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06/29/2021 12:51 PM Pages: 1 of 16 Fees: \$118.50  
Skagit County Auditor

FILED FOR RECORD AT REQUEST OF:

Shultz Law Offices PLLC  
317 S. 2<sup>nd</sup> Street, Suite 101  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2021-2945  
JUN 29 2021

Amount Paid \$118.50  
Skagit Co. Treasurer  
By *mk* Deputy

**QUIT CLAIM DEED**  
**(Boundary Line Adjustment)**

**GRANTOR:** SKAGIT COUNTY DIKE DISTRICT NO. 1, a Washington Special Purpose District;

**GRANTEE:** BRUCE BLANKINSHIP and DONNA BLANKINSHIP, husband and wife; SKAGIT COUNTY DIKE DISTRICT NO. 1, a Washington Special Purpose District;

**LEGAL DESCRIPTION:** Ptn. Gov't Lot 9, Sec. 13, Twp. 34 N, R. 3 East, W.M.  
See Exhibit "A" for complete legal description

**ASSESSOR'S PROPERTY TAX PARCEL OR ACCOUNT NUMBERS:** P130145, P21707, P21716

**REFERENCE NUMBER OF DOCUMENT ASSIGNED OR RELEASED:** N/A

SKAGIT COUNTY DIKE DISTRICT NO. 1, a Washington Special Purpose District, is owner of real property identified on the attached Exhibit "A" as Parcel 1 (P130145) and Parcel 2 (P21707). BRUCE BLANKINSHIP and DONNA BLANKINSHIP, husband and wife, are owners of real property identified on the attached Exhibit "A" as Parcel 3 (P21716).

For valuable consideration, in hand paid, SKAGIT COUNTY DIKE DISTRICT NO. 1, a Washington Special Purpose District, conveys and quit claims to GRANTEE, BRUCE BLANKINSHIP and DONNA BLANKINSHIP, husband and wife, by way of boundary line adjustment, the real property identified on the attached Exhibit "A" as the "Transfer Portion of P21707". The remaining portions of P21707 shall be retained by the GRANTOR, SKAGIT COUNTY DIKE DISTRICT NO. 1 a Washington Special Purpose District and aggregated with contiguous property (P130145) also owned by SKAGIT COUNTY DIKE DISTRICT NO. 1 a Washington Special Purpose District.

The transfer contemplated herein shall thereby result in the three New Lots, as identified on the attached Exhibit "A" and as shown on the survey drawing attached as Exhibit "B", to wit, portions of P21707 being aggregated with contiguous property (P130145), portions of P21716 aggregated with contiguous property (P21707), and the resulting remaining area of P21716 retaining that parcel number/designation. GRANTEE, SKAGIT COUNTY DIKE DISTRICT NO. 1, a Washington Special Purpose District, shall be the resulting owner of "New Lot 1" (P130145), and GRANTEE, BRUCE BLANKINSHIP and DONNA BLANKINSHIP, husband and wife, the resulting owner of "New Lot 2" (P21707) and "New Lot 3" (P21716). This boundary line adjustment is for the purpose of readjusting the shared boundaries between said grantors and grantees and is not for the purpose of creating an additional building lot.

DATED this 24 day of June, 2021.

GRANTOR:

SKAGIT COUNTY DIKE DISTRICT NO. 1,  
a Washington special purpose district:

By:   
MIKE ELDE, COMMISSIONER

APPROVED:

By:   
BRUCE BLANKINSHIP

By:   
DONNA BLANKINSHIP

APPROVED

Boundary Line Adjustment reviewed and approved in accordance with S.C. Code Chapter 14.12.

SKAGIT COUNTY PLANNING DEPARTMENT

By: \_\_\_\_\_  
 Name: Maar Roeder  
 Date: 6/22/2021

ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
 ) ss.  
 COUNTY OF SKAGIT )

On this 24<sup>th</sup> day of June, 2021, before me personally appeared MIKE ELDE, to me known to be a Commissioner of SKAGIT COUNTY DIKING DISTRICT NO. 1, a Washington special purpose district, Grantor named herein, who executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said special purpose district, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument, and that the seal affixed is the corporate seal of said special purpose district.

