	SKAGIT COUNTY, WASHINGTON FOR: JUSTIN AND BRITTANY FALK PG. 13-16 SEMBAU ENGINEERING & SURVEYING SCALE: 1"- 50'	SECTION 35, T. 35 N., R. 1 E., W.M. SKAGIT COUNTY, WASHINGTON FOR: JUSTIN AND BRITTANY FALK PG. 13-16 SEMBAU ENGINEERING & SURVEYING SCALE: 1"- 50'

K.

SKAGIT COUNTY AUDITOR AND SURVEYING, PLLC. Loudy Teling

AUDITOR'S CERTIFICATE

PILED FOR RECORD THIS 12, DAY OF ADQUEST 2020 AT 3:55 DM, UNDER AUDITOR'S PILE # 2020 AT 2020 AT 3:55 DM, UNDER AUDITOR'S PILE # 2020 AT 3:55 DM. AT THE REQUEST OF SEMRAU ENGINEERING

STATE OF LANGUILLE STATE OF LANGUILLE ACKNOWLEDGEMENTS

COUNTY OF SKAC LT

On his day personally appeared before he michael sullyan, known to be the individual described in and kho decedited the within and forecome instrument, and acknowledged that they source due her same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE . 19 DAY OF JULLE 2029

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT INC. UTAST VERIFIED AND MY COMMISSION EXPIRES:

COUNTY OF SICKE CT STATE OF YUNSHILLETON

ORI THIS DAY PERSONALLY REPORT BY THE WITH A SHAUMA, KNOWN TO BE THE KNOWDUM, CORNING THE WITH A SHAUMAN FOR THE WORLD STREAMEN DAY BY A CHROWNEDGEN THE WITH A SHAUD FORECOME WITH WITH A SHAUD A CHROWNEDGEN THE SAME AS THER FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREBY MENTIONED. GIVEN UNDER MY HAND AND OFFICIAL SEAL THE 19 DAY OF 10LE 20/20

DRAWING FILE: 4972BLA2.DWG 5/13/2020

AFTER DESCRIPTION FOR FALK
LOT I AND THE NORTHESTERLY 3 FEET OF LOT 2
LOT I AND THE NORTHESTERLY 3 FEET OF LOT 2
LING FRANLEL ID THE SOUTHEST, UNE OF SAN LOT IT), "PLAT OF RANCHO SAN JUAN DEL
LING FRANLEL TO THE SOUTHEST IN THE PLAT THEREOF, RECORDED IN VICILIES OF
FACTS, PLATS 25 AND 25, RECORDS OF SKART COUNTY, WASHINGTON.

TOSE DEFINEN WITH TOSE PRIMEDIT LOT 1, SECTION 35, TOWNSHIP 35 NORTH, RANGE 1 EAST, WA. DESCRIBED AS CYLLIAMS.

WAL DESCRIBED AS CYLLIAMS.

COMPLICION AT THE MOST EXSTERLY CORNER OF LOT 1 OF THE PLAT OF RANGOD SAN COMPLICION AT THE MOST EXSTERLY CORNER OF NOUTHER 9 OF PLATS, AT PAGES 20 AND 29, RECORDS OF SANGT COLVEY, WASHINGTON, THENCE NORTH 59 1"A "MEST, A DISTANCE OF A.60 FEET TO THE MOST WASHERY, THENCE NORTH 49 2" 2" INSET A DISTANCE OF TOTAL FEET TO A POWER OF SANGT COLVEY, WASHINGTON, THENCE NORTH 59 1"A "MEST, A DISTANCE OF LAND DEEDED TO ARROUGH OR SANGT DISTANCE OF THE NORTHWEST CONCAVE TO THE SOUTH HANNIG AN INITIAL ROYLL AND THE ARC OF SAND CHAPE OF THE SOUTH HANNIG AN INITIAL ROYLL AND THE ARC OF SAND CHAPE TO A POWER OF SANDT ON A NORTHWEST CONCAVE TO THE LEFT HANNIG A RADIUS OF PEACH THROUGH A CRUTHAL MAGE OF 513717"A MAC LANGIN OF SAND CHAPE TO A POWER OF SANDT SAN

SITUATED IN SKAGIT, COUNTY WASHINGTON

TEMPORARY TREE TOPPING EASEMENT TO FALK OVER A PORTING OF HE "AFTER DESCRIPTION FOR SULLIVAN" THE SULLIVANS GRANT TO FALKS AND TO HERE SUCCESSORS A TEMPORARY EXECUTED TO ALLIW THEE TOPPERS AGESTS AND TO HERE SUCCESSORS A TEMPORARY EXECUTED THE LORRE PART OF THE FALK AGESTS AND CONTINUE SULLIVAN PROPERSY DESCRIPTIONS AND AGESTS AND CONTINUE SULLIVAN PROPERSY DESCRIPTIONS AND AGESTS AND THE FALKS AND THE SULLIVAN PROPERSY DESCRIPTIONS AND THE FALKS AND THE TOPPING ON THE SULLIVANS FOR ANY DAMAGES OR INJURIES FROM TREE TOPPING ON THE EASEMENT AREA.

A NON-EXCLUSIVE AND TEMPORARY 15 FOOT FASSIVENT OVER A PORTION OF COVERNMENT LOT 1 OF SECTION 35. TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M., SAID 15 FOOT EASEMENT LYNG WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENSING AT THE MORTHWESTERLY CORNER OF THE MORTHWESTERLY 3 FEET OF LOT 2" "FIAT OF RANCHO SAN JUAN DEL MAR NO. 10", AS PER PLAT FIED IN VOLUME 9 OF PLATS, AT PAGES 28 AND 39, RECORDS OF SKAGT COUNTY, MASHINGTON; THENCE SOUTH 40" 3" 00" MESI, A DISTANCE OF 5-49 FEET ALONG THE EXTENSION OF SAID NORTHWESTERLY 3 FEET OF LOT 2 TO THE TRUE POINT OF BEGINNING.

HEAGE KORTH 3,73908" WEST A JUSTANGE OF 50,98 FETT TO A POINT OF CONNAIDE.
HEAGE ALONG THE ARCO OF A CURNE TO THE ROBEH HAWNO A ROAUS OF 185.00 FEST.
THROUGH A CENTRAL ANIGE OF 311720", AND ARC LENGTH OF TOLCO FEET TO A POINT OF
COMPOUND CHEVATURE OF TO A FERNE TO THE ROBEH HAWNO A ARABUS OF 42,55 FETT,
THROUGH A CENTRAL ANIGE OF 172037", AND ARC LENGTH OF 14 FEST MORE OR LESS TO
THROUGH A CENTRAL ANIGE OF 172037", AND ARC LENGTH OF 14 FEST MORE OR LESS TO
THROUGH A CENTRAL ANIGE OF 172037", AND ARC LENGTH ARCO AND THE ISSANIANS OF

SITUATED IN SKAGIT COUNTY, WASHINGTON

AFTER DESCRIPTION FOR SULLIVAN
THAT PORTION OF COVERNIAN TO GET OF SULLIVAN
OF THE WILLMETTE MERIDAN, DESCRIBED AS FOLLOWS.

ESCHANING AT A POINT ON THE SOLTHWESTERLY SIDE OF THE PUBLIC HICHMAY WHERE THE SAME, INTERESCENT RESOURCES VIL WIS GO. IT JUST OF TANCHOS AM LAWA BY A SUBMYSSION HO, 11, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATES PAGE 7, RECORDS OF SKART COUNTY, WASHINGTON, THEORET AND FEEL SCHIMPASTERLY VILE OF SAUD PUBLIC HIGHMAY TO THE STORT THEORY COUNTY AS OF THE OF SAUD PUBLIC HIGHMAY OF THE OF SAUD PUBLIC HIGHMAY FOR SAUD PUBLIC PUBLI

TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 1 OF SECTION 35, TOWNSHIP 35 NORTH RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS:

BECONNER ON EASTERY LINE OF ROADWAY ABUTTING ON EASTERLY LINE OF TRACT C TO A PORT WITH OWN TREATERY LINE (OF TA OF TRACHO SAN JUAN DEL MAR, SUBDIVISON) ON THE SAN DEATH OF THE SAN FORCETTE AND SAN DEPOLETION HOLD TREATERY AND MADE THAT FOR THE SAN HORMAY FROM PORTY OF THE SAN FORCETTE HEAVE TO LET THE SAN TH

SITUATED IN SKAGIT COUNTY, WASHINGTON

TOSETHER WITH THAT PORTION OF GOMERNMENT LOT 1 OF SECTION 35, TOWNSHIP 35 NORTH, ROMER LESST, MALL DESCRIBED, AS COMERS.

