

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

Filed for Record at Request of
Guardian Northwest Title &
Escrow
Escrow Number: Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Heather Beauvais
Affidavit No. 2021-3443
Date 07/28/2021

**BOUNDARY LINE ADJUSTMENT
AND QUIT CLAIM DEED**

Grantors: Gary Moon and Paul Moon, co-trustees for the Charles Moon Credit Trust

Grantee: SKAGIT LAND TRUST, a Washington non-profit corporation

Abbreviated Legal of Property Conveyed:

Portion of Gov Lot 1 and of the NE1/4 of the SE 1/4 of Section 3, Township 34 N, Range 2 E, W.M.,
and lying Southwesterly of S March Point Rd

Resulting Full Legal Descriptions:

Moon, Tax Parcel 19684 – Exhibit D

Skagit Land Trust, Tax Parcel 104357 – Exhibit E

RECITALS

WHEREAS, Gary Moon and Paul Moon, (“Grantors”), are the owners of that certain real property situate in Skagit County, Washington, described in Exhibit A attached hereto and incorporated herein and bearing Skagit County Assessor’s parcel number 19684 (“Grantors’ Property”); and

WHEREAS, Skagit Land Trust, a Washington non-profit corporation, (“Grantee”), is the owner of that certain property situate in Skagit County, Washington, described in Exhibit B attached hereto and incorporated herein and bearing Skagit County Assessor’s parcel number 104357 (“Grantee’s Property”); and

WHEREAS, the parties wish to adjust the boundaries between the said parcels, with a

portion of the Grantors' Property, as described in Exhibit C attached hereto and incorporated herein, (the "Property"), being incorporated into Grantee's Property by boundary line adjustment; and

WHEREAS, the maps attached hereto as Exhibit F and incorporated herein depict Grantors' Property and Grantee's Property prior to and after said boundary line adjustment; and

WHEREAS, this boundary line adjustment will not create any additional building lot; and

WHEREAS, this boundary line adjustment has been approved by the City of Anacortes Planning, Community and Economic Development Department; and

WHEREAS, the above Recitals are incorporated into this Boundary Line Adjustment and Quit Claim Deed by this reference.

QUIT CLAIM DEED

GRANTORS Gary Moon and Paul Moon for and in consideration of \$10.00 and other good and valuable consideration in hand paid, convey and quit claim to GRANTEE Skagit Land Trust, a Washington non-profit corporation, any and all of their interest in the Property described in Exhibit C attached hereto, together with all after acquired rights, title and interest in the Property.

This conveyance is not for the purpose of creating any additional building lot.

RESULTING LEGAL DESCRIPTIONS

NOW THEREFORE, pursuant to the foregoing quit claim deed, the parties hereto declare that the resulting legal descriptions of their respective parcels shall be as follows:

1. For Grantors' Property, the legal description provided in Exhibit D attached hereto and incorporated herein by this reference; and
2. For Grantee's Property, the legal description provided in Exhibit E attached hereto and incorporated herein by this reference.

This instrument may be executed in counterparts, all of which shall be construed to constitute one and the same instrument.

This instrument shall be effective upon its recording in the official records of Skagit County, Washington.

{Signature Page(s) to Follow}

GRANTORS:

Gary S. Moon Trustee
 Gary Moon
 Co-Trustee, Charles Moon Credit Trust

Date: 07-26-2021

Paul Moon Trustee
 Paul Moon
 Co-Trustee, Charles Moon Credit Trust

Date: 07-26-2021

STATE OF WASHINGTON)

) :ss

COUNTY OF SKAGIT)

On this day appeared before me Gary Moon and Paul Moon, known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 26 day of July, 2021.



