

Order No:

When recorded return to:Skagit Land Trust
P.O. Box 1017
Mount Vernon, WA 98273

Escrow Number: 20-8905

QUIT CLAIM DEED

GNW 20-8905

THE GRANTOR COUGAR PEAK, LLC, for and in consideration of boundary line adjustment without monetary consideration conveys and quit claims to SKAGIT LAND TRUST 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 Southwest ¼ of the Northwest ¼ of Section 8, Township 35 North, Range 3 East, W.M. more fully described on Exhibit "C" attached hereto.

SUBJECT TO MATTERS OF RECORD.

Also attached hereto are Exhibit "A" describing the Cougar Peak property before the BLA; Exhibit "B" describing the Skagit Land Trust property before the BLA; Exhibit "D" describing the Cougar Peak property after the BLA; Exhibit "E" describing the Skagit Land Trust property after the BLA; and, Exhibit "F" consisting of Before and After maps of the subject properties.

The property described on Exhibit "C" hereto will be combined or aggregated with contiguous property owned by the Grantee to the North. This boundary line adjustment is not for the purpose of creating an additional building lot.

This boundary line adjustment is approved by Shao Roodie 12/18/2020 of the Skagit County Planning Department.

Tax Parcel Number(s): Portion of P35727.

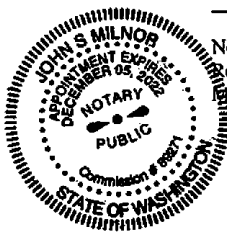
Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Heather Beauvais
Affidavit No. 2020-5520
Date 12/24/2020

Dated: December 22, 2020.

Cougar Peak LLC by its manager(s):

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Steve Brinn _____ is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they was/were authorized to execute the instrument and acknowledged it as the manager(s) of Cougar Peak LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Dec. 22, 2020

Notary Public in and for the State of Washington
Residing at: Mount Vernon
My appointment expires: 12/5/2022

Exhibit "A"

**Cougar Peak, LLC, a Washington Limited Liability Company, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-35727)**

That portion of the Southwest 1/4 of the Northwest 1/4 of Section 3, Township 35 North, Range 4 East, W.M., lying South of the County Road running through said subdivision.

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

Commencing at the Southwest corner of said subdivision;
thence North 00°31'38" West along the West line of said subdivision a distance of 584.50 feet to the POINT OF BEGINNING of this description;
thence North 78°50'09" East, a distance of 258.00 feet;
thence South 11°09'51" East, a distance of 40.00 feet;
thence South 78°50'09" West, a distance of 265.51 feet to a point on the West line of said subdivision;
thence North 00°31'38" West, a distance of 40.70 feet to the POINT OF BEGINNING.

EXCEPT that portion lying within that property conveyed to Alfred B. Riggs and Maude E. Riggs, his wife, by deed recorded May 4, 1937, in Volume 172, page 3, under Auditor's File No. 289614, records of Skagit County, Washington.

AND EXCEPT that certain portion thereof as conveyed to Alfred B. Riggs, et ux, by deed recorded March 31, 1941, in Volume 182 of Deeds, at page 572, under Auditor's File No. 337224, records of Skagit County, Washington.

AND EXCEPT that portion conveyed to Harry D. Jewell and Lois J. Jewell, husband and wife, under Auditor's File No. 9206150050, records of Skagit County, Washington.

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

Commencing at the Southeast corner of said subdivision;
thence North 00°32'47" East along the East line of said subdivision, a distance of 834.50 feet;
thence South 78°50'09" West, a distance of 61.28 feet to a point on the West line of the East 60.00 feet of said subdivision and the POINT OF BEGINNING of this description;
thence continuing South 78°50'09" West, a distance of 400.00 feet;
thence North 11°09'51" West, a distance of 26.00 feet;
thence North 78°50'09" East, a distance of 405.39 feet to a point on the West line of the East 60.00 feet of said subdivision;
thence South 00°32'47" West, a distance of 26.55 feet to the POINT OF BEGINNING.

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.



