

Order No:



202010160097

10/16/2020 01:08 PM Pages: 1 of 8 Fees: \$110.50  
Skagit County Auditor

When recorded return to:

G & D Wallace, Inc,  
P.O. Box 569  
Burlington, WA 98233

Escrow Number: JM21115

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 16 2020

Amount Paid \$  
By MA Skagit Co. Treasurer Deputy

**QUIT CLAIM DEED**

THE GRANTOR ARDTRASNA. LLC for and in consideration of Boundary Line Adjustment for owner convenience only conveys and quit claims to G & D. Wallace, Inc., a Washington corporations the following described real estate, situated in the County of Skagit, State of Washington,, together with all after acquired title of the Grantor therein:

That portion of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 as more fully described on Exhibit "A" hereto.

Subject to matter of record.

Note: A record of Survey will be recorded concurrently herewith.

Exhibit "B" hereto is the G & D Wallace property before this boundary line adjustment, Exhibit "C" hereto is the G & D Wallace property after this boundary line adjustment; Exhibit "C" is the Ardtrasna property before this boundary line adjustment; and Exhibit "E" is the Ardtrasna property after this boundary line adjustment.

The property being conveyed herein will be combined or aggregated with the Grantee's adjoining property. This boundary line adjustment is not for the purposes of creating an additional building lot.

This boundary line adjustment is approved by Glenn Rood of the Skagit County Planning Department.

Tax Parcel Number(s): **portion P33770 to P33775**

Dated: August 28, 2020

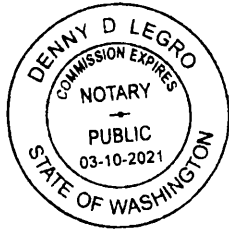
Ardtrasna LLC by its managing member:

[Signature]

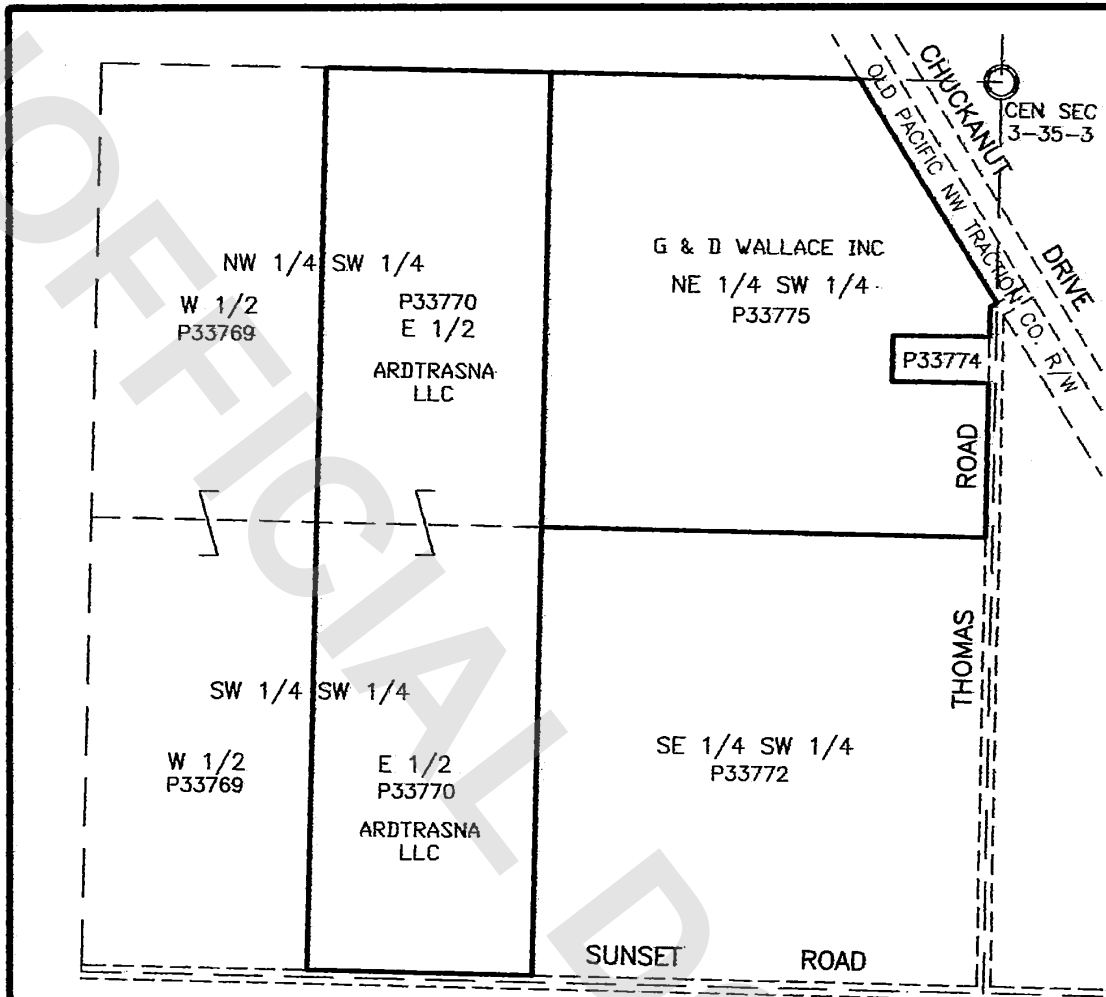
State of Washington  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that JACK WALLACE is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Managing Member of Ardtrasna LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: MAY 18, 2020  
[Signature]