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



Signature: E. E. Strickler  
 Print Name: Erika E. Strickler  
 Notary Public for Washington  
 Residing in: Blaine  
 My Appointment Expires: 12/11/24

**Exhibit "A"**  
**Legal Description – Boundary Line Adjustment**

Transfer Portion of P21707

That portion of Government Lot 9 in Section 13, Township 34 North, Range 3 East W.M., described as follows:

Beginning at a point on the Northeasterly line of the State Highway known as the Memorial Highway, North 52 degrees 06'00" West 1240.37 feet from the intersection of said Northeasterly line with the South line of said Section 13;  
thence North 52 degrees 06'00" West along said Northeasterly line 150.00 feet;  
thence North 1 degree 15'00" East, 376.00 feet;  
thence North 87 degrees 03'14" East, 147.00 feet;  
thence North 36 degrees 02'57" East, 41.84 feet more or less a point which lies North 6 degrees 52'00" East from the point of beginning;  
thence South 6 degrees 52'00" West 513.08 feet to the point of beginning.

Except the Southerly 376.00 feet thereof, as measured along the Easterly and Westerly lines of the above described tract.

Together with a non-exclusive easement for ingress, egress, utilities and drainage 30 feet in width, as granted by Agreement recorded June 10, 1998 under Auditor's File No. 9806100065, records of Skagit County, Washington.

And Subject to and Together with a non-exclusive easement for ingress, egress, and installation, maintenance, repair and replacement of utilities 20 feet in width, as granted by Agreement recorded June 10, 1998 under Auditor's File No. 9806100065, records of Skagit County, Washington.

## PARCEL 1: (P130145)

That portion of Parcel "A" and Parcel "B" as described under Statutory Warranty Deed Auditor's File Number 200003080077 and shown upon that certain Record of Survey recorded Under Auditor's File Number 200103120135 records of Skagit County, Washington, more particularly described as follows:

Beginning at the Southeast corner of Section 13, Township 34 North, Range 3 East of the W.M;

thence North  $89^{\circ}31'00''$  West along the South line of said Section 13 a distance of 1220.88 feet to a point intersecting with the Northeasterly right-of-way margin of State Highway 536 known as Memorial Highway;

thence North  $52^{\circ}02'49''$  West along said right-of-way margin a distance of 2,021.88 feet to a point on said Northeasterly line of said right-of-way being the Southwesterly corner of Parcel "B" as described under Auditor's File Number 200003080077 and shown upon Record of Survey under Auditor's File Number 200103120135;

thence North  $32^{\circ}36'43''$  East along the Westerly line of said Parcel "B" a distance of 96.91 feet to the Point of Beginning;

thence South  $83^{\circ}33'24''$  East a distance of 177.94 feet;

thence North  $88^{\circ}43'58''$  East a distance of 1.11 feet more or less to the Easterly line of said Parcel "B", being the Westerly line of Parcel "A" as described under Auditor's File No. 200003080077 and also shown upon said Record of Survey Auditors File No. 200103120135; .

thence continuing North  $88^{\circ}43'58''$  East a distance of 169.64 feet;

thence South  $01^{\circ}18'48''$  West, parallel to the East line of said Parcel "A" a distance of 75.46 feet to a point on the Southerly line of said Parcel "A" and being a corner thereof;

thence South  $88^{\circ}41'14''$  East along the Southerly line of said Parcel "A" a distance of 108.57 feet to a point on the Easterly side of said Parcel "A" and being a corner thereof;

thence North  $01^{\circ}18'48''$  East along the Easterly line of said Parcel "A" a distance of 130.40 feet to the Northeast corner of said Parcel "A";

thence South  $88^{\circ}43'58''$  West along the Northerly line of said Parcel "A" a distance of 278.32 feet to the Northwest corner of said Parcel "A" also being the Northeast corner of said Parcel "B";

thence North  $83^{\circ}33'24''$  West along the Northerly line of said Parcel "B" a distance of 150.00 feet to the Northwest corner thereof being North  $32^{\circ}36'43''$  East of the Point of Beginning;

thence South  $32^{\circ}36'43''$  West a distance of 55.71 feet more or less to the Point of Beginning.