12-8-20

Exhibit "B"

**Skagit Land Trust, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-35707 and P-35708)**

Parcel A

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 3, Township 35 North, Range 4 East, W.M., lying North of Grip Road (the John Gripp Road), East of the center line of the Samish River, South of a line 330 feet South of and parallel with the North boundary line of said Section 3 and West of a line 510 feet East of and parallel with the West boundary of said Section 3,

EXCEPT road right-of-way.

ALSO EXCEPT that portion thereof conveyed to the County of Skagit by deed recorded under Auditor's File No. 832888.

Parcel B

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 3, Township 35 North, Range 4 East, W.M., lying North of Grip Road (the John Gripp Road), East of a line 510 feet East of and parallel with the West boundary line of said Section 3, South of a line 330 feet South of and parallel with the North boundary line of said Section 3 and West of a line 835 feet East of and parallel with the West boundary line of said Section 3,

EXCEPT that portion thereof conveyed to the County of Skagit by deed under Auditor's File No. 832888.

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

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

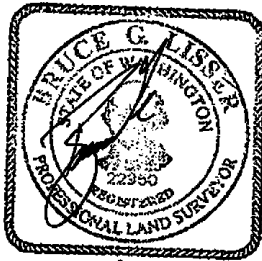


Exhibit "C"

**Portion Cougar Peak, LLC, a Washington Limited Liability Company, Parcel
(Skagit County Assessor's Parcel Number P-35727)
To be Boundary Line Adjusted into
Skagit Land Trust, Parcel
(Skagit County Assessor's Parcel Numbers P-35707 and P-35708)**

That portion of the Southwest 1/4 of the Northwest 1/4 of Section 3, Township 35 North, Range 4 East, lying Southerly of the county road running through said subdivision, described as follows:

Commencing at the Northwest corner of the Northwest 1/4 (Northwest Section corner) of said Section 3, Township 35 North, Range 4 East, W.M;
thence South 0°07'28" West along the West line of said subdivision for a distance of 1,392.08 feet, more or less, to the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 3;
thence South 89°35'43" East along the North line of said Southwest 1/4 of the Northwest 1/4 for a distance of 284.96 feet, more or less, to the Southerly right-of-way margin of Grip Road, as shown on that certain survey recorded under Skagit County Auditor's File No. 201309160070 and being the TRUE POINT OF BEGINNING;
thence along said Southerly right-of-way margin South 62°27'55" East for a distance of 14.07 feet to a point of curvature;
thence along the arc of said curve to the left, concave to the Northeast, having a radius of 506.07 feet, through a central angle of 17°32'35", an arc distance of 154.95 feet, to a point of tangency;
thence South 80°00'30" East for a distance of 25.90 feet;
thence leaving said Southerly right-of-way margin South 1°33'10" West for a distance of 71.11 feet;
thence South 1°33'58" West for a distance of 130.68 feet;
thence South 6°23'09" West for a distance of 200.00 feet;
thence South 64°29'29" West for a distance of 138.74 feet;
thence South 54°50'42" West for a distance of 119.24 feet;
thence South 48°07'00" West for a distance of 106.40 feet;
thence South 78°28'33" West for a distance of 143.79 feet, more or less, to the West line of said Southwest 1/4 of the Northwest 1/4 of Section 3 at a point bearing South 0°07'28" West a distance of 691.28 feet from the Northwest corner of said subdivision;
thence North 0°07'28" East along said West line of the Southwest 1/4 of the Northwest 1/4 for a distance of 369 feet, more or less, to the Southeasterly line of that certain parcel conveyed to Trent N. Tyree by Quit Claim recorded under Skagit County Auditor's File No. 200404130006;
thence North 26°38'00" East along said Southeasterly line or line extended for a distance of 216 feet, more or less, to the thread of the Samish River;
thence Southeasterly (downstream) along said thread of the Samish River for a distance of 130 feet, more or less to the intersection with the thread of that certain tributary stream referred to as Swede Creek;
thence Northeasterly (upstream) along said thread of Swede Creek to its intersection with the north line of said Southwest 1/4 of the Northwest 1/4 of Section 3 at a point bearing North 89°35'43" West from the POINT OF BEGINNING;
thence South 89°35'43" East along said North line for a distance of 92 feet, more or less, to the POINT OF BEGINNING.