Crystal Deighton
 Notary Public

Residing at: Sedro Woolley

My appointment expires: 10-13-2024

GRANTEE:

Skagit Land Trust
A Washington non-profit corporation

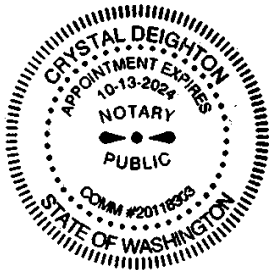
By: Mark Hitchcock
MARK HITCHCOCK Its: President

Dated: 7/26/21

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared Mark Hitchcock, to me known to be the President of Skagit Land Trust, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

Given under my hand and official seal this 26 day of July, 2021.



Crystal Deighton
Notary Public

Residing at: Sedro-Woolley

My appointment expires: 10-13-2024

Acceptance/Approval

This Boundary Line Adjustment is hereby examined and approved this 8th day of June, 2021.

City of Anacortes

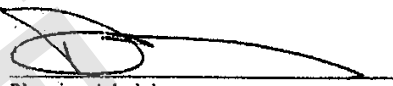

Public Works Director
Planning Administrator

Exhibit "A"

Charles E. Moon Credit Trust, M. Ellen Moon, Trustee, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-19684)

That portion of Government Lot 1 and of the Northeast 1/4 of the Southeast 1/4 of Section 3,
Township 34 North, Range 2 East, W.M., described as follows:

BEGINNING at a point on the East line of said Section, which is 2,158.2 feet North of
the Southeast corner of said Section;
thence North 143.4 feet to the Westerly line of the East Kasch Road;
thence North 35°22' West along the Westerly line of said road, 396.7 feet;
thence North 76°07' West 482 feet;
thence South 582.6 feet;
thence East 697.6 feet to the POINT OF BEGINNING;

EXCEPT that portion conveyed to Skagit County for road purposes by deed recorded October 5,
1923, under Auditor's File No. 168350 and recorded in Volume 126 of Deeds, page 639, records
of Skagit County, Washington,

ALSO EXCEPT that portion, if any, conveyed to Skagit County for road purposes by deed
recorded October 5, 1923 under Auditor's File No. 168344, in Volume 126 of Deeds, page 633,
records of Skagit County, Washington:

ALSO EXCEPT that portion thereof, if any, lying with the right-of-way of the existing as-built
County road known as the Anacortes-Mt Vernon Highway.

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

Situate in the City of Anacortes, County of Skagit, State of Washington.

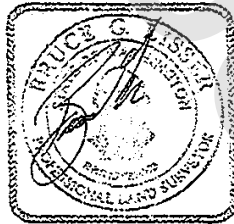


Exhibit "B"

**Skagit Land Trust, a Washington non-profit corporation, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-104357)**

That portion of Government Lot 1 in Section 3, Township 34 North, Range 2 East, W.M. lying Southerly of the Southwesterly right-of-way line of that 60 feet wide county road commonly referred to as March Point Road; and lying Southerly of the approximate top of the bank to that hill above the gravel pit excavation site as same existed in February, 1993 and being more particularly described as follows:

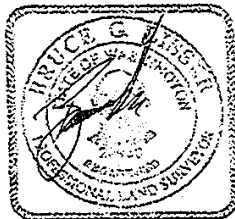
BEGINNING at a point at the intersection of the West line of said Government Lot 1 and that line described herein as being said top of the bank and the Northerly line of this property description, which point bears North 1°51'35" East, a distance of 264.10 feet, more or less, from the Southwest corner of said subdivision;
thence along said top of bank in a Northerly and Easterly direction along the following described courses and distance:
North 88°34'17" East, a distance of 83.84 feet;
North 72°19'44" East, a distance of 134.88 feet;
North 28°40'26" East, a distance of 68.65 feet to a point which bears South 55°30'39" West along a line perpendicular to the Southwesterly right-of-way line of said county road, a distance of 55.19 feet, more or less;
thence North 55°30'39" East along said perpendicular line, a distance of 55.19 feet, more or less, to the Southwesterly right-of-way line of said county road and the terminus of this property line description.

