
202010060091
 10/06/2020 11:21 AM Pages: 1 of 12 Fees: \$114.50
 Skagit County Auditor

When recorded return to:

Craig Sjostrom
 1204 Cleveland Ave.
 Mount Vernon, Washington 98273

Quitclaim Deed

(Boundary Line Adjustment)

SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX

Grantor: John DeVries

Grantee: DeVries Investments

Legal Description: ptn Govt Lot 2, 36-34N-³EW~~4~~WM

Assessor's Property Tax Parcel or Account Nos. P23210; P23239; P23244

Reference Nos of Documents Assigned or Released: N/A

202040 TO
 OCT 06 2020
 Amount Paid \$
 Skagit Co. Treasurer
 By *Mh* Deputy

THIS INDENTURE, is made this 24TH day of SEPTEMBER, 2020, between John DeVries, an unmarried person, Grantor, and DeVries Investments, a Washington partnership, Grantee.

Recitals

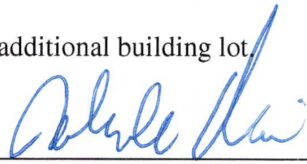
- a. Grantor is the owner of the property bearing Skagit County Assessor's parcel no. P23239, described in the attached Exhibit A.
- b. Grantee is the owner of the property bearing Skagit County Assessor's parcel nos. P23210 and P23244, described in the attached Exhibit B.
- c. The parties wish to adjust the boundaries between the said parcels, with a portion of P23239 (described in the attached Exhibit C), being incorporated into P23244.

- d. The adjusted description of P23239 is attached hereto as Exhibit D.
- e. The adjusted description of P23210 and P23244 is attached hereto as Exhibit E.
- d. A diagram showing the adjustment is attached hereto as Exhibit F.

Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, and for no monetary consideration, grantor does hereby QUIT CLAIM to the grantee all of his interest in the real property lying and being in the county of Skagit and State of Washington, and described in the attached Exhibit C.

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

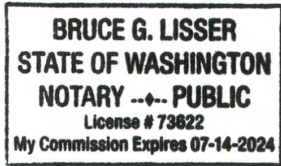



 JOHN DeVRIES

STATE OF WASHINGTON)
 :SS
 COUNTY OF SKAGIT)

On this day personally appeared before me John DeVries, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 24TH day of SEPTEMBER, 2020.





 NOTARY PUBLIC in and for the State of Washington, residing at
Mount Vernon.
 My commission expires: 7-14-21
 Name: Bruce G. Lisser

Exhibit "A"

**John DeVries, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-23239)**

That portion of Government Lot 2, Section 36, Township 34 North, Range 3 East, W.M., being more particularly described as follows:

BEGINNING at a point on the North line of said Government Lot 2 a distance of 185.85 feet North 88°52'06" West (called West on previous descriptions) from the Northeast corner of said Government Lot 2 (North 1/4 corner);
thence South 0°33'45" West (called South 0°37' East on previous descriptions) parallel with the East line of said Government Lot 2 for a distance of 150.00 feet;
thence North 88°52'06" West (called West on previous descriptions) parallel with said North line of Government Lot 2 for a distance of 510.00 feet;
thence North 0°33'45" East (called North 0°37' West on previous descriptions) for a distance of 150.00 feet to said North line of Government Lot 2;
thence South 88°52'06" East (called East on previous descriptions) along said North line for a distance of 510.00 feet to the POINT OF BEGINNING.

EXCEPT dike restrictions;

AND EXCEPT road rights-of-way.

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

Situate in the County of Skagit, State of Washington.

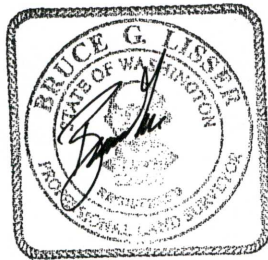


Exhibit "B"**DeVries Investments, a Washington partnership, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-23210 and P-23244)****Parcel P-23210**

The South 290 feet of the following described tract:

The West 100 feet of the East 185.00 feet, more or less (as fenced on October 14, 1954, the date of the deed) of the South 490.00 feet of the North 510.00 feet of Government Lot 2, Section 36, Township 34 North, Range 3 East, W.M.