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.

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 to the north (P-35707 and P-35708) owned by the grantee.

Containing 4.9+/- acres

APPROVED

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

Skagit County

By: [Signature]
Title: Senior Planner

Date: 12/18/2020



12-8-20

Exhibit "D"

**Cougar Peak, LLC, a Washington Limited Liability Company, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-35727)**

That portion of the Southwest 1/4 of the Northwest 1/4 of Section 3, Township 35 North, Range 4 East, W.M., lying South of the County Road running through said subdivision.

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

Commencing at the Southwest corner of said subdivision;
thence North 00°31'38" West along the West line of said subdivision a distance of 584.50 feet to the POINT OF BEGINNING of this description;
thence North 78°50'09" East, a distance of 258.00 feet;
thence South 11°09'51" East, a distance of 40.00 feet;
thence South 78°50'09" West, a distance of 265.51 feet to a point on the West line of said subdivision;
thence North 00°31'38" West, a distance of 40.70 feet to the POINT OF BEGINNING.

EXCEPT that portion lying within that property conveyed to Alfred B. Riggs and Maude E. Riggs, his wife, by deed recorded May 4, 1937, in Volume 172, page 3, under Auditor's File No. 289614, records of Skagit County, Washington.

AND EXCEPT that certain portion thereof as conveyed to Alfred B. Riggs, et ux, by deed recorded March 31, 1941, in Volume 182 of Deeds, at page 572, under Auditor's File No. 337224, records of Skagit County, Washington.

AND EXCEPT that portion conveyed to Harry D. Jewell and Lois J. Jewell, husband and wife, under Auditor's File No. 9206150050, records of Skagit County, Washington.

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

Commencing at the Southeast corner of said subdivision;
thence North 00°32'47" East along the East line of said subdivision, a distance of 834.50 feet;
thence South 78°50'09" West, a distance of 61.28 feet to a point on the West line of the East 60.00 feet of said subdivision and the POINT OF BEGINNING of this description;
thence continuing South 78°50'09" West, a distance of 400.00 feet;
thence North 11°09'51" West, a distance of 26.00 feet;
thence North 78°50'09" East, a distance of 405.39 feet to a point on the West line of the East 60.00 feet of said subdivision;
thence South 00°32'47" West, a distance of 26.55 feet to the POINT OF BEGINNING.

AND EXCEPT that portion of the Southwest 1/4 of the Northwest 1/4 of Section 3, Township 35 North, Range 4 East, lying Southerly of the county road running through said subdivision, described as follows:

Commencing at the Northwest corner of the Northwest 1/4 (Northwest Section corner) of said Section 3, Township 35 North, Range 4 East, W.M;
thence South 0°07'28" West along the West line of said subdivision for a distance of 1,392.08 feet, more or less, to the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 3;
thence South 89°35'43" East along the North line of said Southwest 1/4 of the Northwest 1/4 for a distance of 284.96 feet, more or less, to the Southerly right-of-way margin of Grip Road, as shown on that certain

survey recorded under Skagit County Auditor's File No. 201309160070 and being the TRUE POINT OF BEGINNING;

thence along said Southerly right-of-way margin South 62°27'55" East for a distance of 14.07 feet to a point of curvature;

thence along the arc of said curve to the left, concave to the Northeast, having a radius of 506.07 feet, through a central angle of 17°32'35", an arc distance of 154.95 feet, to a point of tangency;

thence South 80°00'30" East for a distance of 25.90 feet;

thence leaving said Southerly right-of-way margin South 1°33'10" West for a distance of 71.11 feet;

thence South 1°33'58" West for a distance of 130.68 feet;

thence South 6°23'09" West for a distance of 200.00 feet;

thence South 64°29'29" West for a distance of 138.74 feet;

thence South 54°50'42" West for a distance of 119.24 feet;

thence South 48°07'00" West for a distance of 106.40 feet;

thence South 78°28'33" West for a distance of 143.79 feet, more or less, to the West line of said Southwest 1/4 of the Northwest 1/4 of Section 3 at a point bearing South 0°07'28" West a distance of 691.28 feet from the Northwest corner of said subdivision;

