

Order No:



202102160164

02/16/2021 02:25 PM Pages: 1 of 8 Fees: \$110.50
Skagit County Auditor

When recorded return to:

G & D Wallace
PO. Box 569
Burlington, WA 98233

Escrow Number: JM2155

QUIT CLAIM DEED

THE GRANTOR ARDRASNA, LLC, for and in consideration of boundary line adjustment without consideration conveys and quit claims to G & D WALLACE, INC., 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 1/4 of Section 36, Township 35 North, Range 3 East, W.M. described on Exhibit "C" hereto.

SUBJECT TO MATTERS OF RECORD.

The following Exhibits are also attached hereto; Exhibit "A" is the Grantee's property before the BLA; Exhibit "B" is the Grantor's property before the BLA; Exhibit "D" is the Grantee's property after the BLA; Exhibit "E" is the Grantor's property after the BLA; Exhibit "F" is the before BLA Map; and Exhibit "G" is the after BLA map.

The property described on Exhibit "C" will be combined or aggregated with the Grantee's adjoining property to the North. The boundary line adjustments is not for the purposes of creating an Additional legal lot of record.

This boundary line adjustment is approved by Arce Roder of the Skagit County Planning Department. 2/3/2021

Tax Parcel Number(s): P134340 and portion of P35413 to be attached to P35409.

Dated: FEBRUARY 1ST, 2021

Jack Wallace

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

202102160164
FEB 16 2021

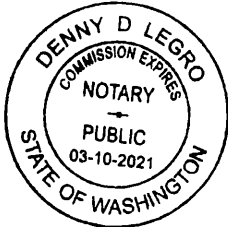
Amount Paid \$ 0
By MW Skagit Co. Treasurer Deputy

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 Ardrasna, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 02-01-2021

Denny D Legro



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

EXHIBIT "A"

TAX PARCEL No. P35409
G & D WALLACE, INC.
BEFORE BOUNDARY LINE ADJUSTMENT

LEGAL DESCRIPTION

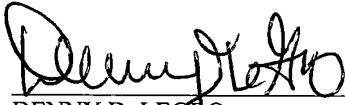
The NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36, Township 35 North, Range 3 East, W.M.,

EXCEPT the North 190 feet of the South 230 feet of the East 135 feet, lying Westerly of the County road running along the East line thereof as said road existed on July 15, 1970,

ALSO EXCEPT the as built and existing County road running along the North and East lines thereof,

AND ALSO EXCEPT the right of way of Drainage District No. 14 as condemned in Skagit County Superior Court Cause Nos. 3062 and 3064.

Situate in the County of Skagit, State of Washington.



DENNY D. LEGRO

Registered Professional Land Surveyor

License No. 37532

Date: October 21, 2020

EXHIBIT "B"

TAX PARCEL No.'s P35413 & P134340
ARDTRASNA LLC
BEFORE BOUNDARY LINE ADJUSTMENT

LEGAL DESCRIPTION

(P35413)

The SE ¼ of the NE ¼ of Section 36, Township 35 North, Range 3 East, W.M.,

(P134340)

TOGETHER WITH the N ½ of the NE ¼ of the SE ¼ of said Section 36, Township 35 North, Range 3 East, W.M.;

EXCEPT that portion beginning at the intersection of the West line of the County Road and the South line of said subdivision; thence North along the West line of the County Road 175 feet; thence West 249 feet; thence South 175 feet to the South line of said subdivision; thence East to the Point of Beginning.