Notary Public in and for the State of Washington  
Residing at: MOUNT VERNON  
My appointment expires: 03-10-2021



PLAN

Scale: 1" = 500'



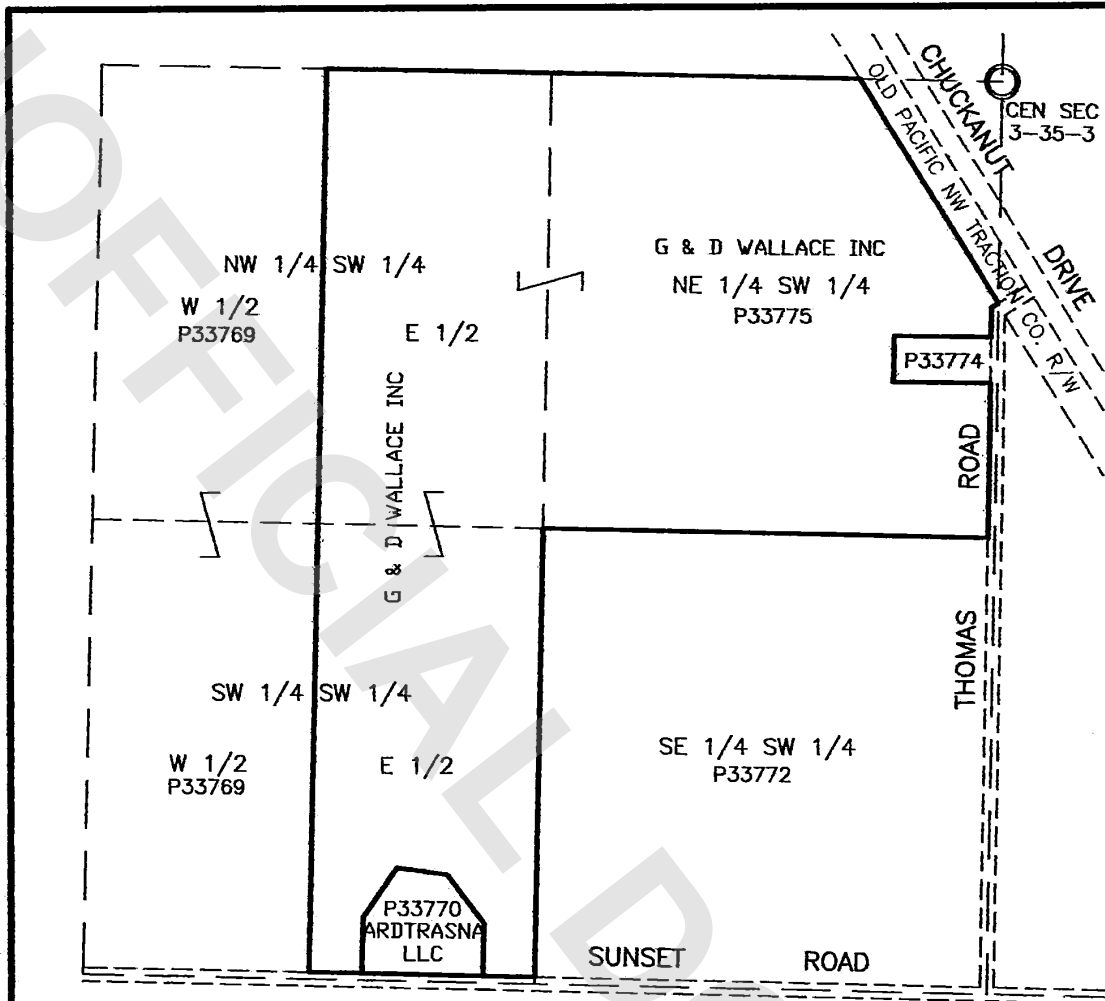
G & D WALLACE, INC.  
 AND ARDTRASNA LLC  
 BOUNDARY LINE ADJUSTMENT  
**BEFORE SKETCH**  
 P33775 AND P33770  
 PTN. SW 1/4  
 OF SEC. 3, T. 35 N., R. 3 E.W.M.  
 SKAGIT COUNTY, WASHINGTON

