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04/02/2021 01:58 PM Pages: 1 of 10 Fees: \$112.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

When recorded return to:

2021.1422
APR 02 2021

Craig Sjoström
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Amount Paid \$ 0
Skagit Co. Treasurer
By *[Signature]* Deputy

Quitclaim Deed
(Boundary Line Adjustment)

Grantor: Berry King Farms LLC

Grantee: Berry King Farms LLC

Legal Description: ptn NW ¼ NE ¼ 8-33-4

Assessor's Property Tax Parcel or Account Nos.:

~~P16497; P16501~~; P16503; P16504; P16506; P16507; P16512; P16514

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE, is made this 24th day of MARCH, 2021, between Berry King Farms LLC, a Washington limited liability company, Grantor, and Berry King Farms LLC, a Washington limited liability company, Grantee.

Recitals

- a. Grantor/ Grantee is the owner of the property bearing Skagit County Assessor's parcel nos. P16497; P16501; P16503; P16504; P16506; P16507; P16512; and P16514, described in the attached Exhibits A & B.
- b. Grantor/ Grantee wishes to adjust the boundaries between the various parcels, per the description set forth in the attached Exhibit C.
- c. The adjusted descriptions of Grantor's/Grantee's parcel are attached as Exhibits D & 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, grantor does hereby QUIT CLAIM to the grantee all of its 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.

DATED: MARCH 26, 2021.

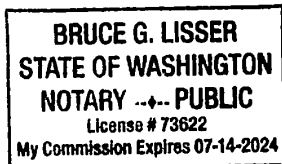
BERRY KING FARMS LLC


By: 
MANPREET NARWAL, Governor

STATE OF WASHINGTON)
)
)
COUNTY OF SKAGIT)

On this 24TH day of MARCH, 2021, before me personally appeared Manpreet Narwal, to me known to be a governor of Berry King Farms, LLC, the limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument on behalf thereof.

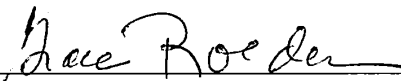
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.




NOTARY PUBLIC in and for the State of Washington,
residing at MOUNT VERNON.
My commission expires: 7-14-21
Name: BRUCE G. LISSER

APPROVAL

Reviewed and approved in accordance with Skagit County Code 14.18.700

By: 

Date: 3/31/2021

Name & Title: Senior Planner

Exhibit "A"**Berry King Farms, LLC, a Washington Limited Liability Company, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-16512 and P-16514)**

Tract 2 of Skagit County Short Plat No. 13-88, approved June 30, 1988, recorded June 30, 1988, in Book 8 of Short Plats, page 50, under Auditor's File No. 8806300042, being a portion of the East 1/2 of the Northeast 1/4 of Section 8, Township 33 North, Range 4 East, W.M.

TOGETHER WITH an easement for ingress and egress as contained in instrument recorded December 18, 1957, under Auditor's File No. 559778.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across the North 20 feet of Lot 1 of said Short Plat as established by document recorded as Auditor's File No. 8904130031.

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.



3-17-21

Exhibit "B"

**Berry King Farms, LLC, a Washington Limited Liability Company, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-16497, P-16501, P-16503, P-16504, 16506 and
P-16507)**

Parcel "A"

The Northwest 1/4 of the Northeast 1/4 of Section 8, Township 33 North, Range 4 East, W.M.,

EXCEPT the North 15 feet thereof conveyed to Skagit County for road purposes by deed recorded April 7, 1909, under Auditor's File No. 73061, in Volume 65 of Deeds, page 40, records of Skagit County,

AND EXCEPT the as-built and existing County road running along the West side thereof,

AND EXCEPT ditch rights-of-way as set forth in Skagit County Superior Court Cause Nos. 5271 and 17539,

AND EXCEPT the following described tract:

The South 125 feet of the West 348 feet of that portion of the Northwest 1/4 of the Northeast 1/4 of Section 8, Township 33 North, Range 4 East, W.M., lying Easterly of the County road running along the West line of said subdivision.

ALSO EXCEPT the North 208.5 feet of the West 208.5 feet of that portion of the Northwest 1/4 of the Northeast 1/4 lying South and East of the County roads along the North and West lines there.

Parcel "B"

The West 15 acres of the North 990 feet of the Northeast 1/4 of the Northeast 1/4 of Section 8, Township 33 North, Range 4 East, W.M.,

EXCEPT that portion lying within the as-built and existing County road running along the North line there,

AND EXCEPT ditch and dike rights-of-way as set forth in Skagit County Superior Court Cause Nos. 5271 and 17539,

AND EXCEPT the South 20 feet thereof conveyed to Dike District No. 3 by deeds recorded January 20, 1949, under Auditor's File Nos. 427242 and 427243, records of Skagit County.