TOGETHER WITH an exclusive easement for ingress and egress as established by document recorded July 8, 1996 as Auditor's File No. 9607080091, over and across a portion of Government Lot 5 and the Southeast 1/4 of Section 13, Township 34 North, Range 3 East, W.M., said easement shall be 30 feet in width, the Westerly boundary of which shall be on the following described line:

Commencing at the S.E. corner of said Section 13, Township 34 North, Range 3 East, W.M.;  
thence North 89 degrees 31'00" West 1,220.88 feet along the South line of the Southeast 1/4 of said Section 13 to the Northeasterly margin of the Mount Vernon Anacortes Highway (Memorial Highway, SR 536);  
thence North 52 degrees 02'49" West (called North 52 degrees 06' West in previous descriptions) 2,021.88 feet along said Northeasterly Highway margin to the TRUE POINT OF BEGINNING; said point being the Southwest corner of that certain tract described in Deed recorded under Skagit County Auditor's File No. 545553;  
thence North 32 degrees 36'43" East (called North 30 degrees 44' East in said Deed recorded under Auditor's File No. 545553) 152.62 feet along the Northwesterly line of said parcel described under Auditor's File No. 545553 to the terminus of said line.

Side lines of said 30 foot tract to be lengthened or shortened as necessary to conform with property lines.

PARCEL 2: (P21707)

That portion of Government Lot 9 in Section 13, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point on the Northeasterly line of the State Highway known as the Memorial Highway, North 52 degrees 06'00" West 1240.37 feet from the intersection of said Northeasterly line with the South line of said Section 13;  
thence North 52 degrees 06'00" West along said Northeasterly line 150.00 feet;  
thence North 1 degree 15'00" East 506.40 feet to the base of the dike right-of-way;  
thence South 82 degrees 54'00" East along said base of the dike right-of-way 178.00 feet to a point which lies North 6 degrees 52'00" East from the point of beginning;  
thence South 6 degrees 52'00" West 580.70 feet to the point of beginning.

Except the Southerly 376.00 feet thereof, as measured along the Easterly and Westerly lines of the above described tract.

Together with a non-exclusive easement for ingress, egress, utilities and drainage 30 feet in width, as granted by Agreement recorded June 10, 1998 under Auditor's File No. 9806100065, records of Skagit County, Washington.

**PARCEL 3: (P21716)**

A tract of land in Government Lot 9, Section 13, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point on the Northeasterly margin of P .S. Highway No. 1-AN said point being 990.37 feet North 52 degrees 06' West from the intersection of said Northeasterly line with the South line of said Section 13;  
thence North 52°06' West along the Northeasterly line of said Highway a distance of 250.00 feet;  
thence North 06°52' East a distance of 580.70 feet, more or less, to the base of the dike right of way;  
thence Easterly and Southeasterly along the dike right of way to a point which bears North 06°52' East from the point of beginning;  
thence South 06 degrees 52' West a distance of 676.3 feet, more or less, to the point of beginning;

EXCEPT the Southerly 175 feet thereof, which is described in Statutory Warranty Deed recorded on October 30, 1972, under Auditor's File No. 776641, records of Skagit County, Washington.

TOGETHER WITH an easement, for ingress, egress, and utilities as described in that Declaration of Common Driveway Easement Agreement recorded under Skagit County Auditor's File No. 9806100065.

Situate in the County of Skagit, State of Washington.

## NEW LOT 1:

That portion of Parcel "A" and Parcel "B" as described under Statutory Warranty Deed Auditor's File Number 200003080077 and shown upon that certain Record of Survey recorded Under Auditor's File Number 200103120135 records of Skagit County, Washington, more particularly described as follows:

Beginning at the Southeast corner of Section 13, Township 34 North, Range 3 East of the W.M;

thence North  $89^{\circ}31'00''$  West along the South line of said Section 13 a distance of 1220.88 feet to a point intersecting with the Northeasterly right-of-way margin of State Highway 536 known as Memorial Highway;

thence North 52 degrees  $02'49''$  West along said right-of-way margin a distance of 2,021.88 feet to a point on said Northeasterly line of said right-of-way being the Southwesterly corner of Parcel "B" as described under Auditor's File Number 200003080077 and shown upon Record of Survey under Auditor's File Number 200103120135;

thence North 32 degrees  $36'43''$  East along the Westerly line of said Parcel "B" a distance of 96.91 feet to the Point of Beginning;

thence South  $83^{\circ}33'24''$  East a distance of 177.94 feet;

thence North  $88^{\circ}43'58''$  East a distance of 1.11 feet more or less to the Easterly line of said Parcel "B", being the Westerly line of Parcel "A" as described under Auditor's File No. 200003080077 and also shown upon said Record of Survey Auditors File No. 200103120135; .