EXCEPTING from the premises as above-described, that portion, if any, lying West of the following described line:

BEGINNING at a point on the North line of said Government Lot 2, which is 185.85 feet North 88°52'06" West (called West of previous descriptions) of the Northeast corner of said Government Lot 2;
thence South 0°33'45" West parallel with the East line of said Government Lot 2 (called South 0°37' East on previous descriptions) for a distance of 510 feet to the terminal point of said line.

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

Situate in the County of Skagit, State of Washington.

Parcel P-23244

The East 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 36, Township 34 North, Range 3 East, W.M.;

EXCEPT County road and ditch rights-of-way;

TOGETHER WITH those portions of Government Lots 1 and 2, Section 36, Township 34 North, Range 3 East, W.M. lying Northerly and Westerly of the right-of-way for dike of Diking District No. 1;

EXCEPT County road and ditch rights-of-way;

AND EXCEPT a tract described as follows:

BEGINNING at a point on the North line of said Government Lot 2 a distance of 185.85 feet North 88°52'06" West (called West on previous descriptions) from the Northwest corner of said Government Lot 2;
thence South 0°33'45" West (called South 0°37' East on previous descriptions) parallel with the East line of said Government Lot 2 for a distance of 510 feet;
thence East 840 feet, more or less, to the dike right-of-way;
thence Northerly along said dike right-of-way to the North line of Government Lot 1 of said Section 36;
thence West along the North line of said Section 36 to the POINT OF BEGINNING.

AND ALSO EXCEPT the following described tract:

That portion of Government Lot 2, Section 36, Township 34 North, Range 3 East, W.M., being more particularly described as follows:

BEGINNING at a point on the North line of said Government Lot 2 a distance of 185.85 feet North 88°52'06" West (called West on previous descriptions) from the Northeast corner of said Government Lot 2 (North 1/4 corner);
thence South 0°33'45" West (called South 0°37' East on previous descriptions) parallel with the East line of said Government Lot 2 for a distance of 150.00 feet;

thence North 88°52'06" West (called West on previous descriptions) parallel with said North line of Government Lot 2 for a distance of 510.00 feet;
thence North 0°33'45" East (called North 0°37' West on previous descriptions) for a distance of 150.00 feet to said North line of Government Lot 2;
thence South 88°52'06" East (called East on previous descriptions) along said North line for a distance of 510.00 feet to the POINT OF BEGINNING.

EXCEPT dike restrictions;

AND EXCEPT road rights-of-way.

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

Situate in the County of Skagit, State of Washington.



Exhibit "C"

**Portion John DeVries, Parcel
(Skagit County Assessor's Parcel Number P-23239)
To be Boundary Line Adjusted into
DeVries Investments, a Washington partnership, Parcel
(Skagit County Assessor's Parcel Number P-23244)**

That portion of Government Lot 2, Section 36, Township 34 North, Range ~~4~~³ East, W.M., described as follows:

BEGINNING at a point on the North line of said Government Lot 2 a distance of 185.85 feet North 88°52'06" West (called West on previous descriptions) from the Northeast corner of said Government Lot 2 (North 1/4 corner); thence South 0°33'45" West (called South 0°37' East on previous descriptions) parallel with the East line of said Government Lot 2 for a distance of 150.00 feet to the Southeast corner of that certain parcel conveyed to John DeVries by Quit Claim deed recorded under Skagit County Auditor's File No. 200805060068; thence North 88°52'06" West (called West on previous descriptions) along the South line of said DeVries parcel parallel with said North line of Government Lot 2 for a distance 355.66 feet, to the TRUE POINT OF BEGINNING; thence continue North 88°50'06" West along said South line for a distance of 154.34 feet, more or less, to the Southeast corner of said DeVries parcel; thence North 0°33'45" East along the West line of said DeVries parcel for a distance of 130.00 feet, more or less, to the Northwest corner of said DeVries parcel, also being on the Southerly right-of-way margin of Calhoun Road; thence South 88°52'06" East along said Southerly right-of-way margin for a distance of 153.00 feet, more or less, to a point bearing North 0°01'41" West from the TRUE POINT OF BEGINNING; thence South 0°01'41" East for a distance of 130.02 feet, more or less, to the TRUE POINT OF BEGINNING.