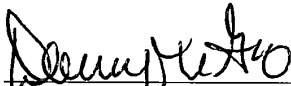
AND EXCEPT that portion described as follows:

Beginning at the intersection of the West line of the County Road (Pulver Road) and the South line of said N ½ of the NE ¼ of the SE ¼ (being 20 West of the East line of the Southeast ¼ of said Section 36) being the Southeast corner of that certain property conveyed to Zachary James McCabe and Victoria Maria Jean McCabe, husband and wife, by Statutory Warranty deed recorded under Skagit County Auditor's File No. 201711300131; thence N 1°36'48" W along said West line of the County Road (Pulver Road) for a distance of 175.00 feet to the Northeast corner of said McCabe parcel and being the TRUE POINT OF BEGINNING; thence continue N 1°36'48" W along said West line of the County Road (Pulver Road) for a distance of 175.03 feet; thence N 89°46'50" W for a distance of 249.00 feet; thence S 1°36'48" E for a distance of 175.03 feet, more or less, to the Northwest corner of said McCabe parcel at a point bearing N 89°46'50" W from the True Point of Beginning; thence S 89°46'50" E along the North line of said McCabe parcel for a distance of 249.00 feet, more or less, to the True Point of Beginning.

AND ALSO EXCEPT roads.

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.



DENNY D. LEGRO

Registered Professional Land Surveyor

License No. 37532

Date: October 21, 2020

EXHIBIT "C"

PTN. ARDTRASNA LLC TAX PARCEL No's. P35413 & P134340
BEING CONVEYED TO
G & D WALLACE INC. TAX PARCEL No. P35409

LEGAL DESCRIPTION

(P35413)

The SE ¼ of the NE ¼ of Section 36, Township 35 North, Range 3 East, W.M.,
EXCEPT the East 175 feet of the North 142 feet of the South 892 feet of said subdivision;
EXCEPT the East 20 feet thereof for County Road (Pulver Road).

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

(P134340)

TOGETHER WITH the N ½ of the NE ¼ of the SE ¼ of said Section 36, Township 35 North, Range 3
East, W.M.;
EXCEPT that portion beginning at the intersection of the West line of the County Road and the South line
of said subdivision; thence North along the West line of the County Road 175 feet; thence West 249 feet;
thence South 175 feet to the South line of said subdivision; thence East to the Point of Beginning.
AND EXCEPT that portion described as follows:
Beginning at the intersection of the West line of the County Road (Pulver Road) and the South line of
said N ½ of the NE ¼ of the SE ¼ (being 20 West of the East line of the Southeast ¼ of said Section 36)
being the Southeast corner of that certain property conveyed to Zachary James McCabe and Victoria
Maria Jean McCabe, husband and wife, by Statutory Warranty deed recorded under Skagit County
Auditor's File No. 201711300131; thence N 1°36'48" W along said West line of the County Road (Pulver
Road) for a distance of 175.00 feet to the Northeast corner of said McCabe parcel and being the TRUE
POINT OF BEGINNING; thence continue N 1°36'48" W along said West line of the County Road
(Pulver Road) for a distance of 175.03 feet; thence N 89°46'50" W for a distance of 249.00 feet; thence S
1°36'48" E for a distance of 175.03 feet, more or less, to the Northwest corner of said McCabe parcel at a
point bearing N 89°46'50" W from the True Point of Beginning; thence S 89°46'50" E along the North
line of said McCabe parcel for a distance of 249.00 feet, mor or less, to the True Point of Beginning.
AND ALSO EXCEPT roads.

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

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



DENNY D. LEGRO

Registered Professional Land Surveyor

License No. 37532

Date: October 21, 2020

EXHIBIT "D"

TAX PARCEL No. P35409
G & D WALLACE INC.
AFTER BOUNDARY LINE ADJUSTMENT

LEGAL DESCRIPTION

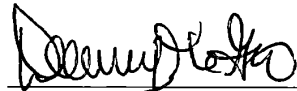
The NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36, Township 35 North, Range 3 East, W.M.,
EXCEPT the North 190 feet of the South 230 feet of the East 135 feet, lying Westerly of the County road running along the East line thereof as said road existed on July 15, 1970,
ALSO EXCEPT the as built and existing County road running along the North and East lines thereof,
AND ALSO EXCEPT the right of way of Drainage District No. 14 as condemned in Skagit County Superior Court Cause Nos. 3062 and 3064.