thence continuing North  $88^{\circ}43'58''$  East a distance of 169.64 feet;

thence South  $01^{\circ}18'48''$  West, parallel to the East line of said Parcel "A" a distance of 75.46 feet to a point on the Southerly line of said Parcel "A" and being a corner thereof;

thence South  $88^{\circ}41'14''$  East along the Southerly line of said Parcel "A" a distance of 108.57 feet to a point on the Easterly side of said Parcel "A" and being a corner thereof;

thence North 01 degrees  $18'48''$  East along the Easterly line of said Parcel "A" a distance of 130.40 feet to the Northeast corner of said Parcel "A";

thence South  $88^{\circ}43'58''$  West along the Northerly line of said Parcel "A" a distance of 278.32 feet to the Northwest corner of said Parcel "A" also being the Northeast corner of said Parcel "B";

thence North  $83^{\circ}33'24''$  West along the Northerly line of said Parcel "B" a distance of 150.00 feet to the Northwest corner thereof being North  $32^{\circ}36'43''$  East of the Point of Beginning;

thence South  $32^{\circ}36'43''$  West a distance of 55.71 feet more or less to the Point of Beginning.



TOGETHER WITH an exclusive easement for ingress and egress as established by document recorded July 8, 1996 as Auditor's File No. 9607080091, over and across a portion of Government Lot 5 and the Southeast 1/4 of Section 13, Township 34 North, Range 3 East, W.M., said easement shall be 30 feet in width, the Westerly boundary of which shall be on the following described line:

Commencing at the S.E. corner of said Section 13, Township 34 North, Range 3 East, W.M.;

thence North 89 degrees 31'00" West 1,220.88 feet along the South line of the Southeast 1/4 of said Section 13 to the Northeasterly margin of the Mount Vernon Anacortes Highway (Memorial Highway, SR 536);

thence North 52 degrees 02'49" West (called North 52 degrees 06' West in previous descriptions) 2,021.88 feet along said Northeasterly Highway margin to the TRUE POINT OF BEGINNING; said point being the Southwest corner of that certain tract described in Deed recorded under Skagit County Auditor's File No. 545553;

thence North 32 degrees 36'43" East (called North 30 degrees 44' East in said Deed recorded under Auditor's File No. 545553) 152.62 feet along the Northwesterly line of said parcel described under Auditor's File No. 545553 to the terminus of said line.

Side lines of said 30 foot tract to be lengthened or shortened as necessary to conform with property lines.

TOGETHER WITH That portion of Government Lot 9 in Section 13, Township 34 North, Range 3 East W.M., described as follows:

Beginning at a point on the Northeasterly line of the State Highway known as the Memorial Highway, North 52 degrees 06'00" West 1240.37 feet from the intersection of said Northeasterly line with the South line of said Section 13;

thence North 52 degrees 06'00" West along said Northeasterly line 150.00 feet;

thence North 1 degree 15'00" East 506.40 feet to the base of the dike right-of-way;

thence South 82 degrees 54'00" East along said base of the dike right-of-way 178.00 feet to a point which lies North 6 degrees 52'00" East from the point of beginning;

thence South 6 degrees 52'00" West 580.70 feet to the point of beginning.

EXCEPT the Southerly 376.00 feet thereof, as measured along the Easterly and Westerly lines of the above described tract.

AND ALSO EXCEPT That portion of Government Lot 9 in Section 13, Township 34 North, Range 3 East W.M., described as follows:

Beginning at a point on the Northeasterly line of the State Highway known as the Memorial Highway, North 52 degrees 06'00" West 1240.37 feet from the intersection of said Northeasterly line with the South line of said Section 13;

thence North 52 degrees 06'00" West along said Northeasterly line 150.00 feet;  
thence North 1 degree 15'00" East, 376.00 feet;  
thence North 87 degrees 03'14" East, 147.00 feet;  
thence North 36 degrees 02'57" East, 41.84 feet more or less a point which lies North 6 degrees 52'00" East from the point of beginning;  
thence South 6 degrees 52'00" West 513.08 feet to the point of beginning.