RECORDES OF SAME LAND CO. AS EFE PLAT LEIDE IN COLUMN CIDE LAND.

RECORDES OF SAME COUNTY, WASHINGTON, THENCE MORTH SET 14' WEST, A DISTANCE OF AREA CELLOW.

AND RELL MARK NO. 10, AS EFE PLAT LEIDE IN COLUMN CIDE LACE AS SHOWN ON SUID PLAT.

THENCE MORTH 31' 46' EAST ALONG THE KRETHMESTERY, LINE OF SAID MCCORRLE PLACE A.

DISTANCE OF SOLO FEET, THENCE MORTHWESTERY, LINE OF SAID MCCORRLE PLACE A.

DISTANCE OF SOLO FEET, THENCE MORTHWESTERY, LINE OF SAID MCCORRLE PLACE A.

DISTANCE OF SOLO FEET, THENCE MORTHWESTERY, LINE OF SAID MCCORRLE PLACE A.

DISTANCE OF SOLO FEET, THENCE MORTHWESTERY, LINE OF SAID MCCORRLE PLACE A.

DISTANCE OF SOLO FEET, THE MORTHWEST COMPACE TO A POINT ON A POINT OF CALLED THENCE ALONG SHE ALD CORST. THE MORTHWEST MORALE TO A POINT ON A POINT OF SAID FEET, THENCE ALONG MY AND CARRY WEST.

THENCE ALONG MY AND OF SAID CHAPE TO THE LETT HANGE A RADIUS OF SAID FEET, THENCE SOLD THE STAND LAND CORRAL FOR THE MORTHWEST MORTH METORICAL AND CORRAL PLACE OF SAID CHAPE. TO THE LETT HANGE A RADIUS OF SAID CHAPE TO THE LETT HANGE A RADIUS OF SAID CHAPE TO THE LETT HANGE A RADIUS OF SAID CHAPE TO THE LETT HANGE A RADIUS OF SAID CHAPE TO THE LETT HANGE A RADIUS OF SAID CHAPE TO THE LETT HANGE A RADIUS OF SAID CHAPE TO THE LETT HANGE A RADIUS OF SAID CHAPE TO THE LETT HANGE A RADIUS OF SAID CHAPE TO THE LETT HANGE A RADIUS OF SAID CHAPE TO THE LETT HANGE A RADIUS OF SAID CHAPE TO THE LETT HANGE A RADIUS OF SAID CHAPE TO THE LETT HANGE A RADIUS OF SAID CHAPE TO THE LETT HANGE A RADIUS OF SAID CHAPE TO THE LETT HANGE A RADIUS OF SAID CHAPE TO THE LETT HANGE A RADIUS OF SAID CHAPE TO THE LETT HANGE A RADIUS OF SAID CHAPE TO THE LETT HANGE A RADIUS OF SAID CHAPE TO THE LETT HANGE A RADIUS OF SAID CHAPE TO THE LETT HANGE A RADIUS OF SAID CHAPE TO THE LETT HANGE A CENTRAL ANGLE OF STITTSON, AN ARC LENGTH OF TOLOR THE TO THE SAID CHAPE TO THE LETT HANGE A CENTRAL ANGLE OF STITTSON, AND SCHO

VEHICLE AND PEDISTRIAN BASEMENT TO SUILLIVAN ORB A PORTION OF HE WITER SESSION TO THE SEARCH TO SUILLIVAN AND OFF HE PORTION OF HE WITER SESSION AND SUCCESSOR AND GUESTS, A NON-EXCLUSIVE EXEMENT TO THE MECORAGE PLACE CALL ES AS FOR WHICE AND EDESTRIAN NORFESS AND GERES ONLY, BUT NOT FOR HE PARAMET OR STROKE OF VEHICLES, RECORATIONAL EXPINENT TO THE WASTE ONLY, BUT NOT FIRS THE PARAMET OR STROKE OF WHITE LASS GUEST PARAMET, BUT NOT FIRS THE PARAMET OF WHITE CANS, GUEST PARAMET, THOSE AND THE COURT OF WHITE CANS GUEST PARAMET, THOSE AS THE PARAMET OF THE FORTION OF THE MACHINE THE SULLIVAN ROPERTY THE SULLIVAN ROPERTY OF THE SULLIVAN ROPERTY SULL ES THE SULLIVAN GUEST FARMET, GOOD THE SULLIVAN ROPERTY SULL ES THE SULLIVAN RO

A NON-EXCLUSIVE 15 FOOT EASEMENT OVER A PORTION OF GOVERNMENT LOT 1 OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 1 EAST, WAM, SAID 15 FOEL EASEMENT BEING 7.5 FEET LEFT AND RIGHT OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENSION AT THE MOST EASTERLY CORNER OF LOT 1 OF THE PLAT OF RANCHO SAN LUAN DEEL MAR NO. 10. AS FRET PLAT TIELD IN VOLUME 9 OF FEATTS, AT PACES 28 AND 29. RECORDS OF SKAGIT CONINTY, MASHINGTON, HIRDGE NORTH, SET 14' GOT WEST, A DISTANCE OF ALOT RETO, TO THE MOST WESTERLY CORNERS OF LOCORAGE PLACE AS SHOWN ON SAID THEMOSE, MORTH, 13'46' GOT EAST ALONG THE NORTHESTERLY LINE OF SAID MCCORAGE PLACE A DISTANCE OF 30.21 FEET TO THE TRUE POINT OF BEGINNING.

THENCE MORTH 59/32/24" WEST A DISTANCE OF 59.44 FEET;

THENCE MORTH 59/32/24" WEST A DISTANCE OF 59.44 FEET TO A POINT ON THE UNE

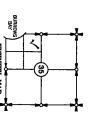
ETHERNE HAD AND SULLYMAN SAND POINT SEPIKE THE TERMINIS OF SAID CENTRALINE, (SAND

TERMINIS ALSO BEING SCUITE 25/37/36" WEST A 19/37/ANCE OF 500 FEET FROM A NESTERY

CORRES OF THAT CERTAIN TRACT OF LAND DETEND TO ARROLD LANGE TO BE LENGTHENED

AND SHOPTENED AS MELDED TO INTERSECT THE DISTANCE OF SAIDS OF FALK.

5 13.20.20



Ķ

OF 3

SURVEY OF LOT 1 & A PORTION OF LOT PLAT OF RANCHO SAN JUAN DEL MAR DIV. SECTION 35. T. 35 N., R. 1 E., W.M. SKAGIT COUNTY, WASHINGTON

OR: JUSTIN AND BRITTANY FALK 10

PG. 13-16 SEMRAU ENGINEERING & SURVEYING SCALE:
SURVEYING · ENGINEERING · PLANTING
MOUNT VERION, WA 98273 300-424-9366 JOB NO.

4972

DRAWING FILE: 4972BLA2.DWG 5/13/202

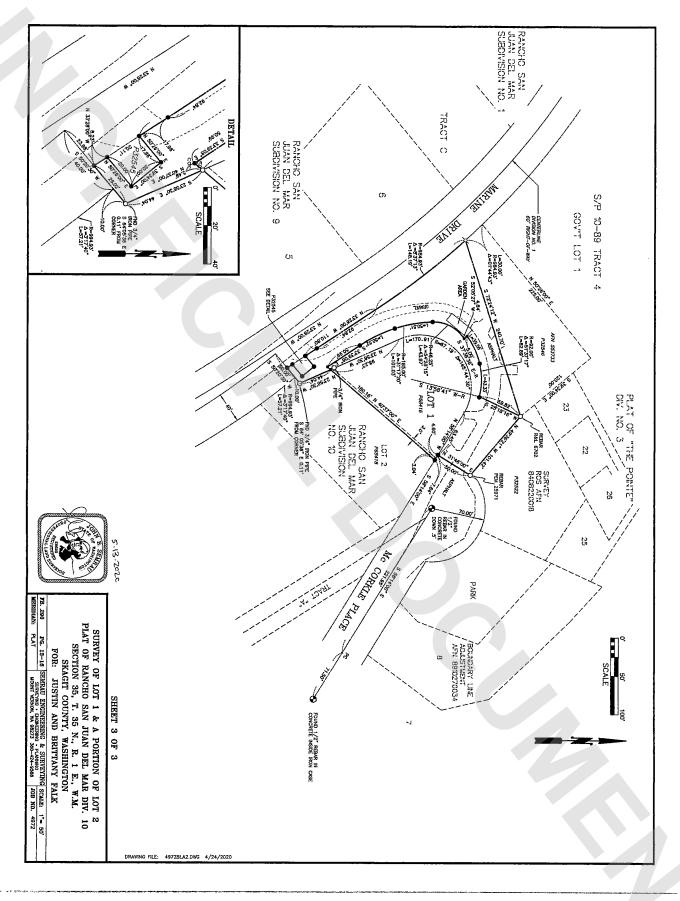


Exhibit B

202008240143	
08/24/2020 02:36	PM Page 15 of 40

Return Address:

