

Order No:

2022020081
02/02/2022 02:56 PM Pages: 1 of 11 Fees: \$213.50
Skagit County Auditor

When recorded return to:

Holistic Development & Consulting LLC
PO BOX 779
LaConner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 02 2022
Amount Paid \$
Skagit Co. Treasurer
By *[Signature]* Deputy

Escrow Number: JM2189

QUIT CLAIM DEED

THE GRANTOR HOLISTIC DEVELOPMENT & CONSULTING, LLC, A WYOMING LLC for and in consideration of none, boundary line adjustment to self, conveys and quit claims to HOLISTIC DEVELOPMENT & CONSULTING, LLC, A WYOMING LLC, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

Those six portions of Block A "TOWN OF LACONNER" as per plat recorded in Volume 2 of Plats, Page 49, records of Skagit County, Washington as more fully described on the six AFTER attachments hereto; preceding said six AFTER legal descriptions is the combined BEFORE legal descriptions.

The six lots described on the attachments hereto recombine or reaggregate six differently described lots. This boundary line adjustment is not for the purposes of creating an additional building lot.

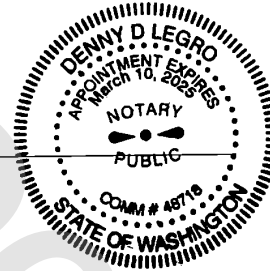
This deed is subject to matters of record.

Tax Parcel Number(s):P73933

Dated: January 31, 2022.

Holistic Development & Consulting, LLC, By

Greg Ellis
Greg Ellis, its managing member.



State of Washington }
County of SKAGIT } SS:

I certify that I know or have satisfactory evidence that Greg Ellis is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the managing member of Holistic Development & Consulting LLC to be the free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: JANUARY 31 2022

Denny D Legro

Notary Public in and for the State of Washington
Residing at: MOUNT VERNON
My appointment expires: MARCH 10, 2025

HOLISTIC DEVELOPMENT & CONSULTING, LLC
TAX PARCEL No. P73933

LOTS 1, 2, 3, 6, 7 AND 8, AND VACATED ALLEY, BLOCK A, TOWN OF LA CONNER
BEFORE BOUNDARY LINE ADJUSTMENT

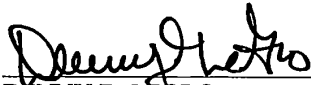
LEGAL DESCRIPTION

The land referred to herein below is situated in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 36, Township 34 North, Range 2 East, W.M., in the Town of La Conner, County of Skagit, State of Washington, and is more particularly described as follows:

Lots 1, 2, 3, 6, 7 and 8, Block A, TOWN OF LA CONNER, according to the plat thereof, recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington;

TOGETHER WITH that portion of the Vacated Alley, adjoining, which has attached by operation of law pursuant to Skagit County Cause No. 85-2-00213-2;

EXCEPT that portion thereof, if any, lying Westerly of a line 3 feet East of and parallel to the base of the hill, as conveyed to Glenn B. Overstreet and June S. Overstreet, husband and wife, by that instrument recorded under Auditor's File No. 726673, records of Skagit County, Washington.

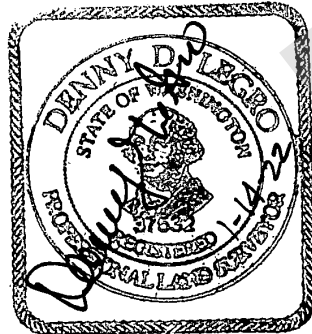


DENNY D. LEGRO

Registered Professional Land Surveyor

License No. 37532

Date: January 14, 2022



HOLISTIC DEVELOPMENT & CONSULTING, LLC
PTN. TAX PARCEL No. P73933

LOT 1, BLOCK A, TOWN OF LA CONNER
AFTER BOUNDARY LINE ADJUSTMENT

LEGAL DESCRIPTION

The land referred to herein below is situated in the NE ¼ of the SE ¼ of Section 36, Township 34 North, Range 2 East, W.M., in the Town of La Conner, County of Skagit, State of Washington, and is more particularly described as follows:

That portion of Lot 1, Block A, TOWN OF LA CONNER, according to the plat thereof, recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington, described as follows:

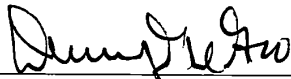
Beginning at the Southeast corner of said Lot 1, thence N 29°56'00" E along the East line of said Lot 1, a distance of 66.14 feet; thence S 89°44'42" W, a distance of 67.18 feet; thence S 8°56'09" W, a distance of 4.78 feet; thence S 89°44'42" W, a distance of 16.21 feet; thence S 8°56'09" W, a distance of 53.16 feet to a point on the South line of said Lot 1; thence N 89°43'00" E, along the South line of said Lot 1, a distance of 59.38 feet to the point of beginning.