Except the Southerly 376.00 feet thereof, as measured along the Easterly and Westerly lines of the above described tract.

Together with a non-exclusive easement for ingress, egress, utilities and drainage 30 feet in width, as granted by Agreement recorded June 10, 1998 under Auditor's File No. 9806100065, records of Skagit County, Washington.

And Subject to and Together with a non-exclusive easement for ingress, egress, and installation, maintenance, repair and replacement of utilities 20 feet in width, as granted by Agreement recorded June 10, 1998 under Auditor's File No. 9806100065, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**NEW LOT 2:**

A tract of land in Government Lot 9, Section 13, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point on the Northeasterly margin of P .S. Highway No. 1-AN said point being 990 .37 feet North 52°06' West from the intersection of said Northeasterly line with the South line of said Section 13;  
thence North 52°06' West along the Northeasterly line of said Highway a distance of 250.00 feet;  
thence North 6°52' East a distance of 580.70 feet, more or less, to the base of the dike right of way;  
thence Easterly and Southeasterly along the dike right of way to a point which bears North 06 °52 ' East from the point of beginning;  
thence South 6°52 ' West a distance of 676.3 feet, more or less, to the point of beginning;

EXCEPT the following described tract:

Beginning at a point on the Northeasterly margin of P .S. Highway No. 1-AN said point being 990 .37 feet North 52°06' West from the intersection of said Northeasterly line with the South line of said Section 13;  
thence North 52°06' West along the Northeasterly line of said Highway a distance of 250.00 feet;  
thence North 6°52' East a distance of 376.00 feet;  
thence South 79°30'31" East a distance of 85.59 feet;  
thence North 4°01'55" East a distance of 36.86 feet;  
thence South 83°08'55" East a distance of 130.62 feet more or less to a point which bears North 06°52' East from the point of beginning;  
thence South 6°52' West a distance of 536.29 feet, more or less, to the point of beginning;

**ALSO TOGETHER WITH**

That portion of Government Lot 9 in Section 13, Township 34 North, Range 3 East W.M., described as follows:

Beginning at a point on the Northeasterly line of the State Highway known as the Memorial Highway, North 52°06'00" West 1240.37 feet from the intersection of said Northeasterly line with the South line of said Section 13;  
thence North 52°06'00" West along said Northeasterly line 150.00 feet;

thence North 1°15'00" East, 376.00 feet;  
thence North 87°03'14" East, 147.00 feet;  
thence North 36°02'57" East, 41.84 feet more or less to a point which lies North 6  
degrees 52'00" East from the point of beginning;  
thence South 6°52'00" West 513.08 feet to the point of beginning.

Except the Southerly 376.00 feet thereof, as measured along the Easterly and Westerly  
lines of the above described tract.

Together with a non-exclusive easement for ingress, egress, utilities and drainage 30 feet  
in width, as granted by Agreement recorded June 10, 1998 under Auditor's File No.  
9806100065, records of Skagit County, Washington.

And Subject to and Together with a non-exclusive easement for ingress, egress, and  
installation, maintenance, repair and replacement of utilities 20 feet in width, as granted  
by Agreement recorded June 10, 1998 under Auditor's File No. 9806100065, records of  
Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

## NEW LOT 3:

A tract of land in Government Lot 9, Section 13, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point on the Northeasterly margin of P .S. Highway No. 1-AN said point being 990.37 feet North 52°06' West from the intersection of said Northeasterly line with the South line of said Section 13;

thence North 52°06' West along the Northeasterly line of said Highway a distance of 250.00 feet;

thence North 06°52' East a distance of 376.00 feet;

thence South 79°30'31" East a distance of 85.59 feet;

thence North 4°01'55" East a distance of 36.86 feet;

thence South 83°08'55" East a distance of 130.62 feet more or less to a point which bears North 06°52' East from the point of beginning;

thence South 6°52' West a distance of 536.29 feet, more or less, to the point of beginning;

EXCEPT the Southerly 175 feet thereof, which is described in Statutory Warranty Deed recorded on October 30, 1972, under Auditor's File No. 776641, records of Skagit County, Washington.