Owner's Consent  
 Know all men by these presents that  
 the undersigned Owners certifies that  
 the Boundary Line Adjustment is  
 made as a free act and deed, in  
 witness whereof we have hereunto  
 set our hands and seals this 18<sup>TH</sup>  
 day of MAY  
 2020.

*[Signature]*  
 Owner

PREPARED BY:  
 LEGRO & ASSOCIATES, LLC  
 PROFESSIONAL LAND SURVEYOR  
 1321 SOUTH 2ND STREET  
 MOUNT VERNON, WA. 98273  
 PHONE: (360) 336-3220

DATE: FEBRUARY 11, 2020



PLAN

Scale: 1" = 500'



G & D WALLACE, INC.  
AND ARDTRASNA LLC  
BOUNDARY LINE ADJUSTMENT  
AFTER SKETCH

P33775 AND P33770

PTN. SW 1/4

OF SEC. 3, T. 35 N., R. 3 E.W.M.  
SKAGIT COUNTY, WASHINGTON

Boundary Line Adjustment

Reviewed and Approved in Accordance with  
SCC Chapter 14.18.700 on 8/28,  
2020.

*Paul Roeder*  
Skagit County Planning & Development Services

PREPARED BY:  
LEGRO & ASSOCIATES, LLC  
PROFESSIONAL LAND SURVEYOR  
1321 SOUTH 2ND STREET  
MOUNT VERNON, WA. 98273  
PHONE: (360) 336-3220

DATE: MARCH 18, 2020

## EXHIBIT "A"

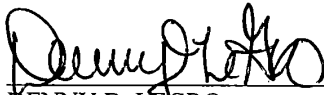
PTN. ARDTRASNA LLC TAX PARCEL No. P33770  
BEING CONVEYED TO  
G & D WALLACE INC. TAX PARCEL No. P33775

**LEGAL DESCRIPTION**

The E ½ of the NW ¼ of the SW ¼ and the E ½ of the SW ¼ of the SW ¼, all in Section 3, Township 35 North, Range 3 East, W.M., EXCEPT road;  
AND EXCEPT there from the following described tract of land:

Commencing at the Southwest corner of the E ½ of the SW ¼ of the SW ¼ of said Section 3;  
thence S 88°34'13" E along the South line of said E ½ of the SW ¼ of the SW ¼, a distance of 155.19 feet; thence N 1°39'29" E, a distance of 20.00 feet to the North line of that County Road known as Sunset Road and the True Point of Beginning of this property description;  
thence continuing N 1°39'29" E along a line parallel to and approximately 0.5 feet Westerly of an existing fence line, a distance of 162.65 feet to the angle point of said fence line;  
thence N 34°37'41" E along a line parallel to and approximately 0.5 feet Northwesterly of said fence line, a distance of 176.26 feet, to a point approximately 5 feet Northerly of the most Northerly fence corner;  
thence S 81°45'35" E along a line parallel to and approximately 5.0 feet Northerly of said fence line, and the Easterly projection thereof, a distance of 150.53 feet to a point on the approximate edge of plow line;  
thence Southerly along the existing edge of lawn and plow line on the following bearings and distances: S 36°58'34" E, a distance of 177.27 feet; S 1°17'20" W, a distance of 153.37 feet, more or less, to the North right of way line of said Sunset Road;  
thence N 88°34'13" W, departing from said plow line, along the North right of way line of said Sunset Road, a distance of 357.13 feet, more or less, to the true point of beginning.