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

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



3-17-21

Exhibit "C"

**Portion of Berry King Farms, LLC, a Washington Limited Liability Company, Parcel
(Skagit County Assessor's Parcel Numbers P-16497, P-16501, P-16503, P-16504, 16506 and
P-16507)**

**To be Boundary Line Adjusted into
Berry King Farms, LLC, a Washington Limited Liability Company, Parcel
(Skagit County Assessor's Parcel Numbers P-16512 and P-16514)**

The Northwest 1/4 of the Northeast 1/4 of Section 8, Township 33 North, Range 4 East, W.M.,

EXCEPT the North 15 feet thereof conveyed to Skagit County for road purposes by deed recorded April 7, 1909, under Auditor's File No. 73061, in Volume 65 of Deeds, page 40, records of Skagit County,

AND EXCEPT the as-built and existing County road running along the West side thereof,

AND EXCEPT ditch rights-of-way as set forth in Skagit County Superior Court Cause Nos. 5271 and 17539,

AND EXCEPT the following described tract:

The South 125 feet of the West 348 feet of that portion of the Northwest 1/4 of the Northeast 1/4 of Section 8, Township 33 North, Range 4 East, W.M., lying Easterly of the County road running along the West line of said subdivision.

ALSO EXCEPT the North 208.5 feet of the West 208.5 feet of that portion of the Northwest 1/4 of the Northeast 1/4 lying South and East of the County roads along the North and West lines there.

AND ALSO EXCEPT the East 187.00 feet of the West 196.00 feet of the South 405.00 feet of the North 628.00 feet of said Northwest 1/4 of the Northeast 1/4 of Section 8, Township 33 North, Range 4 East, W.M.

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 south and east (P-16512 and P-16514) owned by the grantee.

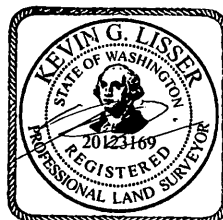
APPROVED

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

Skagit County

By: Maec Roeder
Title: Senior Planner

Date: 3/31/2021



3-17-21

Exhibit "D"**Berry King Farms, LLC, a Washington Limited Liability Company, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-16512 and P-16514)**

Tract 2 of Skagit County Short Plat No. 13-88, approved June 30, 1988, recorded June 30, 1988, in Book 8 of Short Plats, page 50, under Auditor's File No. 8806300042, being a portion of the East 1/2 of the Northeast 1/4 of Section 8, Township 33 North, Range 4 East, W.M.

TOGETHER WITH an easement for ingress and egress as contained in instrument recorded December 18, 1957, under Auditor's File No. 559778.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across the North 20 feet of Lot 1 of said Short Plat as established by document recorded as Auditor's File No. 8904130031.

AND ALSO TOGETHER WITH the Northwest 1/4 of the Northeast 1/4 of Section 8, Township 33 North, Range 4 East, W.M.,

EXCEPT the North 15 feet thereof conveyed to Skagit County for road purposes by deed recorded April 7, 1909, under Auditor's File No. 73061, in Volume 65 of Deeds, page 40, records of Skagit County,

AND EXCEPT the as-built and existing County road running along the West side thereof,

AND EXCEPT ditch rights-of-way as set forth in Skagit County Superior Court Cause Nos. 5271 and 17539,

AND EXCEPT the following described tract:

The South 125 feet of the West 348 feet of that portion of the Northwest 1/4 of the Northeast 1/4 of Section 8, Township 33 North, Range 4 East, W.M., lying Easterly of the County road running along the West line of said subdivision.

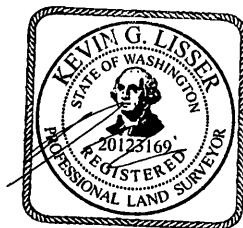
ALSO EXCEPT the North 208.5 feet of the West 208.5 feet of that portion of the Northwest 1/4 of the Northeast 1/4 lying South and East of the County roads along the North and West lines there.

AND ALSO EXCEPT the East 187.00 feet of the West 196.00 feet of the South 405.00 feet of the North 628.00 feet of said Northwest 1/4 of the Northeast 1/4 of Section 8, Township 33 North, Range 4 East, W.M.

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.

As long as this parcel is zoned NRL-AG no development rights shall be available.



3-17-21

Exhibit "E"**Berry King Farms, LLC, a Washington Limited Liability Company, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-16507)**

That portion of the Northwest 1/4 of the Northeast 1/4 of Section 8, Township 33 North, Range 4 East, W.M. described as follows:

The East 187.00 feet of the West 196.00 feet of the South 405.00 feet of the North 628.00 feet of said Northwest 1/4 of the Northeast 1/4 of Section 8, Township 33 North, Range 4 East, W.M.

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

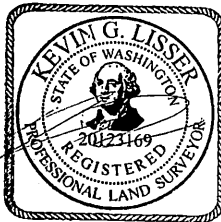
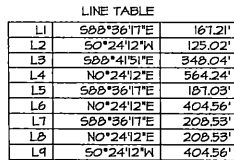
Situate in the County of Skagit, State of Washington.

