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Skagit County Auditor

Filed for Record at request of
and return to:

Stiles & Lehr Inc., P.S.
P.O. Box 228 / 925 Metcalf Street
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-5129
NOV 08 2021

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

Grantor(s): E & A Holdings, DBA Johnston Building Services, LLC, a Washington limited liability company
Grantee(s): Clayton Franklin, a single individual
Abbrev. Legal: 1) PTN NW ¼ NE ¼ SEC 18, T35N, R05E
2) PTN NW ¼ NE ¼ 18-35-05 E W.M.
Parcel ID #: 1) P39353 / 350518-0-053-0000
2) P39340 / 350518-0-044-0002

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

THE GRANTOR, E & A HOLDINGS, DBA JOHNSTON BUILDING SERVICES, LLC, a Washington limited liability company ("E & A"), for purposes of a boundary line adjustment conveys and quit claims unto CLAYTON FRANKLIN, a single individual ("FRANKLIN"), the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

- Exhibit 'A' – E&A Parcel Before Boundary Line Adjustment
- Exhibit 'B' – FRANKLIN Parcel Before Boundary Line Adjustment
- Exhibit 'C' – Portion of E&A Parcel Conveyed to FRANKLIN
- Exhibit 'D' – Adjusted description of E&A Parcel
- Exhibit 'E' – Adjusted description of FRANKLIN Parcel

E&A Parcel

Tax #(P39353) 350518-0-053-0000

FRANKLIN Parcel

Tax #(P39340) 350518-0-044-0002

The above-described property will be combined or aggregated with the contiguous property owned by the grantee. This boundary adjustment is not for the purpose of creating an additional building lot.

EXHIBIT "A"**E&A Parcel Before Boundary Line Adjustment**

Parcel A:

That portion of the Northwest Quarter of the Northeast Quarter of Section 18, Township 35 North, Range 5 East of the Willamette Meridian, described as follows:

Commencing at a point 200 feet West of the East line of said subdivision and 120 feet North of the North line of the County road traversing said subdivision;

Thence North to the North line of said subdivision;

Thence East along North line of said subdivision 200 feet to the Northeast corner thereof;

Thence South along the East line of said subdivision to a point due East of the point of beginning;

Thence West 200 feet to the point of beginning.

Together with the East 20 feet of the following described Tract:

That portion of the Northwest Quarter of the Northeast Quarter of Section 18, Township 35 North, Range 5 East of the Willamette Meridian, described as follows:

Commencing at a point 200 feet West of the East line of said subdivision and 120 feet North of the North line of the County road traversing said subdivision;

Thence South 120 feet to the North line of said County road;

Thence Southeasterly along the North line of said County road to an intersection with the East line of said subdivision;

Thence North along the East line of said subdivision to a point due East of the point of beginning;

Thence west to the point of beginning;

Situated in Skagit County, Washington.

Parcel B:

An easement for ingress and egress for the movement of other persons and vehicles over and across the following tract:

The West 20 feet of the North 415 feet of the Northeast Quarter of the Northeast Quarter of Section 18, Township 35 North, Range 5 East of the Willamette Meridian;

EXCEPT County road.

Situated in Skagit County, Washington.

EXHIBIT "B"**Franklin Parcel Before Boundary Line Adjustment**

Parcel "A":

That portion of the Northwest 1/4 of the Northeast 1/4 of Section 18, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at a point 320 feet West of the East line of said subdivision and 120 feet North of the North line of the County road traversing said subdivision;
running thence South 120 feet to the North line of said County road;
running thence Southeasterly along the North line of said County road to a point which is 252.8 feet Northwesterly from the intersection of the North line of said County road with the East subdivision line, said point being the most Westerly corner of that certain tract conveyed to Harold W. Anderson and Elsie Dana Anderson, his wife, by deed dated February 23, 1960 and recorded February 29, 1960, under Auditor's File No. 591414;
thence running North 21°52'30" East along the Northwesterly line, and the Northwesterly line extended, of said Anderson Tract, a distance of 119.27 feet to a point which is 150 feet East of the West line of the property herein conveyed;
thence West 30 feet;
thence North to a point which is 120 feet East of the Point of Beginning;
thence West to the Point of Beginning.