SUBJECT to a 5-foot wide utility easement serving Lots 1, 2, 3, 6, 7 and 8 as delineated on the face of the attached Boundary Line Adjustment Survey; the Westerly 4 feet of said 5-foot wide utility easement shall also be used to widen the following described 16-foot easement for the benefit of said Lots 6 and 7.

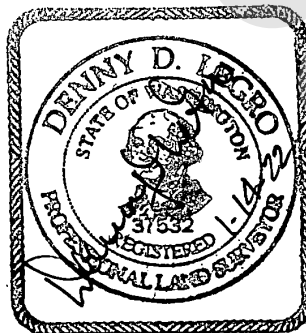
ALSO SUBJECT to a 16-foot wide ingress, egress and utility easement serving Lots 6 and 7 as delineated on the face of the attached Boundary Line Adjustment Survey as an ingress and egress easement. Prior to the final inspection of the 2nd house to be built on either Lot 6 or 7 the 20-foot easement shall be paved with asphalt to a 12-foot width.

ALSO SUBJECT to a non-exclusive easement for loading, unloading and maintenance over and across the Westerly 7 feet of Lot 1 in favor of Lot 8.

AND SUBJECT TO AND TOGETHER WITH easements serving Lots 1, 2, 3, 6, 7 and 8 as delineated on the face of the attached Boundary Line Adjustment Survey, said Survey being recorded under Auditor's File No. 202202020082, records of Skagit County, Washington.



DENNY D. LEGRO
Registered Professional Land Surveyor
License No. 37532
Date: January 14, 2022



HOLISTIC DEVELOPMENT & CONSULTING, LLC
PTN. TAX PARCEL No. P73933

LOT 2, BLOCK A, TOWN OF LA CONNER
AFTER BOUNDARY LINE ADJUSTMENT

LEGAL DESCRIPTION

The land referred to herein below is situated in the NE ¼ of the SE ¼ of Section 36, Township 34 North, Range 2 East, W.M., in the Town of La Conner, County of Skagit, State of Washington, and is more particularly described as follows:

That portion of Lots 1 and 2, Block A, TOWN OF LA CONNER, according to the plat thereof, recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington; TOGETHER WITH that portion of the Vacated Alley, adjoining, which has attached by operation of law pursuant to Skagit County Cause No. 85-2-00213-2; all being described as follows:

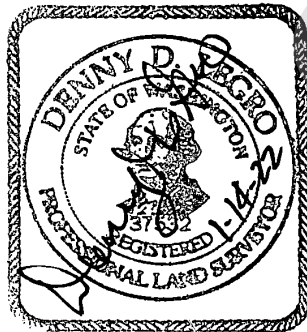
Commencing at the Southeast corner of said Lot 1; thence N 29°56'00" E along the East line of said Lot 1, a distance of 66.14 feet to the True Point of Beginning of this property description; thence continuing N 29°56'00" E along the East line of said Lots 1 and 2, a distance of 53.74 feet; thence S 89°45'46" W, a distance of 95.29 feet; thence S 8°56'09" W, a distance of 51.87 feet; thence N 89°44'42" E, a distance of 8.61 feet; thence N 8°56'09" E, a distance of 4.78 feet; thence N 89°44'42" E, a distance of 67.18 feet to the true point of beginning.

SUBJECT to a 5-foot wide utility easement serving Lots 1, 2, 3, 6, 7 and 8 as delineated on the face of the attached Boundary Line Adjustment Survey; the Westerly 4 feet of said 5-foot wide utility easement shall also be used to widen the following described 16-foot wide easement for the benefit of said Lots 6 and 7. ALSO SUBJECT to a 16-foot wide ingress, egress and utility easement serving Lots 6 and 7 as delineated on the face of the attached Boundary Line Adjustment Survey as an ingress and egress easement. Prior to the final inspection of the 2nd house to be built on either Lot 6 or 7 the 20-foot easement shall be paved with asphalt to a 12-foot width.

