

After Recording Return to:
Northline Surveying, Inc.
2025 Riverside Dr., Suite D
Mount Vernon, WA 98273

Document Title: Quit Claim Deed – Boundary Line Adjustment
Grantor(s): Snapdragon Hill, LLC
Grantee: Snapdragon Hill, LLC
Abbreviated Legal Description: A portion of the SW 1/4 and the SE 1/4 of the SE 1/4 of Section 36, Township 34 North, Range 2 East, W.M.
(See attached before, conveyance, and after legal descriptions and exhibit maps)
Assessor's Tax Parcel No(s): P135467, P74321, P74323, P135465, P135466

The Grantor Snapdragon Hill LLC, a Washington limited liability company, for and in consideration of a boundary line adjustment for owner convenience conveys and quit claims to Snapdragon Hill LLC, a Washington limited liability company, the following described real estate, situated in the Town of LaConner, County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

See attached Exhibits A-E for existing legal descriptions.
See attached Exhibits F-I for conveyance legal descriptions.
See attached Exhibits J-N for after adjustment legal descriptions.
See attached Exhibit O-P for before and after exhibit maps.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20212678
JUN 14 2021

Amount Paid \$ ☒
Skagit Co. Treasurer
By BT Deputy

The five hereinabove contiguous lots are a recombination or reaggregation of five differently described contiguous lots owned by the grantee. This boundary line adjustment is not for the purposes of creating an additional building lot.

This boundary line adjustment is approved by Michael David Aker of the Town of La Conner planning department.

SIGNED AND APPROVED this 8th day of June, 2021

By its signature(s) set forth herein below, Grantor(s) and Grantee(s) hereby accepts this Quit Claim Deed

[Signature]
Signature of Grantor /Grantee
Snapdragon Hill, LLC

By: [Signature]

Its Manager Member

STATE OF WASHINGTON

COUNTY OF SNOHOMISH

} ss.

I certify that I know or have satisfactory evidence that C.J. Ebert is the person who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the Member & Manager of Snapdragon Hill, LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes therein mentioned.

Given under my hand and official seal this 8th day of June, 2021

(SEAL)

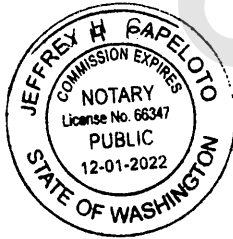
[Signature]
Notary PublicResiding at EverettMy appointment expires 12-1-2022

EXHIBIT "A"
LOT A
BEFORE ADJUSTMENT

LOT 10, BLOCK 11, MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE SOUTH 32.00 FEET OF THE WEST 6.00 FEET OF SAID LOT 10.

EXHIBIT "B"
LOT B
BEFORE ADJUSTMENT

LOT 11, BLOCK 11, MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXHIBIT "C"
LOT C
BEFORE ADJUSTMENT

LOT 6, BLOCK 12, MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXHIBIT "D"
LOT D
BEFORE ADJUSTMENT

LOT 7, BLOCK 12, MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXHIBIT "E"
LOT E
BEFORE ADJUSTMENT

LOT 8, BLOCK 12, MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXHIBIT "F"
CONVEYANCE
LOT A TO LOT D

THAT PORTION OF LOT 10, BLOCK 11, MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 10;
THENCE NORTH 58°27'30" WEST ALONG THE SOUTH LINE OF SAID LOT 10 A DISTANCE OF 46.45 FEET TO A LINE 6.00 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 10;
THENCE NORTH 12°51'30" EAST ALONG SAID PARALLEL LINE 29.01 FEET;
THENCE SOUTH 84°08'37" EAST 44.33 FEET TO THE EAST LINE OF SAID LOT 10;
THENCE SOUTH 12°51'30" WEST ALONG SAID EAST LINE 49.29 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE TOWN OF LA CONNER, COUNTY OF SKAGIT, STATE OF WASHINGTON.

5-19-2021



EXHIBIT "G"
CONVEYANCE
LOT B TO LOT D

THAT PORTION OF LOT 11, BLOCK 11, MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 11;
THENCE NORTH 58°27'30" WEST ALONG THE SOUTH LINE OF SAID LOT 11 A DISTANCE OF 52.78 FEET TO THE SOUTHWEST CORNER THEREOF;
THENCE NORTH 12°51'30" EAST ALONG THE WEST LINE OF SAID LOT 11 A DISTANCE OF 49.29 FEET;
THENCE NORTH 83°09'30" EAST 53.11 FEET TO THE EAST LINE OF SAID LOT 11;
THENCE SOUTH 12°51'30" WEST ALONG SAID EAST LINE 84.10 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE TOWN OF LA CONNER, COUNTY OF SKAGIT, STATE OF WASHINGTON.