All situate in the County of Skagit, State of Washington.



DENNY D. LEGRO  
Registered Professional Land Surveyor  
License No. 37532  
Date: April 23, 2020

## EXHIBIT "B"

TAX PARCEL No. P33775  
G & D WALLACE, INC.  
BEFORE BOUNDARY LINE ADJUSTMENT

**LEGAL DESCRIPTION**

The NE ¼ of the SW ¼ of Section 3, Township 35 North, Range 3 East, W.M., EXCEPT that portion thereof lying Northeasterly of the Southwesterly right-of-way line of that certain tract of land conveyed to the Bellingham and Skagit Railway Company by deed dated August 31, 1911 and recorded September 5, 1911 as Auditor's File No. 86413; ALSO EXCEPT the East 20 feet thereof as conveyed to Skagit County for road purposes by deed dated May 22, 1912 and recorded April 8, 1913 as Auditor's File No. 96052; AND ALSO EXCEPT that portion of the NE ¼ of the SW ¼ of said Section 3 as conveyed to Douglas E. Peterson and Virginia R. Peterson, husband and wife, by deed dated April 14, 1993 and recorded April 19, 1993 under Auditor's File No. 9304190056, records of Skagit County, Washington, described as follows:

Commencing at the Southeast corner of the SW ¼ of said Section 3;  
thence N 1°13'15" E along the East line of said SW ¼ a distance of 1784.59 feet;  
thence N 89°08'00" W a distance of 20.00 feet to the West line of that strip of land conveyed to Skagit County for road purposes and filed under Auditor's File No. 96052, being the True Point of Beginning;  
thence continue N 89°08'00" W a distance of 283.48 feet;  
thence N 1°13'15" E a distance of 134.28 feet;  
thence S 89°08'00" E a distance of 283.48 feet to said strip of land described under Auditor's File No. 96052;  
thence S 1°13'15" W a distance of 134.28 feet to the True Point of Beginning.

Situate in the County of Skagit, State of Washington.



DENNY D. NEGRO  
Registered Professional Land Surveyor  
License No. 37532  
Date: October 7, 2019

## EXHIBIT "C"

TAX PARCEL No. P33775  
 G & D WALLACE INC.  
 AFTER BOUNDARY LINE ADJUSTMENT

**LEGAL DESCRIPTION**

The NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 3, Township 35 North, Range 3 East, W.M., EXCEPT that portion thereof lying Northeasterly of the Southwesterly right-of-way line of that certain tract of land conveyed to the Bellingham and Skagit Railway Company by deed dated August 31, 1911 and recorded September 5, 1911 as Auditor's File No. 86413; ALSO EXCEPT the East 20 feet thereof as conveyed to Skagit County for road purposes by deed dated May 22, 1912 and recorded April 8, 1913 as Auditor's File No. 96052; AND ALSO EXCEPT that portion of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of said Section 3 as conveyed to Douglas E. Peterson and Virginia R. Peterson, husband and wife, by deed dated April 14, 1993 and recorded April 19, 1993 under Auditor's File No. 9304190056, records of Skagit County, Washington, described as follows:

Commencing at the Southeast corner of the SW  $\frac{1}{4}$  of said Section 3;  
 thence N  $1^{\circ}13'15''$  E along the East line of said SW  $\frac{1}{4}$  a distance of 1784.59 feet;  
 thence N  $89^{\circ}08'00''$  W a distance of 20.00 feet to the West line of that strip of land conveyed to Skagit County for road purposes and filed under Auditor's File No. 96052, being the True Point of Beginning;  
 thence continue N  $89^{\circ}08'00''$  W a distance of 283.48 feet;  
 thence N  $1^{\circ}13'15''$  E a distance of 134.28 feet;  
 thence S  $89^{\circ}08'00''$  E a distance of 283.48 feet to said strip of land described under Auditor's File No. 96052;  
 thence S  $1^{\circ}13'15''$  W a distance of 134.28 feet to the True Point of Beginning.