TOGETHER WITH The SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36, Township 35 North, Range 3 East, W.M.,
EXCEPT the East 175 feet of the North 142 feet of the South 892 feet of said subdivision;
AND EXCEPT the East 20 feet thereof for County Road (Pulver Road).

TOGETHER WITH the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 36, Township 35 North, Range 3 East, W.M.;
EXCEPT that portion beginning at the intersection of the West line of the County Road and the South line of said subdivision; thence North along the West line of the County Road 175 feet; thence West 249 feet; thence South 175 feet to the South line of said subdivision; thence East to the Point of Beginning.
AND EXCEPT that portion described as follows:

Beginning at the intersection of the West line of the County Road (Pulver Road) and the South line of said N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ (being 20 West of the East line of the Southeast $\frac{1}{4}$ of said Section 36) being the Southeast corner of that certain property conveyed to Zachary James McCabe and Victoria Maria Jean McCabe, husband and wife, by Statutory Warranty deed recorded under Skagit County Auditor's File No. 201711300131; thence N $1^{\circ}36'48''$ W along said West line of the County Road (Pulver Road) for a distance of 175.00 feet to the Northeast corner of said McCabe parcel and being the TRUE POINT OF BEGINNING; thence continue N $1^{\circ}36'48''$ W along said West line of the County Road (Pulver Road) for a distance of 175.03 feet; thence N $89^{\circ}46'50''$ W for a distance of 249.00 feet; thence S $1^{\circ}36'48''$ E for a distance of 175.03 feet, more or less, to the Northwest corner of said McCabe parcel at a point bearing N $89^{\circ}46'50''$ W from the True Point of Beginning; thence S $89^{\circ}46'50''$ E along the North line of said McCabe parcel for a distance of 249.00 feet, mor or less, to the True Point of Beginning.
AND ALSO EXCEPT roads.
SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

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



DENNY D. LEGRO
Registered Professional Land Surveyor
License No. 37532
Date: October 21, 2020

EXHIBIT "E"

PTN. TAX PARCEL No. P35413
ARDTRASNA LLC
AFTER BOUNDARY LINE ADJUSTMENT

(House at 11350 Pulver Road, Burlington, WA. 98233)

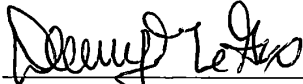
LEGAL DESCRIPTION

That portion of the SE ¼ of the NE ¼ of Section 36, Township 35 North, Range 3 East, W.M., described as follows:

The East 175 feet of the North 142 feet of the South 892 feet of said subdivision;
EXCEPT the East 20 feet thereof for County Road (Pulver Road).

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.