TOGETHER WITH an easement, for ingress, egress, and utilities as described in that Declaration of Common Driveway Easement Agreement recorded under Skagit County Auditor's File No. 9806100065.

Situate in the County of Skagit, State of Washington.



**SURVEY OF  
PORTION OF GOVERNMENT LOTS 5 & 9  
AND THE SE 1/4 OF SW 1/4 OF  
SECTION 13, T. 34 N., R. 3 E., W.M.  
SKAGIT COUNTY, WASHINGTON  
FOR: BRUCE BLANKENSHIP**

FOR: BRUCE BLANKENSHIP		SEMRAY ENGINEERING & SURVEYING SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-8566	SCALE: 1" = 60'	JOB NO. 5974
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SEMRAU ENGINEERING & SURVEYING SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-8568	SCALE: 1" = 60'
	JOB NO. 5974

**NEW LOT 1:**

TOWN OF PORTER "A," AND PARCEL "D" AS DESCRIBED UNDER STATUTORY WARRANTY DEED AUDITOR'S FILE NUMBER 20010309077 AND SHOWN UPON THAT CERTAIN RECORDS OF SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 200103120135 IN THE OFFICE RECORDS OF SAGAT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS A PLATT MAP BEGGINING AT THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 EAST, RACE NO. 8633-004 WEST ALONG THE SOUTH LINE OF SAID SECTION 13 A DISTANCE NORTHERLY 89°30'00" WEST ALONG THE STATE HIGHWAY 34E KNOWN AS MEMORIAL HWYWAY; THENCE NORTH 55 DEGREES 02'48" WEST ALONG SAID RIGHT-OF-WAY MARGIN A DISTANCE OF 118 FEET TO AN IRREGULAR POINT ON THE WESTERN BOUNDARY OF SAID TRACT; THENCE BY CURVILINEAR ARC BEARING SUEBY 105°00'00" E BY THE SUBTENSEN CHORD OF PARCELS "B," AS DESCRIBED ABOVE, INTERSECTING WITH THE WESTERN BOUNDARY OF SAID TRACT, THEREUPON UNDER AUDITOR'S FILE NUMBER 20010309077 AND SHOWN UPON RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 200103120135;

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[illegible]

TOGETHER WITH AN EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS ESTABLISHED BY DOCUMENT ACQUIRED JULY 8, 1986 AS AUDITOR'S FILE NO. 9607080891, OVER AND ACROSS A PORTION OF GOVERNMENT LOT 5 AND THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 WEST, COUNTY OF LINCOLN, NEBRASKA, THE WESTERLY BOUNDARY OF WHICH SHALL BE THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE S.E. CORNER OF SAID SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 WEST, THENCE NORTH 89 DEGREES 11'00" WEST 1,320.48 FEET ALONG THE SOUTH LINE OF THE SAID SECTION 13 TO THE NORTHEASTERLY MARGIN OF THE MOUNT VERNION ANACORTES HIGHWAY (MEMORIAL HIGHWAY, SR 326); THENCE NORTH 52 DEGREES 02'46" WEST (CALLED NORTH 52 DEGREES 06" WEST IN THE ORIGINAL RECORD) 1,000.00 FEET ALONG THE WESTERLY MARGIN OF THE SAID HIGHWAY TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN DEED RECORDED UNDER SAA COUNTY AUDITOR'S FILE NO. 545553;

THENCE NORTH 30 DEGREES 30'47" EAST (CALLED NORTH 30 DEGREES 44' EAST IN THE ORIGINAL RECORD) 1,000.00 FEET ALONG THE NORTHEASTERLY LINE OF SAID PARCEL DESCRIBED UNDER AUDITOR'S FILE NO. 545553 TO THE TERMINUS OF SAID LINE.

SIDE LINES OF SAND 30 FOOT RACE TO BE LENGTHENED OR SHORTENED AS NECESSARY TO CONFORM WITH PROPERTY LINES.

TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 9 IN SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 EAST W-4, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTLY LINE OF THE STATE HIGHWAY KNOWN AS STATE HIGHWAY 10, AND PROCEEDING SOUTHWESTERLY ALONG SAID LINE TO THE INTERSECTION OF SAID LINE AND NORTHEASTLY LINE WITH THE SOUTH LINE OF SAID SECTION 13.

THENCE NORTH 52 DEGREES 06'00" WEST 506.00 FEET TO NORTHEASTLY LINE 150.00 FEET.

THENCE NORTH 1 DEGREE 15'00" EAST 506.40 FEET TO THE BASE OF THE DIKE RIGHT-OF-WAY.

THENCE SOUTH 87 DEGREES 54'00" EAST ALONG SAID BASE OF THE DIKE RIGHT-OF-WAY 176.00 FEET TO A POINT WHICH LIES NORTH 6 DEGREES 52'00" EAST 150.00 FEET FROM THE POINT OF BEGINNING.

THENCE SOUTH 5 DEGREES 52'00" WEST 480.70 FEET TO THE POINT OF BEGINNING.

## NEW LOT 1: (CONTINUED)

EXCEPT THE SOUTHERLY 176.00 FEET THEREOF, AS MEASURED ALONG THE EASTERLY AND WESTERLY LINES OF THE ABOVE DESCRIBED TRACT, AND ALSO EXCEPT THAT PORTION OF GOVERNMENT LOT 9 IN SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 EAST MAY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF THE STATE HIGHWAY KNOWN AS STATE HIGHWAY 10, AND PROCEEDING SOUTHWESTERLY ALONG SAID LINE TO THE INTERSECTION OF SAID NORTHEASTERLY LINE WITH THE SOUTH LINE OF SAID SECTION 13; THENCE NORTH 52 DEGREES 03'00" WEST ALONG SAID NORTHEASTERLY LINE 150.00 FEET;

THENCE NORTH 1 DEGREE 14'00" EAST, 376.00 FEET;

THENCE NORTH 87 DEGREES 03'14" EAST, 147.00 FEET;

THENCE SOUTH 38 DEGREES 02'37" EAST, 41.84 FEET MORE OR LESS A POINT OF BEGINNING;

THENCE SOUTH 6 DEGREES 52'00" EAST FROM THE POINT OF BEGINNING;

THENCE SOUTH 6 DEGREES 52'00" WEST 513.08 FEET TO THE POINT OF BEGINNING.

EXCEPT THE SOUTHERLY 376.00 FEET THEREOF, AS MEASURED ALONG THE EASTERLY AND WESTERLY LINES OF THE ABOVE DESCRIBED TRACT.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, UTILITIES AND DRAINAGE 30 FEET IN WIDTH, AS GRANTED BY AGREEMENT RECORDED JUNE 10, 1988 UNDER AUDITOR'S FILE NO. 980610068, RECORDS OF SNAIT COUNTY, WASHINGTON, AND SUBJECT TO AND TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UTILITIES 20 FEET IN WIDTH, AS GRANTED BY AGREEMENT RECORDED JUNE 10, 1988 UNDER AUDITOR'S FILE NO. 980610068, RECORDS OF SNAIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNAIT, STATE OF WASHINGTON.

**NEW LOT 2:**

A TRACT OF LAND IN GOVERNMENT LOT 9, SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 EAST, WY., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTLY CORNER OF P. S. HIGHWAY NO. 1-AN SAID POINT BEING 890.37 FEET NORTH 52°06' WEST FROM THE INTERSECTION OF SAID HIGHWAY AND THE NORTHWESTLY CORNER OF THE SECTION OF LAND BEING THE NORTHWESTLY CORNER OF SAID SECTION OF LAND; THENCE NORTH 52°06' WEST ALONG THE NORTHEASTLY CORNER OF SAID HIGHWAY A DISTANCE OF 250.00 FEET;

THENCE NORTH 63°32' EAST A DISTANCE OF 580.70 FEET, MORE OR LESS, TO THE BASE OF THE EIGHTH OF WAY;

THENCE SOUTHWEST ALONG THE EIGHTH OF WAY, TO THE POINT OF BEGINNING;

WHICH BEARS NORTH 63°32' EAST FROM THE POINT OF BEGINNING;