EXCEPT that portion of the above described tract of land lying within the following description or described as follows:

BEGINNING at a point on the East line of said Section which is 2,158.2 feet North of the Southeast corner of said Section;
thence North 143.4 feet to the Westerly line of the East Kasch Road;
thence North 35°22' West along the Westerly line of said road 396.7 feet;
thence North 76°07' West 482 feet;
thence South 582.6 feet;
thence East 697.6 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 City of Anacortes, County of Skagit, State of Washington.



1-21-21

Exhibit "C"

**Portion of Charles E. Moon Credit Trust, M. Ellen Moon, Trustee, Parcel
(Skagit County Assessor's Parcel Number P-19684)
to be Boundary Line Adjusted to
Skagit Land Trust, a Washington non-profit corporation, Parcel
(Skagit County Assessor's Parcel Number P-104357)**

That portion of the following described Tract "X" lying Southwesterly of the Southwesterly right-of-way margin of South March Point Road as the same is shown on that certain Record of Survey map recorded under Skagit County Auditor's File No. 9704090078:

Tract "X"

That portion of Government Lot 1 and of the Northeast 1/4 of the Southeast 1/4 of Section 3, Township 34 North, Range 2 East, W.M., described as follows:

BEGINNING at a point on the East line of said Section, which is 2,158.2 feet North of the Southeast corner of said Section;
thence North 143.4 feet to the Westerly line of the East Kasch Road;
thence North 35°22' West along the Westerly line of said road, 396.7 feet;
thence North 76°07' West 482 feet;
thence South 582.6 feet;
thence East 697.6 feet to the POINT OF BEGINNING;

EXCEPT that portion conveyed to Skagit County for road purposes by deed recorded October 5, 1923, under Auditor's File No. 168350 and recorded in Volume 126 of Deeds, page 639, records of Skagit County, Washington,

ALSO EXCEPT that portion, if any, conveyed to Skagit County for road purposes by deed recorded October 5, 1923 under Auditor's File No. 168344, in Volume 126 of Deeds, page 633, records of Skagit County, Washington;

ALSO EXCEPT that portion thereof, if any, lying with the right-of-way of the existing as-built County road known as the Anacortes-Mt Vernon Highway.

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

Situate in the City of Anacortes, 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 northwest (P-104357) owned by the grantee.

Containing 150,778 sq. ft., 3.46 acres

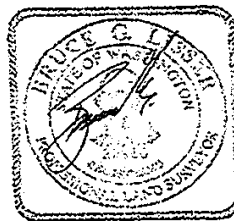


Exhibit "D"

Charles E. Moon Credit Trust, M. Ellen Moon, Trustee, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-19684)

That portion of Government Lot 1 and of the Northeast 1/4 of the Southeast 1/4 of Section 3,
Township 34 North, Range 2 East, W.M., described as follows:

BEGINNING at a point on the East line of said Section, which is 2,158.2 feet North of
the Southeast corner of said Section;
thence North 143.4 feet to the Westerly line of the East Kasch Road;
thence North 35°22' West along the Westerly line of said road, 396.7 feet;
thence North 76°07' West 432 feet;
thence South 582.6 feet;
thence East 697.6 feet to the POINT OF BEGINNING;

EXCEPT that portion thereof lying Southwesterly of the Southeasterly right-of-way margin of
South March Point Road as the same is shown on that certain Record of Survey map recorded
under Skagit County Auditor's File No. 9204090078,

AND EXCEPT that portion conveyed to Skagit County for road purposes by deed recorded
October 5, 1923, under Auditor's File No. 168350 and recorded in Volume 126 of Deeds, page
639, records of Skagit County, Washington,

ALSO EXCEPT that portion, if any, conveyed to Skagit County for road purposes by deed
recorded October 5, 1923 under Auditor's File No. 168344, in Volume 126 of Deeds, page 633,
records of Skagit County, Washington;

ALSO EXCEPT that portion thereof, if any, lying with the right-of-way of the existing as-built
County road known as the Anacortes-Mt Vernon Highway.