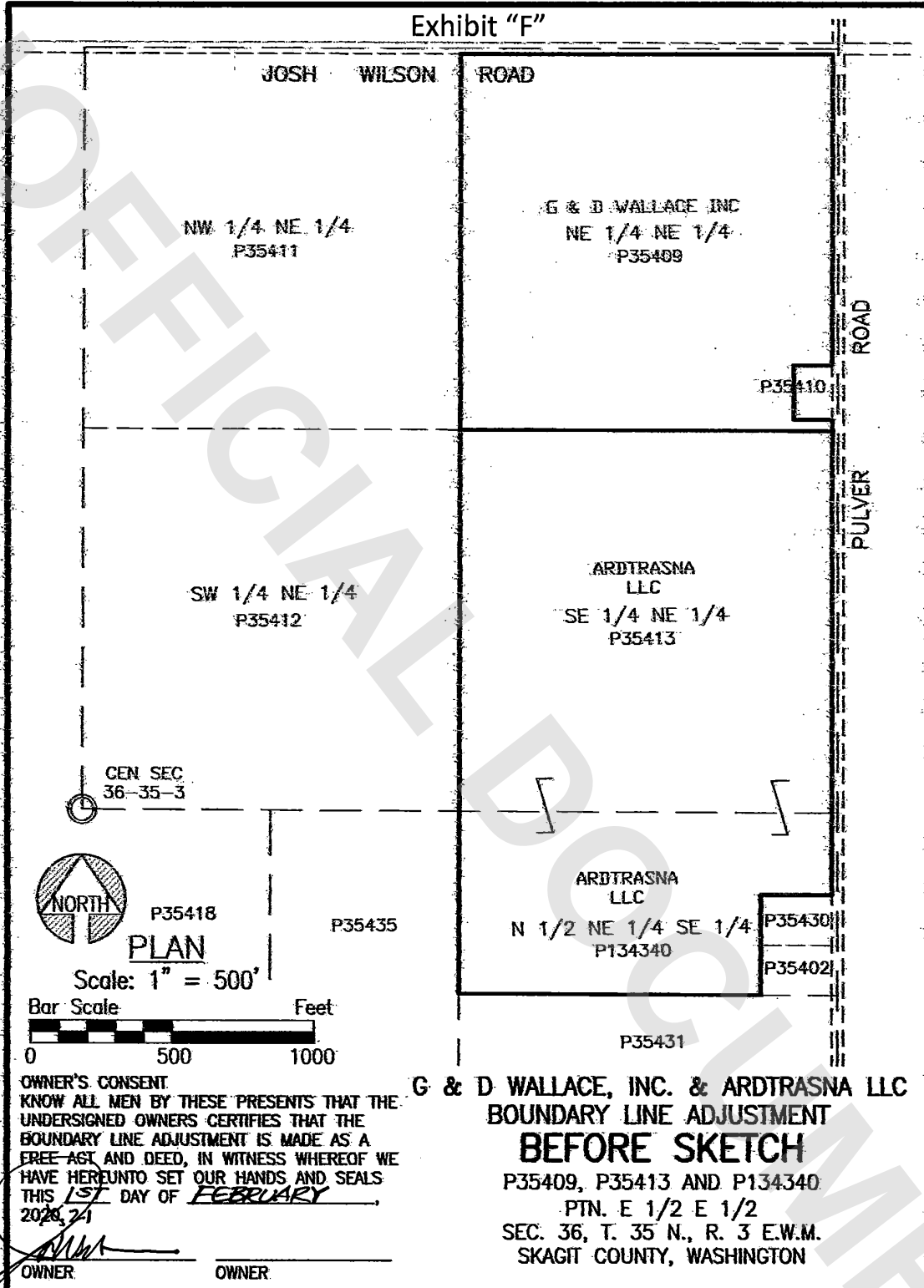
DENNY D. NEGRO

Registered Professional Land Surveyor

License No. 37532

Date: October 21, 2020

Exhibit "F"