TOGETHER WITH the E  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  and the E  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , all in Section 3, Township 35 North, Range 3 East, W.M., EXCEPT road AND EXCEPT there from the following described tract of land:

Commencing at the Southwest corner of the E  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of said Section 3;  
 thence S  $88^{\circ}34'13''$  E along the South line of said E  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , a distance of 155.19 feet; thence N  $1^{\circ}39'29''$  E, a distance of 20.00 feet to the North line of that County Road known as Sunset Road and the True Point of Beginning of this property description;  
 thence continuing N  $1^{\circ}39'29''$  E along a line parallel to and approximately 0.5 feet Westerly of an existing fence line, a distance of 162.65 feet to the angle point of said fence line;  
 thence N  $34^{\circ}37'41''$  E along a line parallel to and approximately 0.5 feet Northwesterly of said fence line, a distance of 176.26 feet, to a point approximately 5 feet Northerly of the most Northerly fence corner;  
 thence S  $81^{\circ}45'35''$  E along a line parallel to and approximately 5.0 feet Northerly of said fence line, and the Easterly projection thereof, a distance of 150.53 feet to a point on the approximate edge of plow line;  
 thence Southerly along the existing edge of lawn and plow line on the following bearings and distances: S  $36^{\circ}58'34''$  E, a distance of 177.27 feet; S  $1^{\circ}17'20''$  W, a distance of 153.37 feet, more or less, to the North right of way line of said Sunset Road;  
 thence N  $88^{\circ}34'13''$  W, departing from said plow line, along the North right of way line of said Sunset Road, a distance of 357.13 feet, more or less, to the true point of beginning.

All situate in the County of Skagit, State of Washington.



DENNY D. LEGRO

Registered Professional Land Surveyor

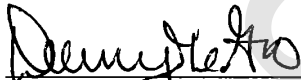
EXHIBIT "D"

TAX PARCEL No. P33770  
ARDTRASNA LLC  
BEFORE BOUNDARY LINE ADJUSTMENT

**LEGAL DESCRIPTION**

The E ½ of the NW ¼ of the SW ¼ and the E ½ of the SW ¼ of the SW ¼, all in Section 3, Township 35 North, Range 3 East, W.M., EXCEPT road.

Situate in the County of Skagit, State of Washington.



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DENNY D. BEGRO  
Registered Professional Land Surveyor  
License No. 37532  
Date: February 11, 2020

## EXHIBIT "E"

PTN. TAX PARCEL No. P33770  
2.1 ACRE NET LOT  
15203 SUNSET ROAD, BOW, WA

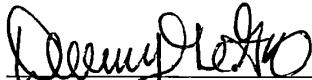
AFTER BOUNDARY LINE ADJUSTMENT

**LEGAL DESCRIPTION**

That portion of the E ½ of the SW ¼ of the SW ¼ of Section 3, Township 35 North, Range 3 East, Willamette Meridian, described as follows:

Commencing at the Southwest corner of the E ½ of the SW ¼ of the SW ¼ of said Section 3;  
thence S 88°34'13" E along the South line of said E ½ of the SW ¼ of the SW ¼, a distance of 155.19 feet; thence N 1°39'29" E, a distance of 20.00 feet to the North line of that County Road known as Sunset Road and the True Point of Beginning of this property description;  
thence continuing N 1°39'29" E along a line parallel to and approximately 0.5 feet Westerly of an existing fence line, a distance of 162.65 feet to the angle point of said fence line;  
thence N 34°37'41" E along a line parallel to and approximately 0.5 feet Northwesterly of said fence line, a distance of 176.26 feet, to a point approximately 5 feet Northerly of the most Northerly fence corner;  
thence S 81°45'35" E along a line parallel to and approximately 5.0 feet Northerly of said fence line, and the Easterly projection thereof, a distance of 150.53 feet to a point on the approximate edge of plow line;  
thence Southerly along the existing edge of lawn and plow line on the following bearings and distances: S 36°58'34" E, a distance of 177.27 feet; S 1°17'20" W, a distance of 153.37 feet, more or less, to the North right of way line of said Sunset Road;  
thence N 88°34'13" W, departing from said plow line, along the North right of way line of said Sunset Road, a distance of 357.13 feet, more or less, to the true point of beginning.

All situate in the County of Skagit, State of Washington.



DENNY D. LIGRO  
Registered Professional Land Surveyor  
License No. 37532  
Date: April 8, 2020