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

Situate in the City of Anacortes, County of Skagit, State of Washington.

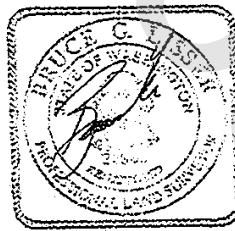


Exhibit "E"

**Skagit Land Trust, a Washington non-profit corporation, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-104357)**

Parcel "A"

That portion of Government Lot 1 in Section 3, Township 34 North, Range 2 East, W.M. lying Southerly of the Southwesterly right-of-way line of that 60 feet wide county road commonly referred to as March Point Road; and lying Southerly of the approximate top of the bank to that hill above the gravel pit excavation site as same existed in February, 1993 and being more particularly described as follows:

BEGINNING at a point at the intersection of the West line of said Government Lot 1 and that line described herein as being said top of the bank and the Northerly line of this property description, which point bears North 1°51'35" East, a distance of 264.10 feet, more or less, from the Southwest corner of said subdivision;
thence along said top of bank in a Northerly and Easterly direction along the following described courses and distance:
North 88°34'17" East, a distance of 83.84 feet;
North 72°19'44" East, a distance of 134.88 feet;
North 28°40'26" East, a distance of 68.65 feet to a point which bears South 55°30'39" West along a line perpendicular to the Southwesterly right-of-way line of said county road, a distance of 55.19 feet, more or less;
thence North 55°30'39" East along said perpendicular line, a distance of 55.19 feet, more or less, to the Southwesterly right-of-way line of said county road and the terminus of this property line description.

EXCEPT that portion of the above described tract of land lying within the following description or described as follows:

BEGINNING at a point on the East line of said Section which is 2,158.2 feet North of the Southeast corner of said Section:
thence North 143.4 feet to the Westerly line of the East Kasch Road;
thence North 35°22' West along the Westerly line of said road 396.7 feet;
thence North 76°07' West 482 feet;
thence South 582.6 feet;
thence East 697.6 feet to the POINT OF BEGINNING.

Parcel "B"

That portion of the following described Tract "X" lying Southwesterly of the Southwesterly right-of-way margin of South March Point Road as the same is shown on that certain Record of Survey map recorded under Skagit County Auditor's File No. 9704090078:

Tract "X"

That portion of Government Lot 1 and of the Northeast 1/4 of the Southeast 1/4 of Section 3, Township 34 North, Range 2 East, W.M., described as follows:

BEGINNING at a point on the East line of said Section, which is 2,158.2 feet North of the Southeast corner of said Section:
thence North 143.4 feet to the Westerly line of the East Kasch Road;
thence North 35°22' West along the Westerly line of said road, 396.7 feet;
thence North 76°07' West 482 feet;
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thence East 697.6 feet to the POINT OF BEGINNING:

EXCEPT that portion conveyed to Skagit County for road purposes by deed recorded October 5, 1923, under Auditor's File No. 168350 and recorded in Volume 126 of Deeds, page 639, records of Skagit County, Washington,

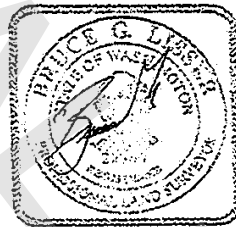
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ALSO EXCEPT that portion thereof, if any, lying with the right-of-way of the existing as-built County road known as the Anacortes-Mt Vernon Highway.

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

All being situated in the City of Anacortes, County of Skagit, State of Washington.

The above-described Parcels "A" and "B" are a single parcel and may not be utilized for building purposes unless approved by the City of Anacortes Planning Department.