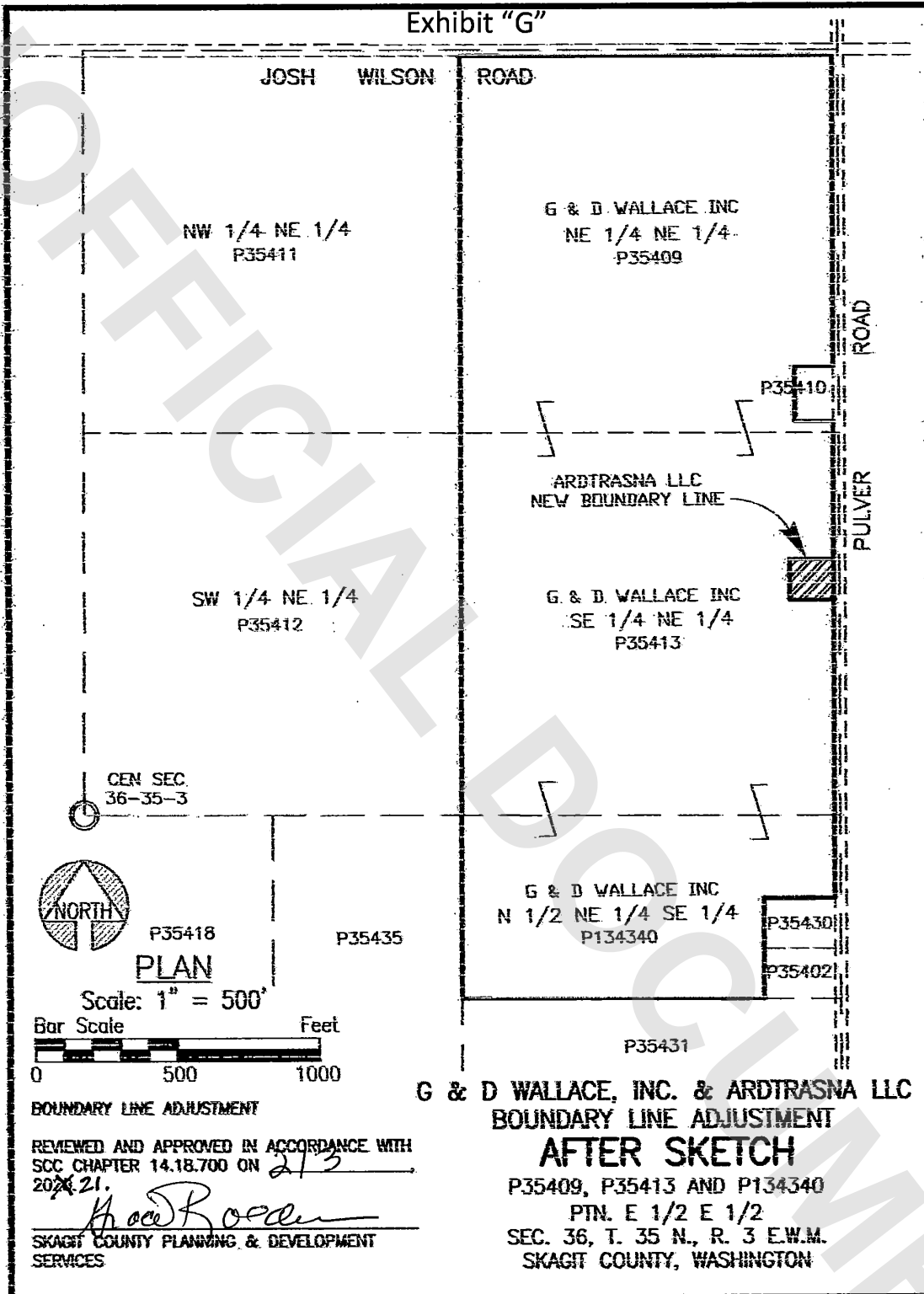
OWNER'S CONSENT
 KNOW ALL MEN BY THESE PRESENTS THAT THE
 UNDERSIGNED OWNERS CERTIFIES THAT THE
 BOUNDARY LINE ADJUSTMENT IS MADE AS A
 FREE AGT AND DEED, IN WITNESS WHEREOF WE
 HAVE HEREUNTO SET OUR HANDS AND SEALS
 THIS 1ST DAY OF FEBRUARY
 2021, 21

[Signature]
 OWNER

 OWNER

G & D WALLACE, INC. & ARDTRASNA LLC
BOUNDARY LINE ADJUSTMENT
BEFORE SKETCH
 P35409, P35413 AND P134340
 PTN. E 1/2 E 1/2
 SEC. 36, T. 35 N., R. 3 E.W.M.
 SKAGIT COUNTY, WASHINGTON

Exhibit "G"



REVIEWED AND APPROVED IN ACCORDANCE WITH SCC CHAPTER 14.18.700 ON 2/3 2021.

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

G & D WALLACE, INC. & ARDTRASNA LLC BOUNDARY LINE ADJUSTMENT AFTER SKETCH P35409, P35413 AND P134340 PTN. E 1/2 E 1/2 SEC. 36, T. 35 N., R. 3 E.W.M. SKAGIT COUNTY, WASHINGTON