Law Offices of Jeffrey M. Eustis, PLLC 4616 25th Avenue NE, 608 Seattle, WA 98105 08/12/2020 03:55 PM Pages: 1 of 5 Fees: \$107.50 Skagit County Auditor

Please print or type information WASHINGTON STATE RECO	RDER'S Cover Sheet (RCW 65.04)
Document Title(s) (or transactions contained therein): (all areas a	applicable to your document <u>must</u> be filled in)
QUIT CLAIM DEED, dated June 18, 2020	
Reference Number(s) of Documents assigned or release	sed:
N/A	
Grantor(s) (Last name, first name, initials)	
Justin M. Falk and Brittany K. Falk, husband and wife	
Grantee(s) (Last name first, then first name and initials)	
Michael and Tina Sullivan, husband and wife	
Legal description (abbreviated: i.e. lot, block, plat or section, to	ownship, range)
Portion of Government Lot 1 of Section 35, Township 35 Skagit County, as more fully described on Exhibit A to Q	
The full legal description is on pages 3-4 of document.	
Assessor's Property Tax Parcel/Account Number	☐ Assessor Tax # not yet assigned
Grantors' parcel number: P68416 (3981-000-002-0005) Grantees'parcel number P32546 (350135-0-005-0002)	
The Auditor/Recorder will rely on the information provided on the forverify the accuracy or completeness of the indexing information provided on the forverify the accuracy or completeness of the indexing information provided on the formation provided o	vided herein.
I am signing below and paying an additional \$50 recording fee (as prome mergency nonstandard document), because this document does not furthermore, I hereby understand that the recording process may cover of the original document as a result of this request."	t meet margin and formatting requirements. r up or otherwise obscure some part of the text
Note to Submitter; Do not sign above nor pay additional \$50 fee if the docume	Signature of Requesting Party

When recorded return to:

Law Offices of Jeffrey M. Eustis, PLLC 4616 25th Avenue NE, 608 Seattle, WA 98105

QUIT CLAIM DEED

Related documents: N/A

GRANTORS: Justin M. Falk and Brittany K. Falk, husband and wife

GRANTEES: Michael and Tina Sullivan, husband and wife

LEGAL DESCRIPTION: Full legal on Exhibit A

ASSESSOR'S PARCEL NUMBER: None assigned

SKAGIT COUNTY WASHINGTON

Amount Paid \$ (7)
Skagit Co. Treasurer

Grantors, Justin M. Falk and Brittany K. Falk, husband and wife hereby convey and quit claim to Michael and Tina Sullivan, husband and wife, any and all interest Grantors may have in and to the following described real estate, situated in the Skagit County, Washington:

FUELTEGAL DESCRIPTION ATTACHED ON EXHIBIT A

Justin M. Falk

Brittany K. Falk

BOUNDARY ADJUSTMENT

Reviewed and approved in accordance with Skagit County Code Chapter 14.18

Skagit Co. Planning & Dev. Services

Date

[Acknowledgements follow]

STATE OF WASHINGTON)
) ss:
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that JUSTIN FALK is the person who appeared before me and signed this Settlement Agreement and release, acknowledging it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED; JUNE 18	, 2020.		GAINE	
		Printed Name: BKGOLOC	STON EXPLANATION OF THE PROPERTY OF THE PROPER	,
		NOTARY PUBLIC in and for the State	S	:
		Washington. My Commission Expires	7.08.2 de 6	
STATE OF WASHINGTON))	The state of the s	OF WASHING	
,	SS:		Milling	
COUNTY OF SKAGIT)				

I certify that I know or have satisfactory evidence that BRITTANY FALK is the person who appeared before me and signed this Settlement Agreement and release, acknowledging it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Printed Name: NOTARY PUBLIC in and for the State of Washington. My Commission Expires:

EXHIBIT A

Legal Description

That portion of Government Lot 1 of Section 35, Township 35 North, Range 1 East, W.M., described as follows:

Commencing at the most Easterly corner of Lot 1 of the Plat of Rancho San Juan Del Mar No. 10, as per Plat filed in Volume 9 of Plats, at pages 28 and 29, records of Skagit County, Washington; thence North 58° 14' West, a distance of 4.60 Feet to the most Westerly corner of McCorkle Place as shown on said Plat; thence North 31° 46' East along the Northwesterly line of said McCorkle Place a distance of 50.00 feet; thence North 49° 36' 21" West a distance of 101.42 Feet to a Westerly corner of that certain tract of land deeded to Arnold L. Boyle under Auditor's File No. 553733, and the TRUE POINT OF BEGINNING; thence South 25° 18' 16" West a distance of 59.82 feet to a point on a non-tangent curve to the northwest concave to the south having an initial radial bearing of South 13°58'41" West:

thence along the arc of said curve to the left having a radius of 92.00 feet, through a central angle of 51°37'17", an arc length of 82.89 feet;

thence South 37°38'36" East a distance of 5.00 feet;

thence South 52°06'27" West a distance of 4.84 feet to a point of curvature; thence southwesterly along the arc of said curve to the left having a radius of 46.25 feet, through a central angle of 54°28'15", an arc length of 43.97 feet to a point of compound curvature;

thence along the arc of said curve to the left having a radius of 185.00 feet, through a central angle of 31°17'20", an arc length of 101.03 feet to a point of tangency; thence South 33°39'08" East a distance of 50.99 feet to the Southwesterly extension of said Northwesterly 3 feet of Lot 2;

thence North 40°37'00" East a distance of 5.49 feet along said extension to said southwesterly corner of the northwesterly 3 feet of Lot 2, "Plat of Rancho San Juan Del Mar Subdivision No. 10";

thence South 23°58'30" East a distance of 44.04 feet along the Southerly boundary of Lot 2, "Plat of Rancho San Juan Del Mar Subdivision No. 10";

thence South 50°20'30" West a distance of 26.02 feet to the Southerly most corner of said tract:

thence North 33°28'00" West a distance of 8.23 feet:

thence North 50°26'00" East a distance of 20.00 feet;

thence North 39°34'00" West a distance of 20.00 feet;

thence South 50°26'00" West a distance of 17.86 feet;

thence North 33°28'00" West a distance 110.80 to a point on the tangent of a curve to the Northeast concave to the Southwest having an initial bearing of South 56°32'00" West;

thence along the arc of said curve to the left having a radius of 984.93 feet, through a central angle of 8°37'13", an arc length of 148.19 feet; thence North 72°24'12" East a distance of 240.70 feet to the TRUE POINT OF

BEGINNING.

Situated in Skagit, County Washington

Exhibit C

Return Address: 08/12/2020 03:55 PM Pages: 1 of 4 Fees: \$106.50

Law Offices of Jeffrey M. Eustis, PLLC 4616 25th Avenue NE, 608 Seattle, WA 98105

Please print or type information WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document <u>must</u> be filled in

became it rece(s) (or transactions contained therein). (an areas applicable to your document <u>must</u> be fined in)
QUIT CLAIM DEED, dated June 19, 2020
Reference Number(s) of Documents assigned or released:
N/A
Grantor(s) (Last name, first name, initials)
Michael and Tina Sullivan, husband and wife;
Grantee(s) (Last name first, then first name and initials)
Justin M. Falk and Brittany K. Falk, husband and wife
Legal description (abbreviated: i.e. lot, block, plat or section, township, range)
Portion of Government Lot 1 of Section 35, Township 35 North, Range 1 East, W.M., within Skagit County, as more fully described on Exhibit A to Quit Claim Deed
The full legal description is set forth on pages 3-4 of document.
Assessor's Property Tax Parcel/Account Number Assessor Tax # not yet assigned
Grantors' parcel number P32546 (350135-0-005-0002)
Grantees' parcel number P68416 (3981-000-002-0005)
The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to

verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to Submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements.