AND SUBJECT TO AND TOGETHER WITH easements serving Lots 1, 2, 3, 6, 7 and 8 as delineated on the face of the attached Boundary Line Adjustment Survey, said Survey being recorded under Auditor's File No. 202202020082, records of Skagit County, Washington.



DENNY D. LEGRO
Registered Professional Land Surveyor
License No. 37532
Date: January 14, 2022



HOLISTIC DEVELOPMENT & CONSULTING, LLC
PTN. TAX PARCEL No. P73933

LOT 3, BLOCK A, TOWN OF LA CONNER
AFTER BOUNDARY LINE ADJUSTMENT

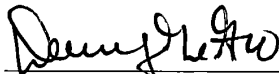
LEGAL DESCRIPTION

The land referred to herein below is situated in the NE ¼ of the SE ¼ of Section 36, Township 34 North, Range 2 East, W.M., in the Town of La Conner, County of Skagit, State of Washington, and is more particularly described as follows:

That portion of Lots 2 and 3, Block A, TOWN OF LA CONNER, according to the plat thereof, recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington;
TOGETHER WITH that portion of the Vacated Alley, adjoining, which has attached by operation of law pursuant to Skagit County Cause No. 85-2-00213-2; all being described as follows:

Commencing at the Southeast corner of Lot 1, Block A, TOWN OF LA CONNER, thence N 29°56'00" E along the East line of said Block A, a distance of 119.88 feet to the True Point of Beginning of this property description; thence S 89°45'46" W, a distance of 83.64 feet; thence N 8°56'09" E, a distance of 44.86 feet to a point on the Westerly extension of the North line of said Lot 3; thence N 89°46'50" E along the North line of said Lot 3 and the Westerly extension thereof, a distance of 102.21 feet to the Northeast corner of said Lot 3; thence S 29°56'00" W along the East line of said Block A, a distance of 51.19 feet to the true point of beginning.

SUBJECT TO AND TOGETHER WITH a 5-7-foot wide utility easement serving Lots 1, 2, 3, 6, 7 and 8 as delineated on the face of the attached Boundary Line Adjustment Survey.
AND SUBJECT TO AND TOGETHER WITH easements serving Lots 1, 2, 3, 6, 7 and 8 as delineated on the face of the attached Boundary Line Adjustment Survey, said Survey being recorded under Auditor's File No. 202202020082, records of Skagit County, Washington.

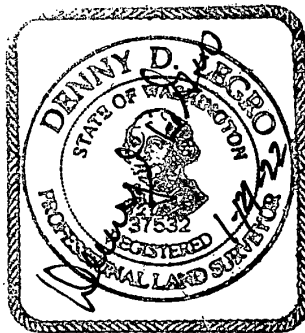


DENNY D. LEGRO

Registered Professional Land Surveyor

License No. 37532

Date: January 14, 2022



HOLISTIC DEVELOPMENT & CONSULTING, LLC
PTN. TAX PARCEL No. P73933

LOT 6, BLOCK A, TOWN OF LA CONNER
AFTER BOUNDARY LINE ADJUSTMENT

LEGAL DESCRIPTION

The land referred to herein below is situated in the NE ¼ of the SE ¼ of Section 36, Township 34 North, Range 2 East, W.M., in the Town of La Conner, County of Skagit, State of Washington, and is more particularly described as follows:

That portion of Lots 2, 3, 6 and 7, Block A, TOWN OF LA CONNER, according to the plat thereof, recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington; TOGETHER WITH that portion of the Vacated Alley, adjoining, which has attached by operation of law pursuant to Skagit County Cause No. 85-2-00213-2; all being described as follows:

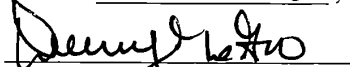
Commencing at the Southeast corner of Lot 1, Block A, TOWN OF LA CONNER; thence N 29°56'00" E, along the East line of said Block A, a distance of 119.88 feet; thence S 89°45'46" W, a distance of 83.64 feet to the True Point of Beginning of this property description; thence N 8°56'09" E, a distance of 44.86 feet to a point on the Easterly extension of the North line of said Lot 6; thence S 89°46'50" W, along the North line of said Lot 6 and the Easterly extension thereof, a distance of 95.04 feet to the Northwest corner of said Lot 6; thence S 30°56'00" W, along the West line of said Lot 6, a distance of 17.05 feet, more or less, to a point on a line lying 3 feet East of and parallel to the base of the hill as described in that conveyance from Ellie Leigh, seller to Glenn B. Overstreet and June S. Overstreet, husband and wife, purchaser, by that instrument recorded under Auditor's File No. 726673, records of Skagit County, Washington; thence Southerly along said line lying 3 feet East of and parallel to the base of the hill, to a point on a line which bears S 89°45'46" W, a distance of 76.90 feet, more or less, from the true point of beginning; thence N 89°45'46" E, a distance of 76.90 feet, more or less, to the true point of beginning.