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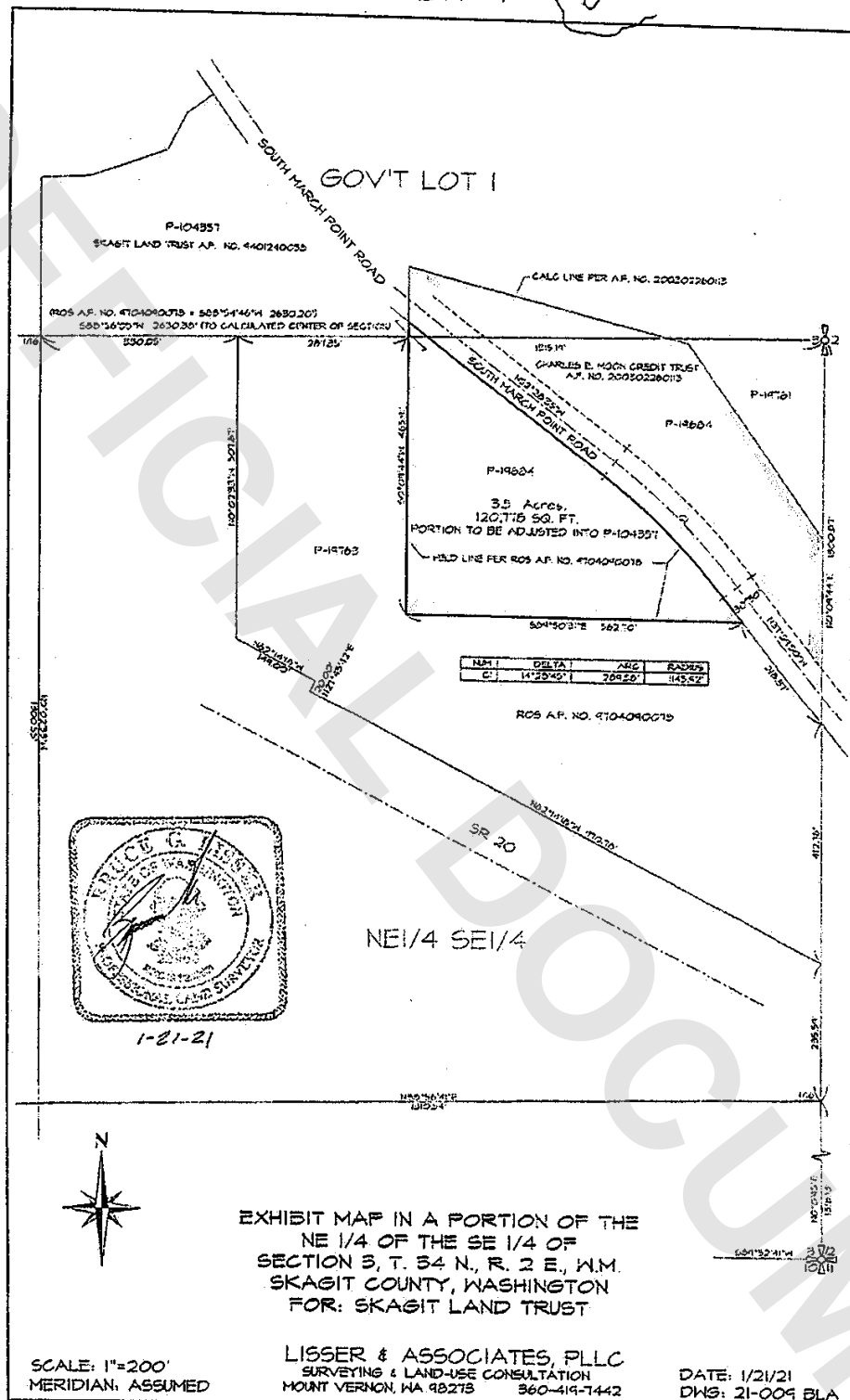


EXHIBIT "F"