When recorded return to:

Law Offices of Jeffrey M. Eustis, PLLC 4616 25th Avenue NE, 608 Seattle, WA 98105

QUIT CLAIM DEED

Related documents: N/A

GRANTORS: Michael Sullivan and Tina Sullivan, husband and wife

GRANTEES: Justin M. Falk and Brittany K. Falk, husband and wife

LEGAL DESCRIPTION: Full legal on Exhibit A

ASSESSOR'S PARCEL NUMBER: None assigned

Grantors, Michael Sullivan and Tina Sullivan, husband and wife hereby convey and quit claim to Justin M. Falk and Brittany K. Falk, husband and wife, any and all interest Grantors may have in and to the following described real estate, situated in the Skagit County, Washington:

FULL LEGAL DESCRIPTION ATTACHED ON EXHIBIT A

Michael Sullivan

Sira Sullevan

[Acknowledgements follow]

HINOTON SKAGIT COUNTY WASHINGTON
SE TAX REAL ESTATE EXCISE TAY

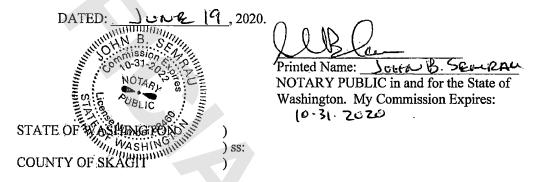
AUG 1.2 2020 Y

Deputy Page 1 of 3

Reviewed and approved in accordance with Skagit County Code Chapter 14.18

STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that MICHAEL SULLIVAN is the person who appeared before me and signed this Settlement Agreement and release, acknowledging it to be his free and voluntary act for the uses and purposes mentioned in the instrument.



I certify that I know or have satisfactory evidence that TINA SULLIVAN is the person who appeared before me and signed this Settlement Agreement and release, acknowledging it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: JUNE 19, 2020.



Page 2 of 3

EXHIBIT A

Legal Description

THAT PORTION OF GOVERNMENT LOT 1, SECTION 35, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF LOT 1 OF THE PLAT OF RANCHO SAN JUAN DEL MAR NO. 10, AS PER PLAT FILED IN VOLUME 9 OF PLATS, AT PAGES 28 AND 29, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 58' 14' WEST, A DISTANCE OF 4.60 FEET TO THE MOST WESTERLY CORNER OF MCCORKLE PLACE AS SHOWN ON SAID PLAT AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 31" 46' EAST ALONG THE NORTHWESTERLY LINE OF SAID MCCORKLE PLACE A DISTANCE OF 50.00 FEET; THENCE NORTH 49' 36' 21" WEST A DISTANCE OF 101.42 FEET TO A WESTERLY CORNER OF THAT CERTAIN TRACT OF LAND DEEDED TO ARNOLD L. BOYLE UNDER AUDITOR'S FILE NO. 553733;

THENCE SOUTH 25' 18' 16' WEST A DISTANCE OF 59.82 FEET TO A POINT ON A NON-TANGENT CURVE TO THE NORTHWEST CONCAVE TO THE SOUTH HAVING AN INITIAL

RADIAL BEARING OF SOUTH 13"58"41" WEST;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 92.00 FEET,
THROUGH A CENTRAL ANGLE OF 51"37"17", AN ARC LENGTH OF 82.88 FEET;

THENCE SOUTH 37'38'36" EAST A DISTANCE OF 5.00 FEET;
THENCE SOUTH 52'06'27" WEST A DISTANCE OF 4.84 FEET TO A POINT OF CURVATURE;
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 46.25 FEET, THROUGH A CENTRAL ANGLE OF 54"28"15", AN ARC LENGTH OF 43.97 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 185.00 FEET, THROUGH A CENTRAL ANGLE OF 3177'20", AN ARC LENGTH OF 101.03 FEET TO A POINT OF TANGENCY:

THENCE SOUTH 33'39'08" EAST A DISTANCE OF 50.99 FEET TO THE SOUTHWESTERLY EXTENSION OF SAID NORTHWESTERLY 3 FEET OF LOT 2;

THENCE NORTH 40'37'00" EAST A DISTANCE OF 5.49 FEET ALONG SAID EXTENSION TO SAID SOUTHWESTERLY CORNER OF THE NORTHWESTERLY 3 FEET OF LOT 2, PLAT OF RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 10;

THENCE NORTH 23"58"30" WEST A DISTANCE OF 98.23 FEET ALONG THE WESTERLY BOUNDARY OF LOT 2 AND LOT 1, PLAT OF RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 10", TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AND THE NORTHERLY BOUNDARY OF

SAID LOT 1 HAVING A RADIUS OF 67.19 FEET, THROUGH A CENTRAL ANGLE OF 145'44'30", AN ARC LENGTH OF 170.91 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 58' 14' 00' EAST ALONG THE NORTHEASTERLY BOUNDARY OF SAID LOT 1 A DISTANCE OF 63.45 FEET TO THE TRUE POINT OF BEGINNING.

SITUATED IN SKAGIT, COUNTY WASHINGTON

Exhibit D

08/12/2020 03:55 PM Pages: 1 of 4 Fees: \$106.5

Law Offices of Jeffrey M. Eustis, PLLC 4616 25th Avenue NE, 608 Seattle, WA 98105

Return Address:

Please print or type information WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04) Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filled in) SPECIAL WARRANTY DEED, dated June 18, 2020 Reference Number(s) of Documents assigned or released: N/A Grantor(s) (Last name, first name, initials) Justin M. Falk and Brittany K. Falk, husband and wife Grantee(s) (Last name first, then first name and initials) Michael and Tina Sullivan, husband and wife **Legal description** (abbreviated: i.e. lot, block, plat or section, township, range) Portion of Government Lot 1 of Section 35, Township 35 North, Range 1 East, W.M., within Skagit County, as more fully described on Exhibit A to Special Warranty Deed The full legal description is set forth on page 3 of document. Assessor's Property Tax Parcel/Account Number ☐ Assessor Tax # not yet assigned Parcel number: P32545; 350135-0-004-0003 The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to Submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements.

When recorded return to:

Law Offices of Jeffrey M. Eustis, PLLC 4616 25th Avenue NE, 608 Seattle, WA 98105

SPECIAL WARRANTY DEED

Related documents: N/A

GRANTORS: Justin M. Falk and Brittany K. Falk, husband and wife

GRANTEES: Michael and Tina Sullivan, husband and wife

LEGAL DESCRIPTION: Full legal on Exhibit A

ASSESSOR'S PARCEL NUMBER: P32545; 350135-0-004-0003

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

Amount Paid \$ (Skagit Co. Treasurer By Deput

Grantors, Justin M. Falk and Brittany K. Falk, husband and wife, in consideration of ten dollars and other good and valuable consideration hereby convey to Michael and Tina Sullivan, husband and wife, the following described real estate, situated in the Skagit County, Washington:

FULL LEGAL DESCRIPTION ATTACHED ON EXHIBIT A

and warrant that at the time of the making and delivery of such deed Grantors were lawfully seized of an indefeasible estate in fee simple in and to the premises therein described and had good right and full power to convey the same and warrant and covenant to defend the described real estate against all persons lawfully asserting claims to said real estate through Grantors, but disclaim all covenants arising by statute or implication, including for fitness and/or suitability for use and against any encumbrances that may have attached prior to Grantors holding title to the property.

Justin M. Falk

Brittany K. Falk

BOUNDARY ADJUSTMENT

Reviewed and approved in accordance with Skagit County Code Chapter 14.18

Skagit Co. Planning & Dev. Services

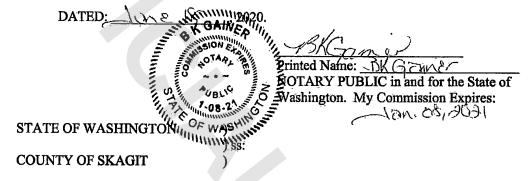
Date

Page 1 of 3

[Acknowledgements follow]

STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that JUSTIN FALK is the person who appeared before me and signed this instrument, acknowledging it to be his free and voluntary act for the uses and purposes mentioned in the instrument.



I certify that I know or have satisfactory evidence that BRITTANY FALK is the person who appeared before me and signed this instrument, acknowledging it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

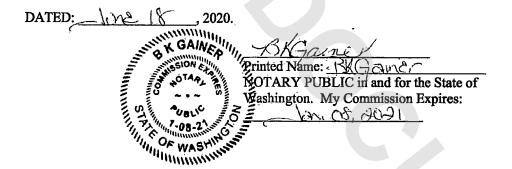


EXHIBIT A

Legal Description

That portion of Government Lot 1 of Section 35, Township 35 North, Range 1 East, W.M., described as follows:

Beginning on Easterly line of roadway abutting on Easterly line of Tract C to a point with Southeasterly line Lot 13 of "Rancho San Juan Del Mar, Subdivision No. 1", as per plat recorded in Volume 5 of Plats, page 27, as projected and said projection would intersect said Easterly line said highway from point of beginning; thence in straight line on said projected line 20 feet; thence to left at right angles 20 feet; thence at right angle 20 feet, more or less, to highway; thence along East line to point of beginning, situated in the State of Washington, County of Skagit, subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey. Said premises being the same properties as were conveyed by deeds recorded as Auditor's File Nos. 8404110021 and 9708010038.