TOGETHER WITH a 20.00 foot wide non-exclusive mutually beneficial easement for ingress and egress purposes for the mutual benefit of the grantor and grantee over, under and across a 20.00 foot wide strip lying Easterly (measured perpendicular to the East line) of and contiguous to the East line of the above-described parcel (within the remainder portion of P-23239). The maintenance of the gravel driveway within said easement to be shared equally by both parties. See Exhibit F for additional location information.

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

Situate in the County of Skagit, State of Washington.

Containing 19,976 sq ft, 0.5 acres

This Boundary Line Adjustment is not for the purpose of creating additional building lots.

The above described parcel will be combined or aggregated with contiguous property owned by the grantee (P-23244).

APPROVED

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

Skagit County

By: [Signature]
Title: Senior Planner

Date: 10/1/2020



3-16-20

Exhibit "D"

**John DeVries, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-23239)**

That portion of Government Lot 2, Section 36, Township 34 North, Range 3 East, W.M., being more particularly described as follows:

BEGINNING at a point on the North line of said Government Lot 2 a distance of 185.85 feet North 88°52'06" West (called West on previous descriptions) from the Northeast corner of said Government Lot 2 (North 1/4 corner);
thence South 0°33'45" West (called South 0°37' East on previous descriptions) parallel with the East line of said Government Lot 2 for a distance of 150.00 feet;
thence North 88°52'06" West (called West on previous descriptions) parallel with said North line of Government Lot 2 for a distance of 510.00 feet;
thence North 0°33'45" East (called North 0°37' West on previous descriptions) for a distance of 150.00 feet to said North line of Government Lot 2;
thence South 88°52'06" East (called East on previous descriptions) along said North line for a distance of 510.00 feet to the POINT OF BEGINNING.

EXCEPT dike restrictions;

AND EXCEPT road rights-of-way.

AND ALSO EXCEPT that portion of Government Lot 2, Section 36, Township 34 North, Range 3 East, W.M., described as follows:

BEGINNING at a point on the North line of said Government Lot 2 a distance of 185.85 feet North 88°52'06" West (called West on previous descriptions) from the Northeast corner of said Government Lot 2 (North 1/4 corner);
thence South 0°33'45" West (called South 0°37' East on previous descriptions) parallel with the East line of said Government Lot 2 for a distance of 150.00 feet to the Southeast corner of that certain parcel conveyed to John DeVries by Quit Claim deed recorded under Skagit County Auditor's File No. 200805060068;
thence North 88°52'06" West (called West on previous descriptions) along the South line of said DeVries parcel parallel with said North line of Government Lot 2 for a distance 355.66 feet, to the TRUE POINT OF BEGINNING;
thence continue North 88°50'06" West along said South line for a distance of 154.34 feet, more or less, to the Southeast corner of said DeVries parcel;
thence North 0°33'45" East along the West line of said DeVries parcel for a distance of 130.00 feet, more or less, to the Northwest corner of said DeVries parcel, also being on the Southerly right-of-way margin of Calhoun Road;
thence South 88°52'06" East along said Southerly right-of-way margin for a distance of 153.00 feet, more or less, to a point bearing North 0°01'41" West from the TRUE POINT OF BEGINNING;
thence South 0°01'41" East for a distance of 130.02 feet, more or less, to the TRUE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH a 20.00 foot wide non-exclusive mutually beneficial easement for ingress and egress purposes for the mutual benefit of the grantor and grantee over, under and across a 20.00 foot wide strip lying Easterly (measured perpendicular to the East line) of and contiguous to the East line of the above-described parcel (within the remainder portion of P-23239). The maintenance of the gravel driveway within said easement to be shared equally by both parties. See Exhibit F for additional location information.

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

Situate in the County of Skagit, State of Washington.



9-10-20

Exhibit "E"**DeVries Investments, a Washington partnership, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-23210 and P-23244 and portion of P-23239)****Parcel P-23210**

The South 290 feet of the following described tract:

The West 100 feet of the East 185.00 feet, more or less (as fenced on October 14, 1954, the date of the deed) of the South 490.00 feet of the North 510.00 feet of Government Lot 2, Section 36, Township 34 North, Range 3 East, W.M.

EXCEPTING from the premises as above-described, that portion, if any, lying West of the following described line:

BEGINNING at a point on the North line of said Government Lot 2, which is 185.85 feet North 88°52'06" West (called West of previous descriptions) of the Northeast corner of said Government Lot 2;
thence South 0°33'45" West parallel with the East line of said Government Lot 2 (called South 0°37' East on previous descriptions) for a distance of 510 feet to the terminal point of said line.