APRIL

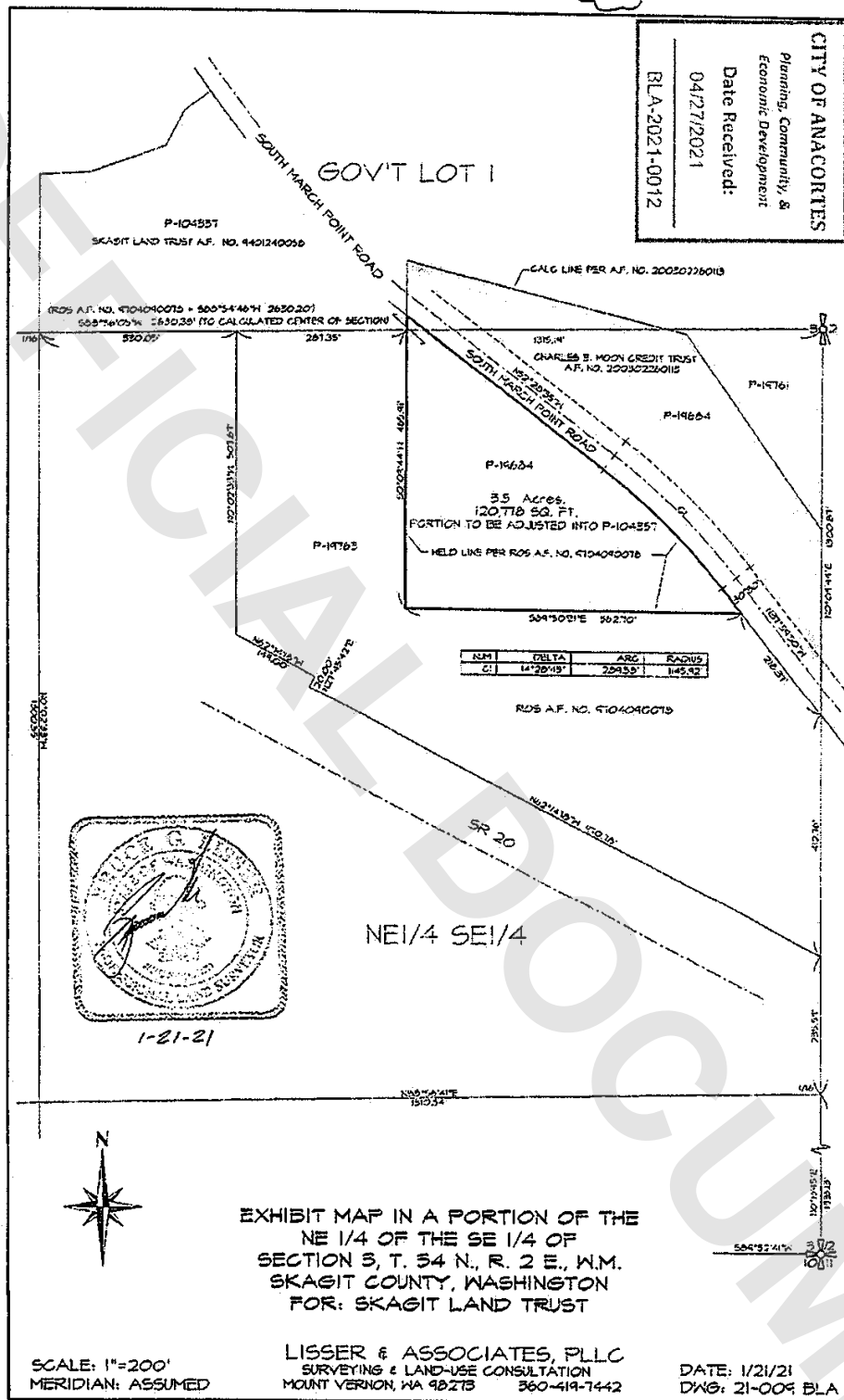


EXHIBIT "F"