Exhibit E

STIPULATION AND ORDER
ESTABLISHING BOUNDARY OVER DISPUTED PROPERTY
[DRAFT]

3 4 5 6 IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON 7 FOR SKAGIT COUNTY 8 9 MICHAEL S. SULLIVAN AND TINA NO. 11-2-02276-8 SULLIVAN, husband and wife, 10 STIPULATION AND ORDER **ESTABLISHING BOUNDARY OVER** Plaintiffs. 11 **DISPUTED PROPERTY** ٧. 12 JUSTIN M. FALK AND BRITTANY K. 13 FALK, husband and wife (Substituted for DAVID W. BARNET AND JULIE Z. 14 BARNET), 15 Defendants. 16 JUSTIN M. FALK AND BRITTANY K. FALK, husband and wife (Substituted for 17 DAVID W. BARNET AND JULIE Z. BARNET), 18 Crossclaim Plaintiffs, 19 ٧. 20 THE HEIRS AND DEVISEES OF 21 PATRICIA L. CRAWFORD, deceased; PEOPLES NATIONAL BANK OF 22 WASHINGTON: and ALL PERSONS CLAIMING ANY INTEREST IN THE 23 PROPERTY DESCRIBED IN PAR 1.2 OF PLAINTIFFS' COMPLAINT, 24 Crossclaim Defendants. 25 26

STIPULATION AND ORDER ESTABLISHING BOUNDARY OVER DISPUTED PROPERTY - 1

LAW OFFICES OF JEFFREY M. EUSTIS, PLLC 4616 25th Ave., No. 608 Seattle, Washington 98105 Tel. (206)919-9383 eustislaw@comcast.net

Plaintiffs, Michael S. Sullivan and Tina Sullivan, through their counsel Richard Hughes, and defendants and crossclaim plaintiffs Justin M. Falk and Brittany K. Falk, through their counsel, Jeffrey M. Eustis, hereby stipulate to the following facts and request the Court enter this order to: 1) establish the true legal boundary between the parties' properties as shown on the survey attached hereto as Exhibit A ("survey") pursuant to RCW 58.04.007 and .020; and 2) establish easements as described and delineated on the survey.

RECITALS

- 1. The plaintiffs, Michael and Tina Sullivan ("Sullivans") are the owners of residential real property located at 11679 McCorkle Place, Anacortes, Washington, as identified on Exhibit A under the "Before Description for Sullivan," which is also referred to as the "Sullivan property."
- 2. The Justin M. Falk and Brittany K. Falk ("Falks") are successors to David and Julie Barnet ("Barnets"), former owners of residential real property located at 11688 McCorkle Place, Anacortes, also in Skagit County, Washington, as that property is identified on Exhibit A under the "Before Description for Falk," which is also referred as the "Falk property."
- 3. In November 2011, the Sullivans initiated this action against the Barnets (and several other named defendants) to quiet title to property (the "disputed area")

LAW OFFICES OF JEFFREY M. EUSTIS, PLLC 4616 25th Ave., No. 608 Seattle, Washington 98105 Tel. (206)919-9383 eustislaw@comcast.net

STIPULATION AND ORDER ESTABLISHING BOUNDARY OVER DISPUTED PROPERTY - 2

12 13

14

1516

17

18

19 20

21

2223

24

25

26

that lies between the Sullivan and Barnet (now Falk) properties.¹ This disputed area was "left over" after the creation of a subdivision and was not included within either of the Sullivan or Falk properties. The disputed area is legally described on Exhibit A as the "Quiet Title Description."

- 4. In April 2012, the Barnets answered the complaint denying the Sullivans' claims and counterclaimed to quiet tile to the disputed area in their own names.² The court previously entered orders of default with respect to all other defendants.

 Consequently, prior to the Falks' purchase of the Barnets' interests, the only parties with claims to the disputed area were the Sullivans and the Barnets.
- 5. In July of 2015, the Barnets sold their property to the Falks and assigned to the Falks any and all claims under this action. The Falks substituted in for the Barnets in October 2017.3
- 6. On August 2, 2019, the Sullivans and the Falks entered into a

 Settlement Agreement under CR 2A to resolve their competing claims to the disputed property by agreeing to a division of that property including the granting of easements.

Now therefore, pursuant to the terms of the Settlement Agreement of August 2, 2019, the Sullivans and Falks, by and through their respective counsel stipulate and agree as follows.

LAW OFFICES OF JEFRRY M. EUSTIS, PLLC 4616 25th Ave., No. 608 Seattle, Washington 98105 Tel. (206)919-9383 eustislaw@comcast.net

¹ Superior Court Sub File No. 2.

² Sub File No. 13.

³ See Order Granting Barnets' Motion Substituting Parties entered on October 6, 2017.

7 8

9

10

6

111213

15 16

14

17 18

19

2021

2223

2526

24

STIPULATION

- 1. The disputed area, as described by the Quiet Title Description on Exhibit A, shall be divided as described and delineated on Exhibit A, to wit:
- a. A portion of the disputed area shall be merged with the Falk property as described on Exhibit A by the "After Description for Falk."
- b. A portion of the disputed area shall be merged with the Sullivan property as described on Exhibit A by the "After Description for Sullivan."
- c. Over a portion of the "After Description for Falk" the Falks grant to the Sullivans, and to their heirs, assigns and successors and guests, a non-exclusive easement to the McCorkle Place cul de sac, as described and delineated on Exhibit A, for vehicle and pedestrian ingress and egress only, but not for the parking or storage of vehicles, recreational equipment, building materials, placement of waste cans, guest parking, and the like, subject to the Falks' use of this easement area for vehicle and pedestrian ingress and egress only, but not for the parking or storage of vehicles, recreational equipment, building materials, placement of waste cans, guest parking, and the like. Maintenance and repair of the portion of the access easement lying between McCorkle Place cul de sac and the edge of the Sullivan property shall be the responsibility of the Falks. Maintenance and repair of the gravel road lying within the Sullivan property shall be the responsibility of the Sullivans.
- d. Over a portion of the "After Description for Sullivan" the Sullivans grant to the Falks a temporary easement to allow tree toppers access for the topping of the trees on the lower part of the Falk property as needed and for access across

LAW OFFICES OF JEFFREY M. EUSTIS, PLLC 4616 25th Ave., No. 608 Seattle, Washington 98105 Tel. (206)919-9383 eustislaw@comcast.net

STIPULATION AND ORDER ESTABLISHING BOUNDARY OVER DISPUTED PROPERTY - 4

26

the gravel road on the Sullivan property as described and delineated on Exhibit A, provided that: the work would be performed by a licensed, bonded and insured company; the Falks and their tree toppers would be responsible for clean-up of limbs and other debris; and the Falks would indemnify the Sullivans for any damages or injuries from tree topping in the easement area.

- By the terms of the Settlement Agreement, the Falks shall convey by special warranty deed to Sullivans Skagit County Tax Parcel 32545, which the Falks acquired on November 19, 2018.
 - 3. The parties agree and stipulate to the entry of the order below.

ORDER

THIS MATTER came on before the undersigned judge of the above-entitled court upon the foregoing stipulation of the parties, which the court finds sufficient and deeming itself fully advised, now therefore,

IT IS HEREBY ORDERED, ADJUDGED AND DECREED as follows:

- 1. Title to the disputed area between the parties' respective parcels, as that disputed area is described on Exhibit A by the "Quiet Title Description" is hereby quieted to Falks as described in the "After Description for Falk" and quieted to Sullivans as described in the "After Description for Sullivan," as those descriptions are set forth and delineated on Exhibit A, subject to the easements between Falks and Sullivans as described and delineated on Exhibit A.
- 2. The survey at Exhibit A shall be recorded within seven (7) days of this order.

LAW OFFICES OF JEFFREY M. EUSTIS, PLLC 4616 25th Ave., No. 608 Seattle, Washington 98105 Tel. (206)919-9383 eustislaw@comcast.net

STIPULATION AND ORDER ESTABLISHING BOUNDARY OVER DISPUTED PROPERTY - 5

202008240143 08/24/2020 02:36 PM Page 36 of 40

1	Done in open court this day of, 2020.	
2		
3	Superior Court Judge	_
4	It is so stipulated;	
5	Presented by:	
6	LAW OFFICES OF JEFFREY M. EUSTIS, PLLC	
7		
8	Jeffrey M. Eustis, WSBA #9262	
9	Attorney for Justin and Brittany Falk	
10		
11	It is so stipulated; Approved as to form and for entry;	
12	Notice of presentation waived	
13	Richard J. Hughes, WSBA #22897	
14	Attorney for Michael and Tina Sullivan	
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26	LAW OFFICES OF JEFFREY M. EUSTIS, PLLC	

STIPULATION AND ORDER ESTABLISHING BOUNDARY OVER DISPUTED PROPERTY - 6

LAW OFFICES OF JEFFREY M. EUSTIS, PLLC 4616 25th Ave., No. 608 Seattle, Washington 98105 Tel. (206)919-9383 eustislaw@comcast.net

Exhibit A

Reduced Copy of Boundary Line Adjustment AFN 202008120133 SURVEYOR'S CERTIFICATE

INS MAC CORRECTLY REPRESENTS A SURVEY. DEP ME OR UNDER MY DIRECTION IN

CONCIONATE MAN DEPTANY FACE IN DECEMBER 2019.