thence North 0°07'28" East along said West line of the Southwest 1/4 of the Northwest 1/4 for a distance of 369 feet, more or less, to the Southeasterly line of that certain parcel conveyed to Trent N. Tyree by Quit Claim recorded under Skagit County Auditor's File No. 200404130006;

thence North 26°38'00" East along said Southeasterly line or line extended for a distance of 216 feet, more or less, to the thread of the Samish River;

thence Southeasterly (downstream) along said thread of the Samish River for a distance of 130 feet, more or less to the intersection with the thread of that certain tributary stream referred to as Swede Creek;

thence Northeasterly (upstream) along said thread of Swede Creek to its intersection with the north line of said Southwest 1/4 of the Northwest 1/4 of Section 3 at a point bearing North 89°35'43" West from the POINT OF BEGINNING;

thence South 89°35'43" East along said North line for a distance of 92 feet, more or less, to the POINT OF BEGINNING.

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.



12-8-20

Exhibit "E"

**Skagit Land Trust, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-35707, P-35708 and portion of P-35727)**

Parcel A

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 3, Township 35 North, Range 4 East, W.M., lying North of Grip Road (the John Gripp Road), East of the center line of the Samish River, South of a line 330 feet South of and parallel with the North boundary line of said Section 3 and West of a line 510 feet East of and parallel with the West boundary of said Section 3,

EXCEPT road right-of-way.

ALSO EXCEPT that portion thereof conveyed to the County of Skagit by deed recorded under Auditor's File No. 832888.

Parcel B

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 3, Township 35 North, Range 4 East, W.M., lying North of Grip Road (the John Gripp Road), East of a line 510 feet East of and parallel with the West boundary line of said Section 3, South of a line 330 feet South of and parallel with the North boundary line of said Section 3 and West of a line 835 feet East of and parallel with the West boundary line of said Section 3,

EXCEPT that portion thereof conveyed to the County of Skagit by deed under Auditor's File No. 832888.

Parcel C

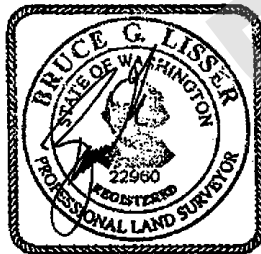
That portion of the Southwest 1/4 of the Northwest 1/4 of Section 3, Township 35 North, Range 4 East, lying Southerly of the county road running through said subdivision, described as follows:

Commencing at the Northwest corner of the Northwest 1/4 (Northwest Section corner) of said Section 3, Township 35 North, Range 4 East, W.M.;
thence South 0°07'28" West along the West line of said subdivision for a distance of 1,392.08 feet, more or less, to the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 3;
thence South 89°35'43" East along the North line of said Southwest 1/4 of the Northwest 1/4 for a distance of 284.96 feet, more or less, to the Southerly right-of-way margin of Grip Road, as shown on that certain survey recorded under Skagit County Auditor's File No. 201309160070 and being the TRUE POINT OF BEGINNING;
thence along said Southerly right-of-way margin South 62°27'55" East for a distance of 14.07 feet to a point of curvature;
thence along the arc of said curve to the left, concave to the Northeast, having a radius of 506.07 feet, through a central angle of 17°32'35", an arc distance of 154.95 feet, to a point of tangency;
thence South 80°00'30" East for a distance of 25.90 feet;
thence leaving said Southerly right-of-way margin South 1°33'10" West for a distance of 71.11 feet;
thence South 1°33'58" West for a distance of 130.68 feet;
thence South 6°23'09" West for a distance of 200.00 feet;
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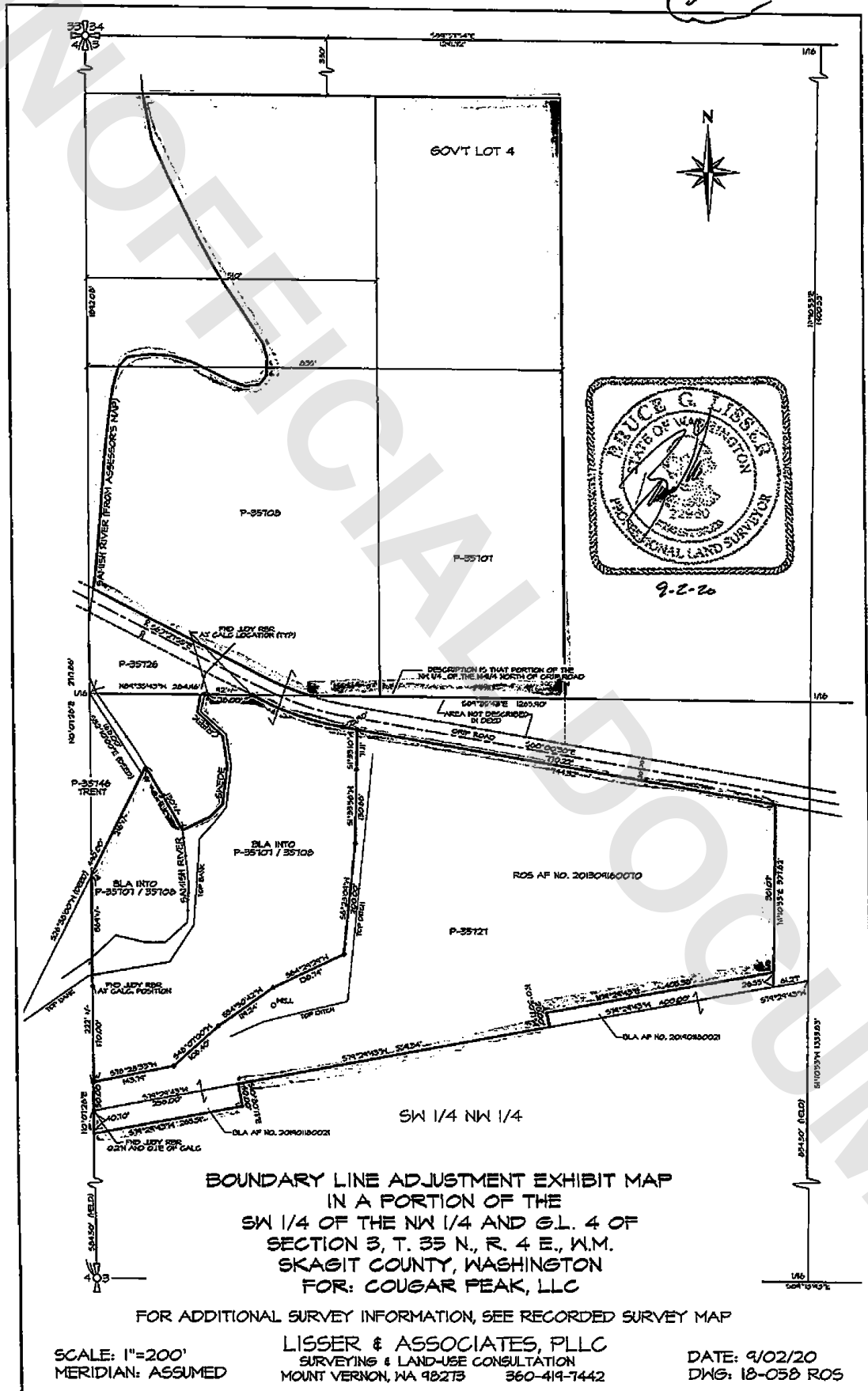
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the West line of said Southwest 1/4 of the Northwest 1/4 of Section 3 at a
point bearing South 0°07'28" West a distance of 691.28 feet from the
Northwest corner of said subdivision;
thence North 0°07'28" East along said West line of the Southwest 1/4 of
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thence North 26°38'00" East along said Southeasterly line or line extended
for a distance of 216 feet, more or less, to the thread of the Samish River;
thence Southeasterly (downstream) along said thread of the Samish River
for a distance of 130 feet, more or less to the intersection with the thread
of that certain tributary stream referred to as Swede Creek;
thence Northeasterly (upstream) along said thread of Swede Creek to its
intersection with the north line of said Southwest 1/4 of the Northwest 1/4
of Section 3 at a point bearing North 89°35'43" West from the POINT OF
BEGINNING;
thence South 89°35'43" East along said North line for a distance of 92
feet, more or less, to the POINT OF BEGINNING.