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

Situate in the County of Skagit, State of Washington.

Parcel P-23244

The East 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 36, Township 34 North, Range 3 East, W.M.;

EXCEPT County road and ditch rights-of-way;

TOGETHER WITH those portions of Government Lots 1 and 2, Section 36, Township 34 North, Range 3 East, W.M. lying Northerly and Westerly of the right-of-way for dike of Diking District No. 1;

EXCEPT County road and ditch rights-of-way;

AND EXCEPT a tract described as follows:

BEGINNING at a point on the North line of said Government Lot 2 a distance of 185.85 feet North 88°52'06" West (called West on previous descriptions) from the Northwest corner of said Government Lot 2;
thence South 0°33'45" West (called South 0°37' East on previous descriptions) parallel with the East line of said Government Lot 2 for a distance of 510 feet;
thence East 840 feet, more or less, to the dike right-of-way;
thence Northerly along said dike right-of-way to the North line of Government Lot 1 of said Section 36;
thence West along the North line of said Section 36 to the POINT OF BEGINNING.

AND ALSO EXCEPT the following described tract:

That portion of Government Lot 2, Section 36, Township 34 North, Range 3 East, W.M., being more particularly described as follows:

BEGINNING at a point on the North line of said Government Lot 2 a distance of 185.85 feet North 88°52'06" West (called West on previous descriptions) from the Northeast corner of said Government Lot 2 (North 1/4 corner);
thence South 0°33'45" West (called South 0°37' East on previous descriptions) parallel with the East line of said Government Lot 2 for a distance of 150.00 feet;

thence North 88°52'06" West (called West on previous descriptions) parallel with said North line of Government Lot 2 for a distance of 510.00 feet;
 thence North 0°33'45" East (called North 0°37' West on previous descriptions) for a distance of 150.00 feet to said North line of Government Lot 2;
 thence South 88°52'06" East (called East on previous descriptions) along said North line for a distance of 510.00 feet to the POINT OF BEGINNING.

EXCEPT dike restrictions;

AND EXCEPT road rights-of-way.

Portion P-23239

TOGETHER WITH that portion of Government Lot 2, Section 36, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the North line of said Government Lot 2 a distance of 185.85 feet North 88°52'06" West (called West on previous descriptions) from the Northeast corner of said Government Lot 2 (North 1/4 corner);
 thence South 0°33'45" West (called South 0°37' East on previous descriptions) parallel with the East line of said Government Lot 2 for a distance of 150.00 feet to the Southeast corner of that certain parcel conveyed to John DeVries by Quit Claim deed recorded under Skagit County Auditor's File No. 200805060068;
 thence North 88°52'06" West (called West on previous descriptions) along the South line of said DeVries parcel parallel with said North line of Government Lot 2 for a distance 355.66 feet, to the TRUE POINT OF BEGINNING;
 thence continue North 88°50'06" West along said South line for a distance of 154.34 feet, more or less, to the Southeast corner of said DeVries parcel;
 thence North 0°33'45" East along the West line of said DeVries parcel for a distance of 130.00 feet, more or less, to the Northwest corner of said DeVries parcel, also being on the Southerly right-of-way margin of Calhoun Road;
 thence South 88°52'06" East along said Southerly right-of-way margin for a distance of 153.00 feet, more or less, to a point bearing North 0°01'41" West from the TRUE POINT OF BEGINNING;
 thence South 0°01'41" East for a distance of 130.02 feet, more or less, to the TRUE POINT OF BEGINNING.

TOGETHER WITH a 20.00 foot wide non-exclusive mutually beneficial easement for ingress and egress purposes for the mutual benefit of the grantor and grantee over, under and across a 20.00 foot wide strip lying Easterly (measured perpendicular to the East line) of and contiguous to the East line of the above-described parcel (within the remainder portion of P-23239). The maintenance of the gravel driveway within said easement to be shared equally by both parties. See Exhibit F for additional location information.

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

Situate in the County of Skagit, State of Washington.