Containing 75,653 sq ft, 1.7 acres



3-17-21

Beck



3-17-21

BOUNDARY LINE ADJUSTMENT MAP
IN A PORTION OF NW 1/4 OF NE 1/4
SECTION 8, T. 33 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: BERRY KING FARMS, LLC

SCALE: 1"=450'
MERIDIAN: ASSUMED

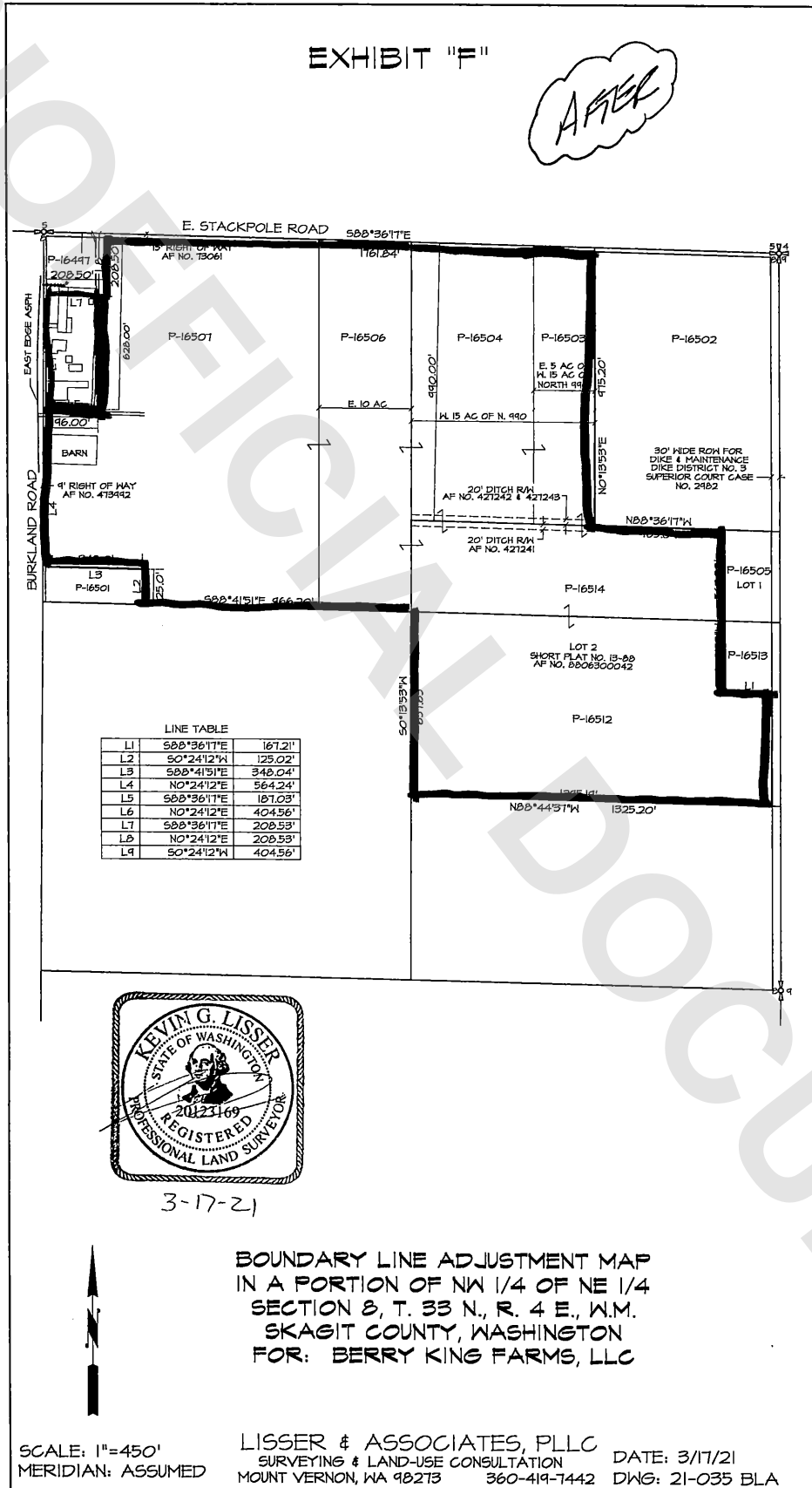
LISSER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-419-7442

DATE: 3/17/21
DWG: 21-035 BLA

DATE: 3/17/21
DWG: 21-035 BLA

EXHIBIT "F"

AFTER



BOUNDARY LINE ADJUSTMENT MAP
IN A PORTION OF NW 1/4 OF NE 1/4
SECTION 8, T. 33 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: BERRY KING FARMS, LLC

SCALE: 1"=450'
MERIDIAN: ASSUMED

LISSER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-419-7442

DATE: 3/17/21
DWG: 21-035 BLA

EXHIBIT "F"