5-19-2021



EXHIBIT "H"
CONVEYANCE
LOT E TO LOT D

THAT PORTION OF LOT 8, BLOCK 12, MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 8;
THENCE SOUTH 55°40'30" WEST ALONG THE MOST SOUTHEASTERLY LINE OF SAID LOT 8 A DISTANCE OF 161.72 FEET TO THE MOST SOUTHERLY CORNER THEREOF;
THENCE NORTH 58°27'30" WEST ALONG THE MOST SOUTHWESTERLY LINE OF SAID LOT 8 A DISTANCE OF 11.53 FEET TO THE MOST WESTERLY SOUTHWEST CORNER THEREOF;
THENCE NORTH 12°51'30" EAST ALONG THE WEST LINE OF SAID LOT 8 A DISTANCE OF 84.10 FEET;
THENCE NORTH 83°09'30" EAST 11.15 FEET;
THENCE NORTH 62°17'02" EAST 145.26 FEET TO THE EAST LINE OF SAID LOT 8;
THENCE SOUTH 12°51'30" WEST ALONG SAID EAST LINE 67.41 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE TOWN OF LA CONNER, COUNTY OF SKAGIT, STATE OF WASHINGTON.

5-19-2021



EXHIBIT "I"
CONVEYANCE
LOT C TO LOT D

THAT PORTION OF LOT 6, BLOCK 12, MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 6;
THENCE SOUTH 55°40'30" WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 6 A DISTANCE OF 73.57 FEET TO THE SOUTHWEST CORNER THEREOF;
THENCE NORTH 12°51'30" EAST ALONG THE WEST LINE OF SAID LOT 6 A DISTANCE OF 67.41 FEET;
THENCE NORTH 74°45'00" EAST 56.69 FEET TO THE EAST LINE OF SAID LOT 6;
THENCE SOUTH 12°51'30" WEST ALONG SAID EAST LINE 40.16 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE TOWN OF LA CONNER, COUNTY OF SKAGIT, STATE OF WASHINGTON.

5-19-2021



EXHIBIT "J"
LOT A
AFTER ADJUSTMENT

LOT 10, BLOCK 11, MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE SOUTH 32.00 FEET OF THE WEST 6.00 FEET OF SAID LOT 10.

AND ALSO, EXCEPT THAT PORTION OF SAID LOT 10 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 10;
THENCE NORTH 58°27'30" WEST ALONG THE SOUTH LINE OF SAID LOT 10 A DISTANCE OF 46.45 FEET TO A LINE 6.00 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 10;
THENCE NORTH 12°51'30" EAST ALONG SAID PARALLEL LINE 29.01 FEET;
THENCE SOUTH 84°08'37" EAST 44.33 FEET TO THE EAST LINE OF SAID LOT 10;
THENCE SOUTH 12°51'30" WEST ALONG SAID EAST LINE 49.29 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE TOWN OF LA CONNER, COUNTY OF SKAGIT, STATE OF WASHINGTON.

5-19-2021



EXHIBIT "K"
LOT B
AFTER ADJUSTMENT

LOT 11, BLOCK 11, MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION OF SAID LOT 11 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 11;
THENCE NORTH 58°27'30" WEST ALONG THE SOUTH LINE OF SAID LOT 11 A DISTANCE OF 52.78 FEET TO THE SOUTHWEST CORNER THEREOF;
THENCE NORTH 12°51'30" EAST ALONG THE WEST LINE OF SAID LOT 11 A DISTANCE OF 49.29 FEET;
THENCE NORTH 83°09'30" EAST 53.11 FEET TO THE EAST LINE OF SAID LOT 11;
THENCE SOUTH 12°51'30" WEST ALONG SAID EAST LINE 84.10 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE TOWN OF LA CONNER, COUNTY OF SKAGIT, STATE OF WASHINGTON.

