

**When recorded return to:**

Big Sky West LLC  
2714 Oakes Ave  
Anacortes, WA 98221



**202009180086**

09/18/2020 11:49 AM Pages: 1 of 8 Fees: \$110.50  
Skagit County Auditor

Escrow Number: JM2116

**QUIT CLAIM DEED**

THE GRANTOR **BIG SKY WEST LLC** for and in consideration of boundary line adjustment without consideration conveys and quit claims to **Big Sky West LLC** the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

Four portions of the West 1/4 of Section 2, Township 34 North, Range 2 East, W.M., as described on the attachment hereto.

SUBJECT to matters of record

This boundary line adjustment is for the purpose of recombining or reaggregating four differently described parcels into the four described on the attachment hereto. This boundary adjustment is not for the purpose of creating an additional lot of record.

City of Anacortes Planning approval can be found on the BLA Survey recorded concurrently herewith.

Tax Parcel Number(s): P19847, P19867, P19848, P19850 and P112969.

**Dated:** 17 September, 2020.

Big Sky West, LLC

LD Nelson  
Larry D. Nelson

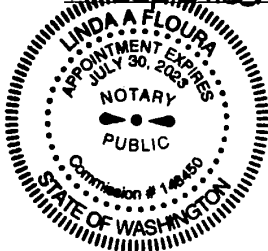
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2020 3741  
SEP 18 2020

Amount Paid \$ 0  
Skagit Co. Treasurer  
By HB Deputy

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that LD Nelson, on oath state that he/they was/were authorized to execute the instrument and acknowledged it as the Managing member (s) of Big Sky West, LLC, to be free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 17 September 2020



Linda Floura - Notary Public

Notary Public in and for the State of Washington

Residing at:

Anacortes, Skagit county  
My appointment expires: 7-30-2023

## LEGAL DESCRIPTION BEFORE BOUNDARY LINE ADJUSTMENT

### PARCEL "A": (P19847)

All that portion of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  Section 4, Township 34 North, Range 2 East, W.M., described as follows:

Commencing at the West  $\frac{1}{4}$  corner of said Section 4; thence South  $1^{\circ}02'00''$  West, 55.50 feet; thence South  $88^{\circ}52'00''$  East 139.76 feet to the true point of beginning; thence North for a distance of 158.58 feet, more or less, to the South line of State Highway right-of-way as conveyed to the State of Washington by deed recorded March 6, 1961, under Auditor's File No. 604860, records of Skagit County Washington; thence Southeasterly along the Southerly line of said State Highway for 308.27 feet more less, to a point 425.00 feet East of the West line of said Section 4; thence South to a point lying South  $67^{\circ}52'20''$  East from the true point of beginning; thence North  $67^{\circ}52'20''$  West a distance of 308.27 feet more or less, to the point of beginning, EXCEPT the West 65.00 feet thereof.

TOGETHER WITH a tract of land lying in the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 4, Township 34 North, Range 2 East of the Willamette Meridian, described as follows:

Commencing at the West Quarter corner of said Section 4; thence South  $1^{\circ}02'00''$  West, 55.50 feet; thence South  $88^{\circ}52'00''$  East, 139.76 feet; thence South  $67^{\circ}52'20''$  East, 69.67 feet to the true point of beginning; thence South  $67^{\circ}52'20''$  East approximately 238.86 feet, more or less, to a point 425 feet E of the West line of said Section 4; thence North  $87^{\circ}44'47''$  West, 89.93 feet; thence North  $75^{\circ}32'10''$  West, 133.73 feet; thence North  $1^{\circ}03'37''$  West, 51.99 feet to the true point of beginning.

TOGETHER WITH A non-exclusive easement for ingress, egress and utilities over, across and under South 30 feet of both Tracts 1 and 2 described below and a non-exclusive easement for ingress, egress and utilities over, across and under a 30 foot wide strip of land lying within the North 50 feet of both Tracts 1 and 2 described below:

Tract 1: The West 65.00 feet of that portion of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 4, Township 34 North, Range 2 East, W.M., described as follows:

Commencing at the West  $\frac{1}{4}$  corner of said Section 4; thence South  $1^{\circ}02'00''$  West, 55.50 feet; thence South  $88^{\circ}52'00''$  East, 139.76 feet to the true point of beginning; thence North for a distance of 158.58 feet, more or less, to the South line of State Highway right-of-way as conveyed to the State of Washington by deed recorded March 6, 1961, under Auditor's File No. 604860, records of Skagit County, Washington; thence Southeasterly along the Southerly line of said State Highway for 308.27 feet, more or less, to a point 425.00 feet East of the West line of said Section 4; thence South to a point lying South  $67^{\circ}52'20''$  East from the true point of beginning; thence North  $67^{\circ}52'20''$  West a distance of 308.27 feet, more or less, to the point of beginning.