Situate in the County of Skagit, State of Washington

Parcel "B":

That portion of the Northwest 1/4 of the Northeast 1/4 of Section 18, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at a point 320 feet West of the East line of said subdivision and 120 feet North of the North line of the County road traversing said subdivision;
running thence North to the North line of said subdivision;
thence Easterly along the North line of said subdivision to a point which is 200 feet West of the East line of said subdivision;
running thence South to a point which is 120 feet East of the Point of Beginning;
running thence West 120 feet to the Point of Beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT "C"**Portion of E&A Parcel Conveyed to FRANKLIN**

Commencing at a point 200 feet West of the East line of said Subdivision and 120 feet North of the North line of the county road traversing said Subdivision;

thence North 2 feet;

thence Southeast to a point 4 feet East of the Point of Beginning;

thence West 4 feet to the Point of Beginning.

Situate in Skagit County, Washington.

EXHIBIT "D"**E&A Parcel after Boundary Line Adjustment**

Parcel A:

That portion of the Northwest Quarter of the Northeast Quarter of Section 18, Township 35 North, Range 5 East of the Willamette Meridian, described as follows:

Commencing at a point 200 feet West of the East line of said Subdivision and 120 feet North of the North line of the County Road traversing said Subdivision;
thence North to the North line of said Subdivision;
thence East along the North line of said Subdivision 200 feet to the Northeast corner thereof;
thence South along the East line of said Subdivision to a point due East of the Point of Beginning; thence West 200 feet to the Point of Beginning.

EXCEPT the following described tract:

Commencing at a point 200 feet West of the East line of said Subdivision and 120 feet North of the North line of the County Road traversing said Subdivision;
thence North 2 feet;
thence Southeast to a point 4 feet East of the Point of Beginning;
thence West 4 feet to the Point of Beginning.

TOGETHER WITH the East 20 feet of the following described tract:

That portion of the Northwest Quarter of the Northeast Quarter of Section 18, Township 35 North, Range 5 East of the Willamette Meridian, described as follows:

Commencing at a point 200 feet West of the East line of said Subdivision and 120 feet North of the North line of the County Road traversing said Subdivision;
thence South 120 feet to the North line of said County Road;
thence Southeasterly along the North line of said County Road to an intersection with the East line of said Subdivision;
thence North along the East line of said Subdivision to a point due East of the Point of Beginning; thence West to the Point of Beginning;

Parcel B:

An easement for Ingress and Egress for the movement of other persons and vehicles over and across the following described tract:
the West 20 feet of the North 415 feet of the Northeast Quarter of the Northeast Quarter of Section 18, Township 35 North, Range 5 East of the Willamette Meridian; EXCEPT County Road.

Situate in Skagit County, Washington.

EXHIBIT "E"**Franklin Parcel after Boundary Line Adjustment**

Parcel "A":

That portion of the Northwest 1/4 of the Northeast 1/4 of Section 18, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at a point 320 feet West of the East line of said subdivision and 120 feet North of the North line of the County road traversing said subdivision;
running thence South 120 feet to the North line of said County road;
running thence Southeasterly along the North line of said County road to a point which is 252.8 feet Northwesterly from the intersection of the North line of said County road with the East subdivisions line, said point being the most Westerly corner of that certain tract conveyed to Harold W. Anderson and Elsie Dana Anderson, his wife, by deed dated February 29, 1960, under Auditor's File No. 591414;
thence running North 21°52'30" East along the Northwesterly line, and the Northwesterly line extended, of said Anderson Tract, a distance of 119.27 feet to a point which is 150 feet East of the West line of the property herein conveyed;
thence West 30 feet;
thence North to a point which is 120 feet East of the Point of Beginning;
thence West to the Point of Beginning.

TOGETHER WITH the following described tract:

Commencing at a point 200 feet West of the East line of said Subdivision and 120 feet North of the North line of the County Road traversing said Subdivision;
thence North 2 feet;
thence Southeast to a point 4 feet East of the Point of Beginning;
thence West 4 feet to the Point of Beginning.

Situate in the County of Skagit, State of Washington

Parcel "B":

That portion of the Northwest 1/4 of the Northeast 1/4 of Section 18, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at a point 320 feet West of the East line of said subdivision and 120 feet North of the North line of the County road traversing said subdivision;
running thence North to the North line of said subdivision;
thence Easterly along the North line of said subdivision to a point which is 200 feet West of the East line of said subdivision;
running thence South to a point which is 120 feet East of the Point of Beginning;
running thence West 120 feet to the Point of Beginning.

Situate in the County of Skagit, State of Washington.