5-19-2021

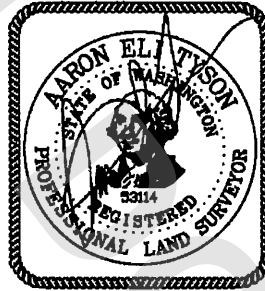


EXHIBIT "L"
LOT C
AFTER ADJUSTMENT

LOT 6, BLOCK 12, MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION OF SAID LOT 6 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 6;
THENCE SOUTH 55°40'30" WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 6 A DISTANCE OF 73.57 FEET TO THE SOUTHWEST CORNER THEREOF;
THENCE NORTH 12°51'30" EAST ALONG THE WEST LINE OF SAID LOT 6 A DISTANCE OF 67.41 FEET;
THENCE NORTH 74°45'00" EAST 56.69 FEET TO THE EAST LINE OF SAID LOT 6;
THENCE SOUTH 12°51'30" WEST ALONG SAID EAST LINE 40.16 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE TOWN OF LA CONNER, COUNTY OF SKAGIT, STATE OF WASHINGTON.

5-19-2021



EXHIBIT "M"
LOT D
AFTER ADJUSTMENT

LOT 7, BLOCK 12, MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THOSE PORTIONS OF LOT 6 AND LOT 8, BLOCK 12 AND LOT 10 AND LOT 11, BLOCK 11 OF SAID PLAT, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 6;
THENCE SOUTH 55°40'30" WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 6 AND SAID LOT 8 A DISTANCE OF 235.28 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 8;
THENCE NORTH 58°27'30" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 8, SAID LOT 11 AND SAID LOT 10 A DISTANCE OF 110.76 FEET TO A LINE 6.00 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 10;
THENCE NORTH 12°51'30" EAST ALONG SAID PARALLEL LINE 29.01 FEET;
THENCE SOUTH 84°08'37" EAST 44.33 FEET TO THE EAST LINE OF SAID LOT 10;
THENCE NORTH 83°09'30" EAST 64.26 FEET;
THENCE NORTH 62°17'02" EAST 145.26 FEET TO THE EAST LINE OF SAID LOT 8;
THENCE NORTH 74°45'00" EAST 56.69 FEET TO THE EAST LINE OF SAID LOT 6;
THENCE SOUTH 12°51'30" WEST ALONG SAID EAST LINE 40.16 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE TOWN OF LA CONNER, COUNTY OF SKAGIT, STATE OF WASHINGTON.

5-19-2021



EXHIBIT "N"
LOT E
AFTER ADJUSTMENT

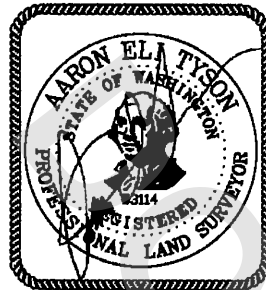
LOT 8, BLOCK 12, MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION OF SAID LOT 8 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 8;
THENCE SOUTH 55°40'30" WEST ALONG THE MOST SOUTHEASTERLY LINE OF SAID LOT 8 A DISTANCE OF 161.72 FEET TO THE MOST SOUTHERLY CORNER THEREOF;
THENCE NORTH 58°27'30" WEST ALONG THE MOST SOUTHWESTERLY LINE OF SAID LOT 8 A DISTANCE OF 11.53 FEET TO THE MOST WESTERLY SOUTHWEST CORNER THEREOF;
THENCE NORTH 12°51'30" EAST ALONG THE WEST LINE OF SAID LOT 8 A DISTANCE OF 84.10 FEET;
THENCE NORTH 83°09'30" EAST 11.15 FEET;
THENCE NORTH 62°17'02" EAST 145.26 FEET TO THE EAST LINE OF SAID LOT 8;
THENCE SOUTH 12°51'30" WEST ALONG SAID EAST LINE 67.41 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE TOWN OF LA CONNER, COUNTY OF SKAGIT, STATE OF WASHINGTON.

5-19-2021



LINE	BEARING	DISTANCE
L1	N 58°27'30" W	6.33'
L2	N 12°51'30" E	33.78'
L9	N 77°08'30" W	50.00'
L10	N 77°08'30" W	50.00'
L11	N 36°35'38" E	51.74'
L12	N 77°08'30" W	100.00'