Tract 2: That portion of the West ¼ of Section 4, Township 34 North, Range 2 East W.M., described as Form 5003353-C (7-1-14) Page 4 of 5 CLTA #14 Subdivision Guarantee (4-10-75) Washington – Schedule C follows:

Commencing at the West ¼ corner of said Section 4; thence South 2°24'00" West along the West line of said section, 55.50 feet; thence South 87°30'00" East, 25 feet to the true point of beginning (said point being on the East margin of March Point Road); thence South 87°30'00" East, 114.76 feet to the East line of that certain tract conveyed to George D. Sullivan et ux by deed recorded July 16, 1947, under Auditor's File No. 406718; thence North 2°24'00" East along the East line of said Sullivan tract 158.58 feet, more or less, to the Southerly line of those premises condemned by the State of Washington for highway purposes by decree entered June 5, 1961, in Skagit County Superior Court Cause No. 26055; thence Westerly along the Southerly line of said highway 119.20, more or less, to the East margin of March Point Road; thence South 1°55'45" West along said East margin, a distance of 130.78 feet; thence continue along said East margin South 2°24'00" West, 55.66 feet to the point of beginning.

**PARCEL "B": (P19850 and P112969)**

A tract of land lying in the Southwest ¼ of the Northwest ¼ of the Northwest ¼ of the Southwest ¼ of Section 4, Township 34 North, Range 2 East of the Willamette Meridian, described as follows: Beginning at the West Quarter corner of said Section 4; thence South 1°02'00" West, 55.50 feet; thence South 88°52'00" East, 139.76 feet to the true point of beginning; thence South 67°52'20" East approximately 308.27 feet, more or less, to a point 425 feet East of the West line of said Section 4; thence South parallel to the West line of said Section 4, to a point 340 feet South of the South line of State Highway right of way as conveyed to the State of Washington by deed dated January 25, 1961, under Auditor's File No. 604860, records of Skagit County, Washington: thence North 87°22'20" West 296.18 feet, more or less, to a point 140 feet East of the West line of said Section 4; thence North 1°02'00" East, 281.42 feet, more or less, to the true point of beginning.

EXCEPT a tract of land lying in the Southwest ¼ of the Northwest ¼ of the Northwest ¼ of the Southwest ¼ of Section 4, Township 34 North, Range 2 East of the Willamette Meridian, described as follows:

Commencing at the West Quarter corner of said Section 4; thence South 1°02'00" West, 55.50 feet; thence South 88°52'00" East, 139.76 feet; thence South 67°52'20" East, 69.67 feet to the true point of beginning; thence South 67°52'20" East approximately 238.86 feet, more or less, to a point 425 feet East of the West line of said Section 4; thence North 87°44'47" West, 89.93 feet; thence North 75°32'10" West, 133.73 feet; thence North 1°03'37" West, 51.99 feet to the true point of beginning.

**PARCEL "D": (P19867)**

That portion of the West ¼ of Section 4, Township 34 North, Range 2 East W.M., described as follows: Beginning at a point 15 feet East of the West quarter corner of Section 4, Township 34 North, Range 2 East W.M. (said premises being on the East margin of March's Point Road); thence South 580.00 feet, more or less, to the North line of County road known as the Stevenson Road; thence East along the North line of said County road, 125.00 feet; thence North 795.00 feet, more or less, to the Southerly line of those premises condemned by the State of Washington for highway purposes by Decree entered June 5, 1961, in Skagit County Superior Court Cause No. 26055; thence Westerly along the Southerly line of said highway to the East line of March's Point Road; thence South to the point of beginning;

EXCEPT THEREFROM the following described tract:

Commencing at the West Quarter corner of said Section 4; thence South 2°24'00" West along the West line of said Section, 55.50 feet; thence South 87°30'00" East 25 feet to the true point of beginning (said point being on the East margin of March's Point Road); thence South 87°30'00" East 114.76 feet to the East line of that certain tract conveyed to George D. Sullivan, et ux, by Deed recorded July 16, 1947, under Auditor's File No. 406718, records of Skagit County, Washington; thence North 2°24'00" East along the East line of said Sullivan tract 158.58 feet to the Southerly line of those premises condemned by the State of Washington for highway purposes by Decree entered June 5, 1961 in Skagit County Superior Court Cause No. 26055; thence Westerly along the Southerly line of said highway 119.20 feet to the East margin of March's Point Road; thence South 1°55'45" West along said East margin 130.78 feet; thence continue along said East margin South 2°24'00" West 55.66 feet to the point of beginning.