THENCE SOUTH 52°32' WEST A DISTANCE OF 676.3 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

EXCEPT THE FOLLOWING TRACT:

[illegible]

AS TOGETHER WITH THE NEIGHBORHOOD OF 9 IN SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 EAST, MAP DESCRIBED AS FOLLOWS:

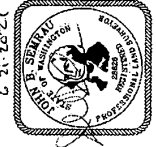
BEGINNING AT A POINT ON THE NORTHEASTERNLY LINE OF THE STATE HIGHWAY KNOWN AS THE MEMORIAL HIGHWAY, NORTH 5206'00" WEST 7240'37" FEET FROM THE INTERSECTION OF SAID NORTHEASTERNLY LINE WITH THE SOUTHLN LINE OF SAID SECTION 13; THENCE NORTH 5200'00" WEST ALONG SAID NORTHEASTERNLY LINE 150.00 FEET; THENCE NORTH 75'00" EAST, 589.00 FEET; THENCE NORTH 15'00" EAST, 87.00 FEET; THENCE NORTH 5202'57" EAST, 41.84 FEET MORE OR LESS TO A POINT WHICH LIES 10 DEGREES 52'00" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 63'30" WEST 533.08 FEET TO THE POINT OF BEGINNING.

EXCEPT THE SOUTHERLY, 375.00 FEET THERE, BEING MEASURED ALONG THE EASTERLY AND WESTERLY LINES OF THE ABOVE DESCRIBED TRACT.

DRAINAGE JOINT WITH A NON-EXCLUSIVE EASEMENT FOR REGRESS, UTILITIES AND DRAINAGE 30 FEET IN WIDTH, AS GRANTED BY AGREEMENT RECORDED JUNE 10, 1998 UNDER AUDITOR'S FILE NO. 9506100065, RECORDS OF SNAKE COUNTY, WASHINGTON.

AND SUBJECT TO AND TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR REGRESS, EGRESS, AND INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UTILITIES 20 FEET IN WIDTH, AS GRANTED BY AGREEMENT RECORDED JUNE 10, 1998 UNDER AUDITOR'S FILE NO. 9505100065, RECORDS OF SNAKE COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNAKE, STATE OF WASHINGTON.



2021.12.9

**NEW LOT 3:**

A TRACT OF LAND IN GOVERNMENT LOT 6, SECTION 13, TOWNSHIP 34 NORTH, RANGE 1 EAST, WY., DESCRIBED AS FOLLOWS:

BE BEGINNING AT A POINT ON THE NORTHEASTERLY CORNER OF P. S. HIGHWAY NO. 1-AH SAND POINT BEING 890.37 FEET NORTH 52°05'58" WEST FROM THE INTERSECTION OF SAID HIGHWAY AND THE NORTHERLY LINE OF SAID HIGHWAY; THENCE NORTH 52°05'58" WEST ALONG THE NORTHEASTERLY LINE OF SAID HIGHWAY A DISTANCE OF 520.00 FEET;

THENCE NORTH 08°32' EAST A DISTANCE OF 376.68 FEET;

THENCE NORTH 47°15'58" EAST A DISTANCE OF 36.66 FEET;

THENCE SOUTH 83°05'58" EAST A DISTANCE OF 130.62 FEET MORE OR LESS TO A POINT WHICH BEARS NORTH 08°32' EAST FROM THE POINT OF BEGINNING;

THENCE SOUTH 1°15' WEST A DISTANCE OF 535.29 FEET, MORE OR LESS, TO THE CORNER OF THE SOUTHERLY 1/25 FEET THEREOF, WHICH IS DESCRIBED IN STATUTORY

WARRANTY DEED RECORDED ON JULY 30, 1974, UNDER AUDITOR'S FILE NO. 7700491.  
RECORDS OF SKAGIT COUNTY, WASHINGTON.  
TOGETHER WITH AN EASEMENT, FOR INGRESS, EGRESS, AND UTILITIES AS DESCRIBED IN  
THAT DECLARATION OF COMMON DRIVEWAY EASEMENT AGREEMENT RECORDED UNDER  
SKAGIT COUNTY AUDITOR'S FILE NO. 9806100065.  
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