K AUSTN AND BETTANY FACE IN DECEMBER 2019.

K AUSTN AND BETTANY FACE IN DECEMBER 2019.

S 13 · 20 · 20

DATE:

SURVAL PROMERNIO & SURVEYINIO, PALLO.

BATE:

BA

QUIET TITLE DESCRIPTION
SOVERMENT LOT 1 OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 1 EAST,
EXCEPT COUNTY ROAD RIGHT OF WAY AND
ALSO EXCEPT THE FOLLOWING FIVE DESCRIBED TRACTS:

1. THAT PORTION LYNK WITHIN THE BOUNDARIES OF THE PLATS OF TRANSHO SAM JUAN DEL HAR SUEDWISHON NO 1, "ACCOMBINE TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 27, AND TRANSHO SAN JUAN DEL HAR SUBDIVISION NO 1G. "ACCOMBINE TO THE THAT RECORDED IN VOLUME 5 OF PLATS, PAGES 28 AND 28, RECORDS OF SKAGIT COUNTY, WASHINGTON.

2. BEGINNIO AT A POINT ON THE SOUTHWESTERLY SIDE OF THE PUBLIC HIGHWAY MERRETHE SAME INTEREST THE SOUTHERST THE SOUTHERST THE SOUTHERST THE SOUTHERST THE SOUTHERST THE SOUTHERST THE SOUTHERS WE ARROWS THE SOUTHERST THE SOUTHERS THE SOUTHERST THE SOUTHERS THE SOUTHERST THE SOUTHERST THE SOUTHERST THE SOUTHERST THE SOUTHERST THE SOUTHERST THE SOUTHERS THE SOUTHERST THE SOUTHERS THE SOUTHER

3. THAT CORTINA OF CONSERVABLE LOT 1, SECTION 35, TOWNSHIP 35 NORTH, RANGE 1
EST, WAL, BESTREED & STUDINS.

COMMENSING AT THE MOST EXSTERLY CORNER OF LOT 1 OF THE FLAT OF RANGE OS AN
JUAN DEL MAR NO. 10, AS FER FLAT FLIED IN VOLUME 9 OF PLATS, AT PAGES 28 MD 92,

RECORDS OF SKART COUNTY, WASHINGTON, THENCE NORTH 49: 14 WEST, A DISTANCE OF
4.80 FERT TO THE MOST WESTREATY CORNER OF MOCORNEL PLACE AS SHOWN ON \$1.00 PLATS,

THENCE MORTH 31: 45 LAST ALONG THE MORTHASSTERLY LINE OF SAID MOCORNEL PLACE A
DISTANCE OF 500.0 FEET TO THE RIPLE POINT OF BEGINNING, FIBENCE MORTH 43: 92: 21.

WEST A OBSTRAWE OF 101.42 FEET TO THE MOST NORTHASSTERLY CORNER OF THAT CERTAN

TRACT OF LAND BEEDED TO ARROAD LE BOTH WORD FIBENCE SOUTH 45: 22: 49.

THENCE SOUTH 59: 22: 35: LAST A DISTANCE OF 18.10 FEET,

THENCE SOUTH 59: 22: 35: LAST A DISTANCE OF 18.10 FEET TO THE MORTHASSTERLY DISTANCE OF 18.10 FEET

THENCE SOUTH 59: 22: 35: LAST A DISTANCE OF 18.10 FEET TO THE MORTHASSTERLY DISTANCE OF 18.10 FEET

PLECE AND STANCE OF 19.10 FEET TO THE MORTHASSTERLY DISTANCE OF 18.10 FEET

THENCE SOUTH 31: 46' MEST A DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BECONNING.

SAID CARRE THENCE OF 19.10 FEET TO THE MORTHASSTERLY DISTANCE OF 19.30 FEET

THENCE SOUTH 31: 46' MEST A DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BECONNING.

4. LOT 4-45 EDINEATED ON SHOOT DAT NO. 19-65, APPROVED JUNE 7, 1965, RECORDED JUNE 10, 1965 IN LOOK 7 OF SHORT PAJTS PAGES 26 AND 25 HOUGH AUDITIONS FILE NO. 8066100021, RECORDES OF SKARIT COUNTY, WASHINGTON, BEING A PORTION OF CONFERNMENT LOTS 1 AND 2 AND THE NORTHEAST \$ OF THE SOUTHWEST \$ OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 1 EAST, WA.

BEDINNIO ON EASTERY UNE OF ROLOWAY ARUTING ON EASTERY UNE OF TRACT A POINT WITH SOUTHERSTERY VINE OF 13 OF RANCHO SAN LAWA AS PROÁCTIO AND O PROJECTION WOULD INTERSECT SAN EASTERY VINE AND HIGHWAY FRAN COLLET DAWNS, THENCE NO SAN PROJECTION WOULD INTERSECT SAN EASTERY VINE AND HIGHWAY FRAN LOST TO LETT MORN'S TO LETT MO

SITUATED IN SKAGIT COUNTY, WASHINGTON

BEFORE DESCRIPTION FOR FALK
OUT 1 MO THE MORTHWESTERLY 3 FEET OF LOT 2 (SMD NORTHWESTERLY 3 FEET OF LOT 2
LINKS PRANCIAL TO THE SOUTHESTER UNE OF SAID LOT 1), "FLAT OF RANCIO SAN JUAN DEL
LINKS PRANCIAL TO THE SOUTHESTER UNE OF SAID THE PART HERBOR MECONDD IN VOLUME 9 OF
MARS BUSINSON NO LOT, ACCORDING TO THE FAM THERBOR MECONDD IN VOLUME 9 OF
MARS, PARES 28 MOD 28, RECORDS OF SACIAL TOURTY, MARSHOON.

BOUNDARY LINE ADJUSTMENT

REVIEWED, AND APPROVED IN ACCORDANCE WITH SCC CHAPTER 14.18.700 ON

SITUATE IN SKAGIT COUNTY, WASHINGTON

BEFORE DESCRIPTION FOR SULLIVAN THAT PRATION TO LOT 1 OF SECTION 35, TOWNSHP 35 NORTH, RANGE 1 EAST OF THE WILLAWETTE MERDINA, DESCRIBED AS FOLLOWS:

SITUATED IN SKAGIT COUNTY, WASHINGTON

SKACIT COUNTY PLANNING & DEVELOPMENT SERVICES

OWNER'S DECLARATION:
KNOW ALL PEOPLE BY THESE PRESEN
THE BOUNDARY LINE ADJUSTMENT IS
HAVE HEREUNTO SET OUR HANDS AND
20. 462

THE UNDERSIGNED OWNERS CERTIFIES THAT FREE ACT AND DEED, IN WITNESS THEREOF WE DAY OF

BRITTANY K. FALK MARION SHEELENAN

SKAGIT COUNTY AUDITOR

RLED FOR RECORD THIS 12_DAY OF ADOLLS 2020 AT 3:55 P.M. UNDER AUDITOR'S FILE 1.2005 120 120 23 AT THE REQUEST OF SEMBAU ENGINEERING

AUDITOR'S CERTIFICATE

MICHAEL SULLIVAN ACKNOWLEDGEMENTS

STATE OF WASHINGTON

COUNTY OF SICAGLY ON THIS DAY PRISONALLY APPEARED BEFORE ME JASHIM M. FAM, KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WIND EXECUTED HE WITHIN AND FORECOME INSTRUMENT, AND EXECUTED HE WITHIN AND FORECOME INSTRUMENT, AND EXECUTED HE WITHIN AND CHART HER FREE AND VOLUNTARY ACT AND DEED, FOR THE USESS AND PURPOSESTS HERBERN MENTIONED.

On this day personally appeared before he highed salving, known to be individual discreted in and who decourse the within and poregoing instrument, the acknowleded that they sinced the same as there free and voluntary act and deduced the uses and department of the tree uses and department instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE 19 DAY OF JUNE 20 20

COUNTY OF SKAP ST

STATE OF WARSHINGTON ACKNOWLEDGEMENTS

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE 22 DAY OF AGENT 20.30

NOW Y

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT THE STATE OF WASHINGTON MY COMMISSION EXPIRES: 10-31-24-74.