## LEGAL DESCRIPTION AFTER BOUNDARY LINE ADJUSTMENT

### PARCEL "A": (P19847)

All that portion of the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 Section 4, Township 34 North, Range 2 East, W.M., described as follows:

COMMENCING at the West 1/4 corner of said Section 4; thence South 1°02'00" West, 55.50 feet; thence South 88°52'00" East 139.76 feet to the TRUE POINT OF BEGINNING; thence North for a distance of 158.58 feet, more or less, to the South line of State Highway right-of-way as conveyed to the State of Washington by deed recorded March 6, 1961, under Auditor's File No. 604860, records of Skagit County, Washington; thence Southeasterly along the Southerly line of said State Highway for 308.27 feet more or less, to a point 425.00 feet East of the West line of said Section 4; thence South to a point lying South 67°52'20" East from the true point of beginning; thence North 67°52'20" West a distance of 308.27, more or less, to the POINT OF BEGINNING, EXCEPT the West 65.00 feet thereof.

TOGETHER WITH a tract of land lying in the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 34 North, Range 2 East of the Willamette Meridian, described as follows:

COMMENCING at the West Quarter corner of said Section 4; thence South 1°02'00" West, 55.50 feet; thence South 88°52'00" East, 139.76 feet; thence South 67°52'20" East, 69.67 feet to the TRUE POINT OF BEGINNING; thence South 67°52'20" East approximately 238.86 feet, more or less, to a point 425 feet East of the West line of said Section 4; thence North 87°44'47" West, 89.93 feet; thence North 75°32'10" West, 133.73 feet; thence North 88°56'23" West, 20.00 feet; thence South 1°03'37" West, 170.66 feet; thence North 88°56'23" West, 170.00 feet; thence North 1°03'37" East, 20.00 feet; thence North 88°56'23" East, 150.00 feet; thence North 1°03'37" East, 218.09 feet; thence South 67°52'20" East, 42.87 feet to the POINT OF BEGINNING.

TOGETHER WITH A non-exclusive easement for ingress, egress and utilities over, across and under South 30 feet of both Tracts 1 and 2 described below and a non-exclusive easement for ingress, egress and utilities over, across and under a 30 foot wide strip of land lying within the North 50 feet of both Tracts 1 and 2 described below:

Tract 1: The West 65.00 feet of that portion of the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 34 North, Range 2 East, W.M., described as follows:

COMMENCING at the West 1/4 corner of said Section 4; thence South 1°02'00" West, 55.50 feet; thence South 88°52'00" East, 139.76 feet to the TRUE POINT OF BEGINNING; thence North for a distance of 158.58 feet, more or less, to the South line of State Highway right-of-way as conveyed to the State of Washington by deed recorded March 6, 1961, under Auditor's File No. 604860, records of Skagit County, Washington; thence Southeasterly along the Southerly line of said State Highway for 308.27 feet, more or less, to a point 425.00 feet East of the West line of said Section 4; thence South to a point lying South 67°52'20" East from the true point of beginning; thence North 67°52'20" West a distance of 308.27 feet, more or less, to the POINT OF BEGINNING.

COMMENCING at the West 1/4 corner of said Section 4; thence South 2°24'00" West along the West line of said section, 55.50 feet; thence South 87°30'00" East, 25 feet to the TRUE POINT OF BEGINNING (said point being on the East margin of March Point Road); thence South 87°30'00" East, 114.76 feet to the East line of that certain tract conveyed to George D. Sullivan et ux by deed recorded July 16, 1947, under Auditor's File No. 406718; thence North 2°24'00" East along the East line of said Sullivan tract 158.58 feet, more or less, to the Southerly line of those premises condemned by the State of Washington for highway purposes by decree entered June 5, 1961, in Skagit County Superior Court Cause No. 26055; thence Westerly along the Southerly line of said highway 119.20, more or less, to the East margin of March Point Road; thence South 1°55'45" West along said East margin, a distance of 130.78 feet; thence continue along said East margin South 2°24'00" West, 55.66 feet to the POINT OF BEGINNING.

**PARCEL "B": (P19848, P19850 and P112969)**

That portion of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 34 North, Range 2 East of the Willamette Meridian, described as follows:

COMMENCING at the West Quarter corner of said Section 4; thence South 1°02'00" West, 55.50 feet; thence South 88°52'00" East, 139.76 feet to the TRUE POINT OF BEGINNING; thence South 67°52'20" East approximately 308.27 feet, more or less, to a point 425 feet East of the West line of said Section 4; thence South parallel to the West line of said Section 4, to a point 340 feet South of the South line of State Highway right of way as conveyed to the State of Washington by deed dated January 25, 1961, under Auditor's File No. 604860, records of Skagit County, Washington; thence North 87°22'20" West 296.18 feet, more or less, to a point 140 feet East of the West line of said Section 4; thence North 1°02'00" East, 281.42 feet, more or less, to the true POINT OF BEGINNING.