LOT A - P135467
 LOT B - P74321
 LOT C - P135465
 LOT D - P135466
 LOT E - P74323

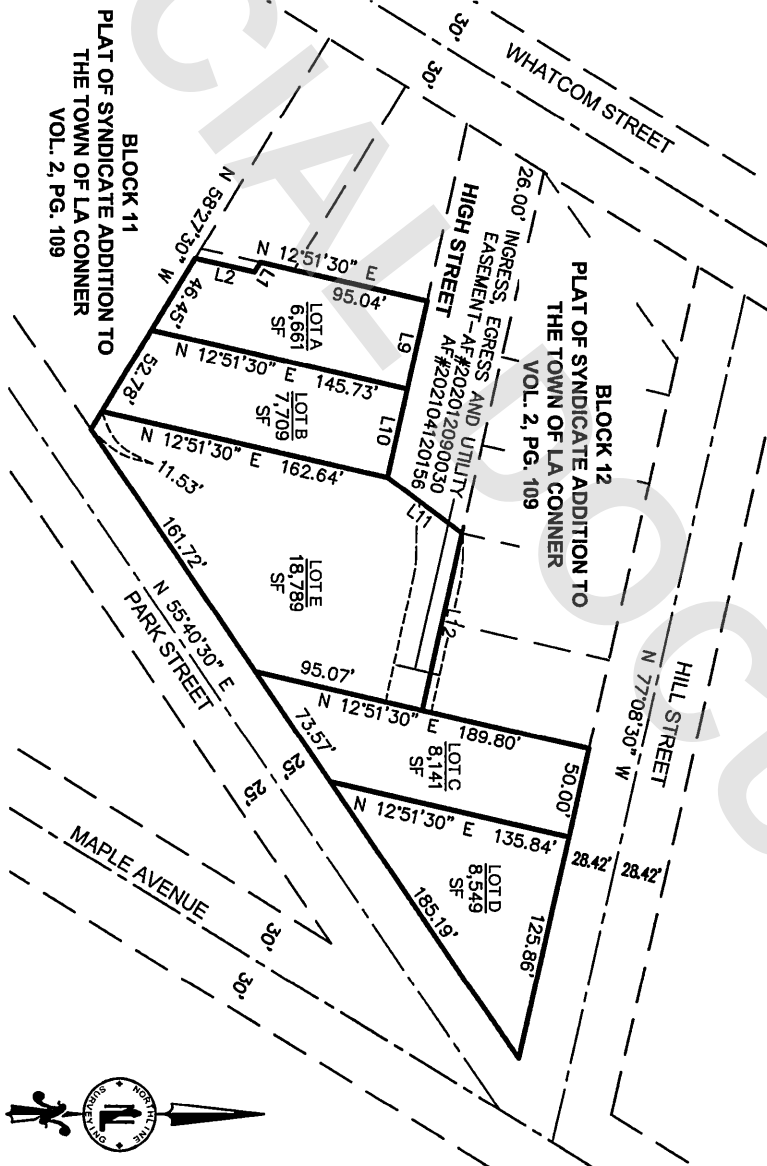
5-19-2021



Northline
 Surveying
 2025 Riverside Drive, Suite D
 Mount Vernon, WA 98273
 P: (360)899-9598

MAP EXHIBIT "O"
BEFORE ADJUSTMENT

DATE: 05/17/2021
 DRAW: AET
 SCALE: 1" = 80'
 JOB#: 20-55





5-19-2021

LOT A - P135467
 LOT B - P74321
 LOT C - P135465
 LOT D - P135466
 LOT E - P74323

LINE	BEARING	DISTANCE
L1	N 58°27'30" W	6.33'
L2	N 12°51'30" E	4.77'
L3	N 12°51'30" E	29.01'
L4	N 84°08'37" W	44.33'
L5	N 83°09'30" W	11.15'
L6	N 74°45'00" E	56.69'
L7	N 12°51'30" E	95.04'
L8	N 12°51'30" W	50.00'
L9	N 77°08'30" W	50.00'
L10	N 36°35'38" E	51.74'
L11	N 77°08'30" W	100.00'
L12	N 12°51'30" E	27.66'
L13	N 12°51'30" E	94.73'
L14	N 12°51'30" E	122.39'
L15	N 77°08'30" W	50.00'
L16	N 77°08'30" W	125.86'
L17	N 58°27'30" W	110.76'
L18	N 83°09'30" E	53.11'
L19	N 62°17'02" E	145.26'
L20		

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MAP EXHIBIT "P"
AFTER ADJUSTMENT

DATE: 05/17/2021
 DRAW: AET
 SCALE: 1" = 80'
 JOB#: 20-55

BLOCK 11
PLAT OF SYNDICATE ADDITION TO
THE TOWN OF LA CONNER
VOL. 2, PG. 109