3-10-20

EXHIBIT "F"



Revised

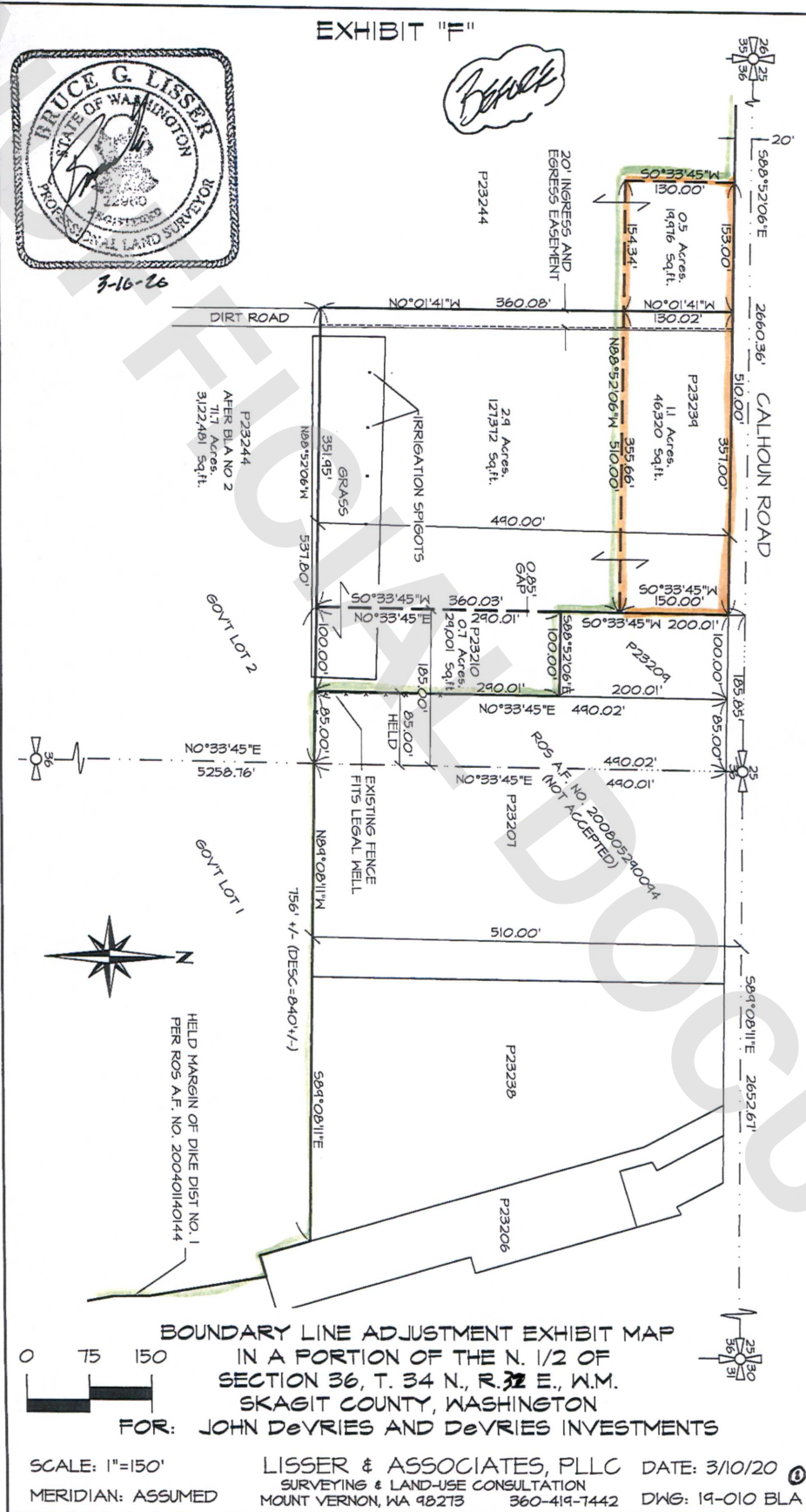
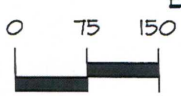
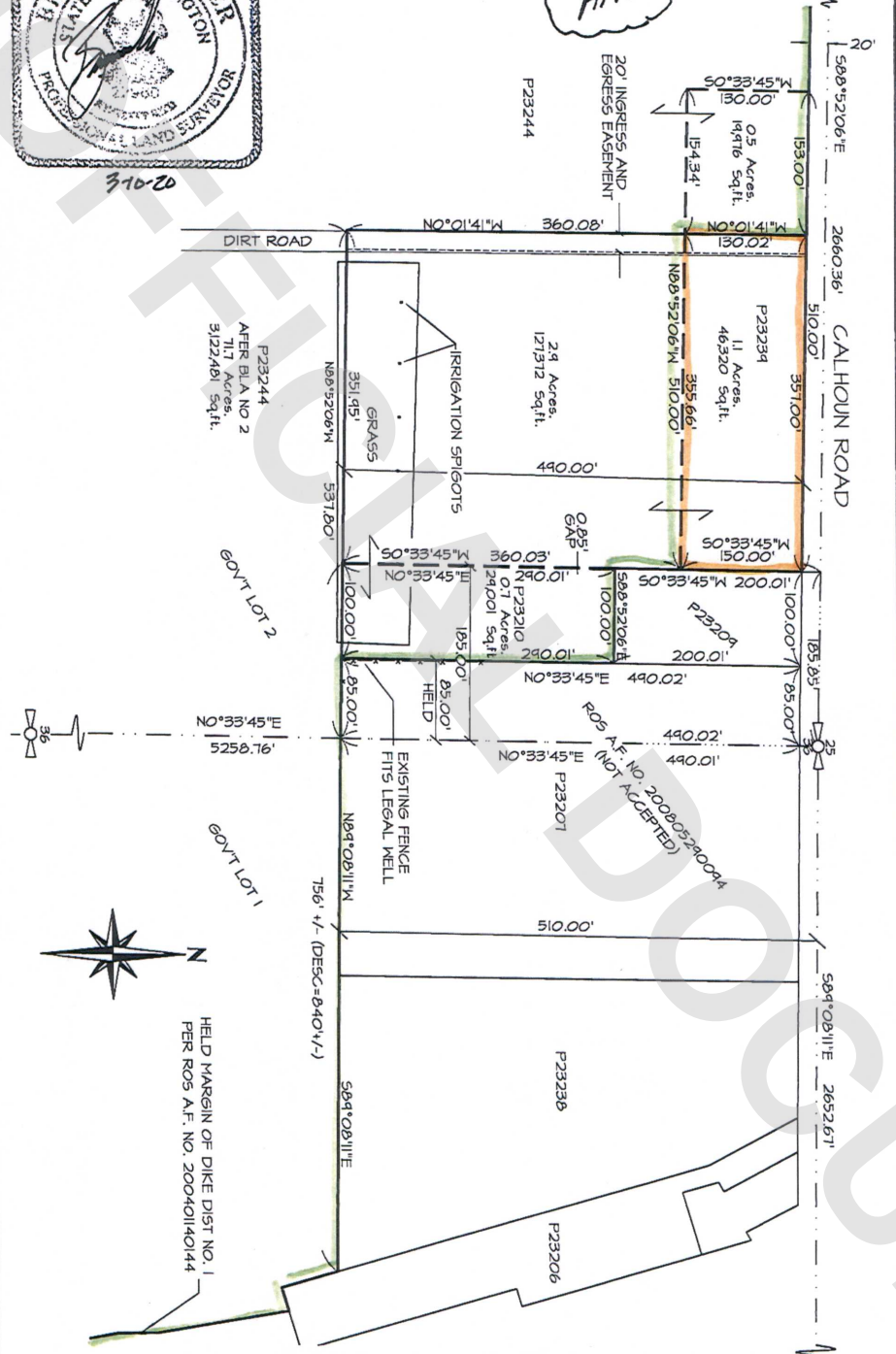




EXHIBIT "F"

APR



BOUNDARY LINE ADJUSTMENT EXHIBIT MAP
 IN A PORTION OF THE N. 1/2 OF
 SECTION 36, T. 34 N., R. 32 E., W.M.
 SKAGIT COUNTY, WASHINGTON
 FOR: JOHN DEVRIES AND DEVRIES INVESTMENTS

SCALE: 1"=150'
 MERIDIAN: ASSUMED
 LISSER & ASSOCIATES, PLLC DATE: 3/10/20
 SURVEYING & LAND-USE CONSULTATION
 MOUNT VERNON, WA 98273 360-419-7442 DWG: 19-010 BLA