EXCEPT a tract of land lying in the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 34 North, Range 2 East of the Willamette Meridian, described as follows:

COMMENCING at the West Quarter corner of said Section 4; thence South 1°02'00" West, 55.50 feet; thence South 88°52'00" East, 139.76 feet; thence South 67°52'20" East, 69.67 feet to the TRUE POINT OF BEGINNING; thence South 67°52'20" East approximately 238.86 feet, more or less, to a point 425 feet East of the West line of said Section 4; thence North 87°44'47" West, 89.93 feet; thence North 75°32'10" West, 133.73 feet; thence North 1°03'37" East, 51.99 feet to the POINT OF BEGINNING.

ALSO EXCEPT that portion of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 34 North, Range 2 East of the Willamette Meridian, described as follows:

COMMENCING at the West Quarter corner of said Section 4; thence South 1°02'00" West, 55.50 feet; thence South 88°52'00" East, 139.76 feet to the TRUE POINT OF

BEGINNING; thence South 67°52'20" East, 69.67 feet; thence South 1°03'37" West, 51.99 feet; thence North 88°56'23" West, 20.00 feet; thence South 1°03'37" West, 170.66 feet; thence North 88°56'23" West, 45.00 feet; thence North 1°03'37" East, 247.73 feet to the POINT OF BEGINNING.

TOGETHER WITH that portion of the West 1/4 of Section 4, Township 34 North, Range 2 East W.M., described as follows:

COMMENCING at a point 15 feet East of the West quarter corner of Section 4, Township 34 North, Range 2 East W.M. (said premises being on the East margin of March's Point Road); thence South, 303.63 feet to the TRUE POINT OF BEGINNING; thence South, 269.60 feet, more or less, to the North line of County road known as the Stevenson Road; thence East along the North line of said County road, 125.00 feet; thence North, 271.01 feet, thence North 88°56'23" West, 125.00 feet to the East margin of March's Point Road and the POINT OF BEGINNING.

**PARCEL "D": (P19867)**

That portion of the West 1/4 of Section 4, Township 34 North, Range 2 East W.M., described as follows: BEGINNING at a point 15 feet East of the West quarter corner of Section 4, Township 34 North, Range 2 East W.M. (said premises being on the East margin of March's Point Road); thence South, 580.00 feet, more or less, to the North line of County road known as the Stevenson Road; thence East along the North line of said County road, 125.00 feet; thence North, 795.00 feet, more or less, to the Southerly line of those premises condemned by the State of Washington for highway purposes by Decree entered June 5, 1961, in Skagit County Superior Court Cause No. 26055; thence Westerly along the Southerly line of said highway to the East line of March's Point Road; thence South to the POINT OF BEGINNING;

EXCEPT THEREFROM the following described tract:

COMMENCING at the West Quarter corner of said Section 4; thence South 2°24'00" West along the West line of said Section, 55.50 feet; thence South 87°30'00" East, 25 feet to the TRUE POINT OF BEGINNING (said point being on the East margin of March's Point Road); thence South 87°30'00" East, 114.76 feet to the East line of that certain tract conveyed to George D. Sullivan, et ux, by Deed recorded July 16, 1947, under Auditor's File No. 406718, records of Skagit County, Washington; thence North 2°24'00" East along the East line of said Sullivan tract 158.58 feet to the Southerly line of those premises condemned by the State of Washington for highway purposes by Decree entered June 5, 1961 in Skagit County Superior Court Cause No. 26055; thence Westerly along the Southerly line of said highway 119.20 feet to the East margin of March's Point Road; thence South 1°55'45" West along said East margin 130.78 feet; thence continue along said East margin South 2°24'00" West, 55.66 feet to the POINT OF BEGINNING.

ALSO EXCEPT the South 289.60 feet thereof.

TOGETHER WITH a tract of land lying in the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 34 North, Range 2 East of the Willamette Meridian, described as follows:

COMMENCING at the West Quarter corner of said Section 4; thence South  $1^{\circ}02'00''$  West, 55.50 feet; thence South  $88^{\circ}52'00''$  East, 139.76 feet to the TRUE POINT OF BEGINNING; thence South  $67^{\circ}52'20''$  East, 26.80 feet; South  $1^{\circ}03'37''$  East, 218.09 feet; thence North  $88^{\circ}56'23''$  West, 20.00 feet; thence North  $1^{\circ}03'37''$  East, 227.73 feet to the POINT OF BEGINNING.