STATE OF WASHINGTON

COUNTY OF SKARGET

on this day personally appeared before we britainy K. Falk, known to be the minyholm, described in and who excluted the within and preceding instrument, and acknowlded that they since the same as their free and voluntary act and deed for the uses and purposes therein mentioned. 20 20

ON THIS DAY PERSONALLY APPEARED BEFORE ME THA SILLIVAN, KHOMY TO BE THE HOMODOJA. DESCRIBED IN AND WHO EXECUTED HE WITHIN AND FORECOME INSTRUMENT, AND ACKNOMEDGESD THAT THEY SIGKED THE SAME, AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSEST HERBEIN MENTIONED.

COUNTY OF SICAGICT

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE 19 DAY OF 10 LONE 20 20

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE 22 DAY OF 10 WIFE



NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT LACUALT VERYOCK WASHINGTON MY COMMISSION EXPIRES: 10:31-70.72















- INDICATES IRON REBAR SET WITH YELLOW CAP -28626
 INDICATES EXISTING REBAR OR IRON PIPE FOUND.
- X INDICATES MAG NAIL SET
- descriptions shown are from settlement agreement between falk and sullivan.
- BASIS OF BEARING: PLAT OF RANCHO SAN JUAN DEL WAR SUBDINSION NO. 10 VOLUME 8 OF PLATS, PAGES 28 AND 29, RECORDS OF SXAGIT COUNTY, WASHINGTON:
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE. INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER.

ALL DISTANCES ARE SHOWN IN FEET.

- THIS SERVEY MAY SHOW COZEPATIONAL HICKOMES AS FER MAJO, CHAPTER SOZIADO, LHEE OF COZEPATION MAY HOROCITE RELES FOR POTEITHAL CLAWS OF UNMETTED OF LHEES OF OCCUPATION OF HOR DEED LHEE OF RECORD. NO RESOLUTION OF CHARLESSE OF COCUPATION OF THE DEED LHEE OF RECORD. NO MERCUE DE THIS SOMEONE DESCENDING WINNETTED RIGHTS HAS BEEN MADE OR MERCUE DE THIS SOMEONE.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURFEY, MAP, THIS SURFEY DOES NOT PROPORT TO BETLEFT ALL OF THE FELLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE. ASSESSINES, SIGNICIANS, SUBJECT REAL ESTATES, ASSESSINES, SERRIFFICINE, CONCEANINES, SURSISSION RESTRICTIONS, ZOWARD OF OTHER LAND-LAND AND DATE FACIS THAT MA ACCURANTE AND CARBOT THE SARROW MAY DESCRIPE FACIS THAT MA ACCURANTE AND CARBOT THE SARROW MAY DESCRIPE FACIS THAT MA ACCURANTE AND CARBOT THE SARROW MAY DESCRIPE.

SHEET 1 OF 3

SURVEY OF LOT 1 & A PORTION OF LOT PLAT OF RANCHO SAN JUAN DEL MAR DIV. SECTION 35, T. 35 N., R. 1 E., W.M. SKAGIT COUNTY, WASHINGTON 10

FOR: JUSTIN AND BRITTANY FALK JRVEYING SCALE: JOB NO. 4972

BURRO

K.

290

DRAWING FILE: 4972BLA2.DWG 5/13/2020



AFTER DESCRIPTION FOR FALK

LOT I AND THE MORPHESTERY 3 FEET OF LOT 2 (SAID MORPHESTERY 3 FEET OF LOT 2

LINK PRAULE. TO THE SOUTHEAST LINE OF SAID LOT 1), "FLAT OF RANCHO SAIN JUAN DEL

LINK PRAULE. TO THE SOUTHEAST LINE OF SAID LOT 1), "FLAT OF RANCHO SAIN JUAN DEL

LINK PRAULE. TO THE SOUTHEAST OF THE PLAT THEREOF, RECORDED IN VOLUME 9 OF

PLATS, PLAES 25 AND 25, RECORDS OF SACART COLUMNT, MASHINGTON.

THE PROTECT WITH.

WAL DESCRIBED AS FOLLOWS.

WHAT PROTECTION STATUS.

WAL DESCRIBED AS FOLLOWS.

WAL DESCRIBED AS FOLLOWS.

COMMENING AT THE MOST EXPERTY CORNER OF LOT 1 OF THE PLAT OF RANCHO S.M.

JUNIOR DESCRIBED AS FOLLOWS.

COMMENING AT THE MOST EXPERTY, CORNER OF LOT 1.0 THE PLATS. AT PLACES ZA MOD 29.

RECORDS OF SEARCH COUNTY, MESHNORING, PROCE WORLD BE 14' WEST, A DISTANCE OF ALOD FEEL TO THE MOST WESTERLY CORNER OF MCCORNEL PLACE AS SHOWN ON SAND PLAT AND THE THEP DAYS TO SEARCH CORNER OF MCCORNEL PLACE AS SHOWN ON SAND PLAT AND THE THE POINT OF BERNING.

RECORDS OF SEARCH COUNTY, WESTERLY, CORNERS OF MCCORNEL PLACE AS SHOWN ON SAND PLAT AND THE THE POINT OF BERNING.

RECORDS OF SEARCH COUNTY, WESTERLY, WASHINGTON, PLACE AS SHOWN ON SAND PLAT AND THE THE POINT OF BERNING.

RECORDS OF SEARCH COUNTY, WESTERLY, CORNERS OF SAND ELTS TO A POINT OF LIVENUM.

RECORDS OF SEARCH COUNTY, WESTERLY, CORNERS OF SAND ELTS TO A POINT OF CLEVATURE.

THENCE SAUTH AT STORE ZY WEST. A DISTANCE OF SAND ELTS.

THENCE SAUTH AT STORE ZY WEST. A DISTANCE OF SAND ELTS.

THENCE SAUTH AT STORE ZY WEST. A DISTANCE OF SAND ELTS.

THENCE SAUTH AT STORE ZY WEST. A DISTANCE OF SAND ELTS.

THENCE SAUTH AT STORE ZY WEST. A DISTANCE OF SAND ELTS.

THENCE SAUTH AT STORE ZY WEST. A DISTANCE OF SAND ELTS TO A POINT OF CLEVATURE.

THENCE SAUTH AT STORE ZY WEST A DISTANCE OF SAND ELTS TO A POINT OF THANGE A POINT OF THE ARC DE SAND EXTENT ON THE SAUTH AND A RANDUS OF THE SAUTH AT STORE ZY WEST A DISTANCE OF SAND EXTENT ON THE SAUTH AND A RANDUS OF THE MERCHANT.

THENCE SAUTH AT STORE ZY WEST A DISTANCE OF SAND ELTH TO THE SOUTHWESTERLY SHOULD BE SAUTH AT STORE ZY WEST A DISTANCE OF SAND EXTENT ON THE SAUTH AND A RANDON SAND THE SAUTH AND

SITUATED IN SKAGIT, COUNTY WASHINGTON

COMMENSION AT THE KNORTHWESTERLY CORNER OF THE MORTHMESTERLY 3 FEE OF LOT 2. "FLAT OF RANCHO SAN JAMA DEL JAME ROJ. 10.7, SE PER PLAT ILLID IN VALUME 3 OF PLATS, AT PAKES 28 AND 29, RECORDES OF SAAGT COUNTY, MASHINGTON, THENCE SOUTH 40" 37' FOOT MEST, A DISTANCE OF 5-49 FEET, JAMON THE EXTENSION OF SAAD NORTHMESTERLY 3 FEET OF LOT 2 TO THE TRUE POINT OF BEGINNING. TEMPORARY TREE TOPPING EASEMENT TO FALK OUR, A PORTION OF HE "AFTER DESCRIPTION FOR SULLYMN" THE SULLYMNS GRANT TO FALKS AND 10 THER SUCCESSORS AT THE TOPPING OF HE TREES ON HE COMER AND OF HE FORT FOR THE FALK AND TO HER FOLKES AND GRANT TO THE FALK THE COMER AND OF HE SULLYMN REPERFY PROMEDY MAY FOR MOCKES AND THE GAVE, BAD ON HE SULLYMN REPERFY PROMEDY HER SULLYMN REPERFY TO THE FALK THE SULLYMN REPERFY TO THE FALK THE SULLYMN REPERFY THE SULLYMN REPERFY THE SULLYMN REPERFY THE SULLYMN REPERFY THE SULLYMN STOR ANY DAMAGES OF INJURIES AND THEE DESIRES, AND THE FALKS WITH DAMAGES AND THEE DESIRES, AND THE FALKS WITH DAMAGES OF INJURIES FROM TREE TOPPING IN THE EXEMENT AND A NON-EXCUSINE AND TRAPORARY IS FOOT LASSLENT OVER A PORTION OF COVERNMENT LOT 1 OF SECTION AS, TOWNSHIP IS NORTH, RANGE 1 EAST, WM., SAID 15 FOOT EASEMENT LYNG WESTERLY OF THE FOLLOWING DESCRIBED LINE:

HENCE KONTH 1339'DE" WEST A DISTANCE OF 50.99 FEST TO A POINT OF CHANDLING THENCE ALONG THE ARC OF A CLINE TO THE GROOT HANDS O A BOAILS OF 185.00 TEST. HEROUGH A CENTRAL ANGE OF 3117'20", AND ARC LENGTH OF 101.03 FEET TO A POINT OF COMPOUND CHINANING AND LOSS OF 40.01KE TO THE RIGHT HANNIG A RADIUS OF 46.25 FEST. THENCE ALONG THE ARC OF A CURKE ANGLE OF 170'37", MAD ARC LENGTH OF 1 FEST ANGLE OR LESS TO A POINT ON THE UNE THAT IS SOUTHEAST OF THE GARDEN AREA AND THE TERMINUS OF 50.0 LINE.