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

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



12-8-20



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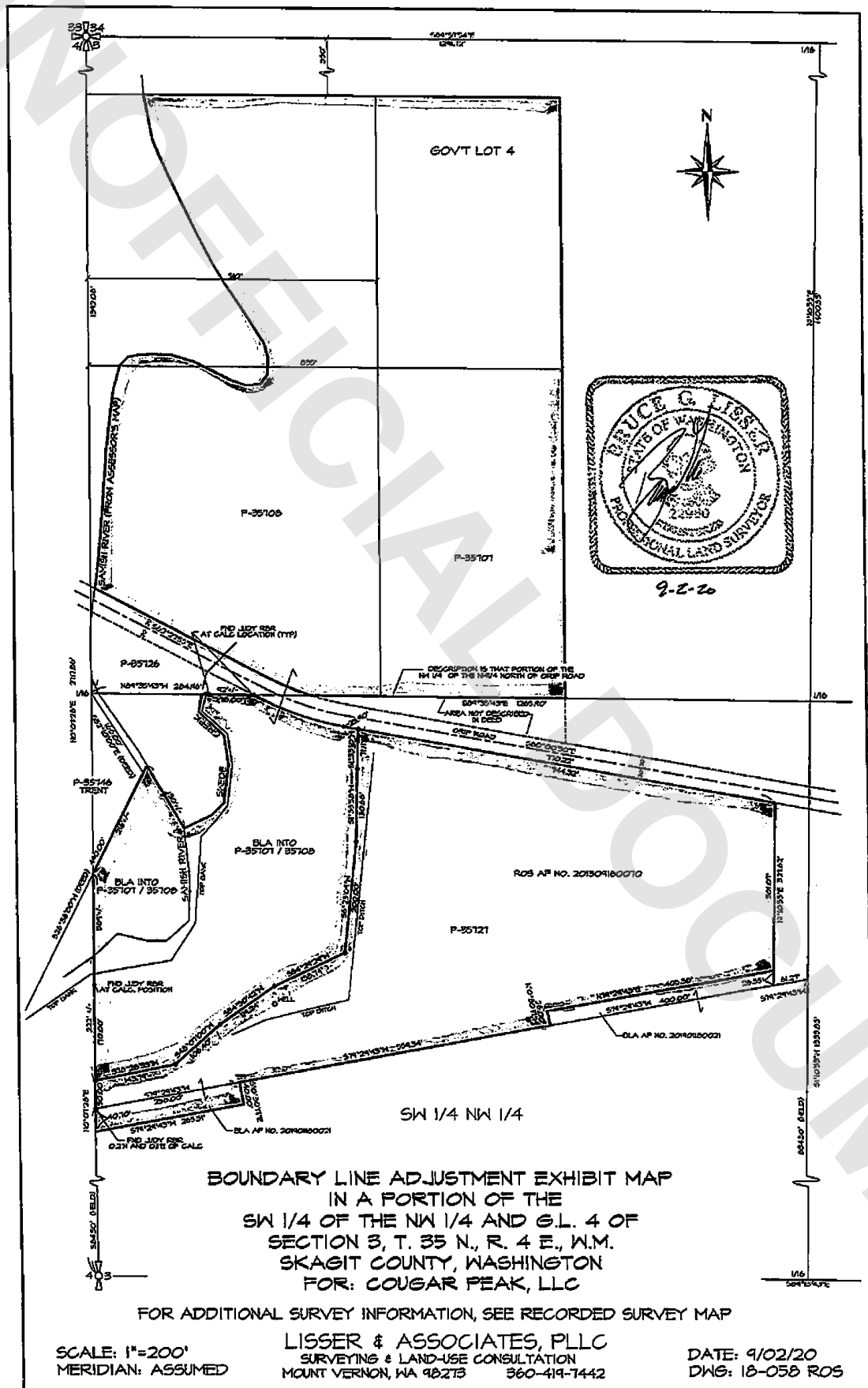


EXHIBIT "F"