SITUATED IN SKAGIT COUNTY, WASHINGTON

EGONNICO, AT A POINT ON THE SOUTHEISTERY SIDE OF THE PUBLIC HICKMY WHERE THE SAME NUTRESCENS HE SOUTHEISTERY UNE OF THE PUBLIC HICKMY. WHERE THE SAME NUTRESCENS HE SOUTHEISTERY UNE OF THE PUBLIC HICKMY. ASSOCIATION OF THE SOUTHEISTERY UNE OF THE SOUTHEISTERY UND UND UND

TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 1 OF SECTION 35, TOWNSHIP 35 NORTH RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS:

THANCE COURT 3.735/08" EST A DISTANCE OF 50.99 FEET TO THE SOUTHWESTERLY EMERGE SOUTH 3.735/08" EST OF LOT 72. PLAT OF LOT 72. PLAT OF LOT 72. PLAT OF LOT 73. PLAT OF LOT 72. PLAT OF LOT 74. DISTANCE OF 4.40 FEET ALONG SAD EXTENSION TO SAID SUPHWESTERLY 2.00840 EST PLAT OF RANCHO SAIN LAW DEL LAWS SUBDIVISION NO. 100. PHENETICAL 74 DISTANCE OF 4.40 FEET, ALONG THE SOUTHERLY SOUTHWESTERLY 74. DISTANCE OF 4.40 FEET, ALONG THE SOUTHERLY MOST THENCE SOUTH 5.07250" WEST A DISTANCE OF 2.000 FEET, THENCE NORTH 3.72500" WEST A DISTANCE OF 2.000 FEET, THENCE NORTH 3.72500" WEST A DISTANCE OF 7.000 FEET, THENCE NORTH 3.72500" WEST A DISTANCE OF 7.000 FEET, THENCE NORTH 3.72500" WEST A DISTANCE OF 7.000 FEET, THENCE NORTH 3.72500" WEST A DISTANCE OF 7.000 FEET, THENCE SOUTH 5.072500" WEST A DISTANCE OF 7.000 FEET, THENCE NORTH 3.72500" WEST A DISTANCE OF 7.000 FEET, THENCE NORTH 3.72500" WEST A DISTANCE OF 7.000 FEET, THENCE NORTH 3.72500" WEST A DISTANCE OF 7.000 FEET, THENCE NORTH 3.72500" WEST A DISTANCE OF 7.000 FEET, THENCE NORTH 3.72500" WEST A DISTANCE OF 7.000 FEET, THENCE NORTH 3.72500" WEST A DISTANCE OF 7.000 FEET, THENCE NORTH 3.72500" WEST, A DISTANCE OF 7.000 FEET, THENCE NORTH 3.72500" WEST, A DISTANCE OF 7.000 FEET, THENCE NORTH 3.72500" WEST, A DISTANCE OF 7.000 FEET, THENCE NORTH 3.72500" WEST, A DISTANCE OF 7.000 FEET, THENCE NORTH 3.72500" WEST, A DISTANCE OF 7.000 FEET TO THE TRUE POINT OF THE PROBLEM OF 7.000 FEET, THENCE NORTH 7.72512" C FAST A DISTANCE OF 7.000 FEET TO THE TRUE POINT OF

AFTER DESCRIPTION FOR SULLIVAN
THAT FORTING OF GOVERNMEN LOT 1 OF SCHOOL 35, TOWNSHIP 35 NORTH, RANGE 1 EAST
OF THE MILLALETTE MERIDAN, DESCRIBED AS FOLLOWS:

TOSETHER WITH THAT PORTION OF COMENHABINT LOT 1 OF SECTION 35, TOWNSHIP 35 NORTH, ROMENCOMES, THE WASTERBEITS FOLLOWS OF LOT 1 OF THE PLAY OF PRANCES AND 29, MALWIN DEL WAR NO. 10, AS EFE PLAY LIGHD IN COLUMN COUNTY OF PLAYS, A DESTANCE OF ABOUTET, WASTINCTY CONTROL TO THE WOST SEATON TO THE WASTERSTRAY CONTROL OF WASTERSTRAY DISTANCE OF SALO EXCECUTION, WASTINCTY OF THAT CERTAIN TRACE OF LAND SECTION OF MOUND ON SAID PLAY. THENCE NOTHING STILE AND STRANCE OF SALO EXCENTION THAT CERTAIN TRACE OF LAND SECTION OF SALO MCCORACE PLAYER OF THAT CERTAIN TRACE OF LAND SECTION OF SALO MCCORACE PLAYER OF THAT CERTAIN TRACE OF LAND SECTION OF PROMING AN OFFICE OF SALO MCCORACE PLAYER OF THAT CERTAIN TRACE OF LAND SECRED TO ARROLD LIGHT OF A POINT ON A POINT O

SITUATED IN SKAGIT COUNTY, WASHINGTON

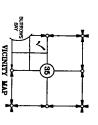
WEHICLE AND PEDBSTRIAN EASEMENT TO SUITLIFAN OVER A PORTING OF THE WTER EXECUTION OF OF THE WTER THE PARKET OF WASTE CASE, GLEST PARKED, AND THE WTER THE SHEET OF THE WTER AND THE WINDERS AND THE WINDERS AND THE WINDERS AND THE WINDERS AND THE WTER THE PARKET OF THE PARKET OF THE WINDERS AND THE WTER AND THE WINDERS AND THE WTER AND THE WINDERS AND T

A NON-EXCLUSIVE 15 FOOT EASSMENT OVER A PORTION OF GOVERNMENT LOT 1 OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 1 EAST, WM, SUD 15 FOOT EASSMENT BEING 7.5 FEET LEFT AND RIGHT OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENSION AT THE MOST EASTERY CORNER OF LOT 1 OF THE PLAT OF RANCHO SAN MUNICIPAL WAR NO. 10. AS PER PLAT IN THE DIN WY QUALET 8 OF THIS, A PARKES 28 AND 29, RECORDS OF SKAOIT CONNTY, MEANINGTON, THENCE MORTH 58" 14" GOT WEST, A DISTANCE OF "ACCORNER PLACE AS SHOWN ON SAID PLAT."

DEPLOTE MORTH 13"46" GOT "ALS" A MORE THE MORTHHEISTERY UNE OF SAID MCCORREE PLACE A DISTANCE OF 30.21 FEET TO THE TRUE POINT OF BEGONNING.

THENCE, MORTH 59/29/24" WEST A DISTANCE OF 59.44 FEET;
THENCE, MORTH 59/29/24" WEST A DISTANCE OF 59.64 FEET TO A POINT ON THE UNE
BETWEEN FAINT AND SHLUWAN, SAUD POINT BEING THE TRANKING OF FAID CENTERLINE, (SAUD
TERMINIS ALSO BENG SCHIT 25/37/81" WEST A DISTANCE OF FAID THE FROM A WESTERLY
CORNER OF THAT CERTAN IT FAIT OF LAW DEFEND TO ARMOLD IL BOTE UNKNOWN
AND THE STORINES OF SAUD 15/47/01 (ASSENSING LOST MESS OF FAIL)
AND SECTION ON THE STORINES OF SAUD 15/47/01 (ASSENSING LOST MESS OF FAIL).



FB. 290 MERIDIAN:

1 = 50

SHEET 2 9

SURVEY OF LOT 1 & A PORTION OF LOT PLAT OF RANCHO SAN JUAN DEL MAR DIV. SECTION 35, T. 35 N., R. 1 E., W.M. SKAGIT COUNTY, WASHINGTON FOR: JUSTIN AND BRITTANY FALK 10

DRAWING FILE: 4972BLA2.DWG 5/13/2020