SUBJECT TO AND TOGETHER WITH a 5-7-foot wide utility easement serving Lots 1, 2, 3, 6, 7 and 8 as delineated on the face of the attached Boundary Line Adjustment Survey.

ALSO TOGETHER WITH the Westerly 4 feet of said 5-foot wide utility easement across Lots 1 and 2 to be used for ingress and egress to widen the following described 16-foot wide ingress and egress easement for the benefit of Lots 6 and 7.

AND ALSO TOGETHER WITH a 16-foot wide ingress, egress and utility easement serving Lots 1, 2, 3, 6, 7 AND 8 as delineated on the face of the attached Boundary Line Adjustment Survey as an ingress and egress easement. Prior to the final inspection of the 2nd house to be built on either Lot 6 or 7 the 20-foot easement shall be paved with asphalt to a 12-foot width.

AND SUBJECT TO AND TOGETHER WITH easements serving Lots 1, 2, 3, 6, 7 and 8 as delineated on the face of the attached Boundary Line Adjustment Survey, said Survey being recorded under Auditor's File No. 202202020082, records of Skagit County, Washington.



DENNY D. LAGRO

Registered Professional Land Surveyor

License No. 37532

Date: January 14, 2022



HOLISTIC DEVELOPMENT & CONSULTING, LLC
PTN. TAX PARCEL No. P73933

LOT 7, BLOCK A, TOWN OF LA CONNER
AFTER BOUNDARY LINE ADJUSTMENT

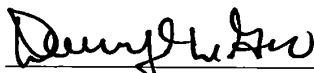
LEGAL DESCRIPTION

The land referred to herein below is situated in the NE ¼ of the SE ¼ of Section 36, Township 34 North, Range 2 East, W.M., in the Town of La Conner, County of Skagit, State of Washington, and is more particularly described as follows:

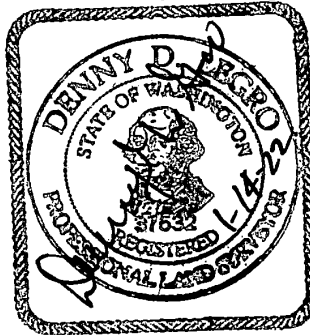
That portion of Lots 1, 2, 7 and 8, Block A, TOWN OF LA CONNER, according to the plat thereof, recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington; TOGETHER WITH that portion of the Vacated Alley, adjoining, which has attached by operation of law pursuant to Skagit County Cause No. 85-2-00213-2, all being described as follows;

Commencing at the Southeast corner of Lot 1, Block A, TOWN OF LA CONNER; thence N 29°56'00" E, along the East line of said Block A, a distance of 119.88 feet; thence S 89°45'46" W, a distance of 95.29 feet to the True Point of Beginning of this property description; thence S 8°56'09" W, a distance of 51.87 feet; thence S 89°44'42" W, a distance of 73.92 feet, more or less, to a point on a line lying 3 feet East of and parallel to the base of the hill as described in that conveyance from Ellie Leigh, seller, to Glenn B. Overstreet and June S. Overstreet, husband and wife, purchaser, by that instrument recorded under Auditor's File No. 726673, records of Skagit County, Washington; thence Northerly along said line lying 3 feet East of and parallel to the base of the hill, to a point on a line which bears S 89°45'46" W, a distance of 65.25 feet, more or less, from the true point of beginning; thence N 89°45'46" E, a distance of 65.25 feet, more or less, to the true point of beginning.

SUBJECT TO AND TOGETHER WITH a 16-foot wide utility easement serving Lots 1, 2, 3, 6, 7 and 8 as delineated on the face of the attached Boundary Line Adjustment Survey as an ingress and egress easement; and a 16-foot wide access easement as delineated on the face of the attached Boundary Line Adjustment Survey; and a 5-foot wide utility easement serving Lots 1, 2, 3, 6, 7 and 8 as delineated on the face of the attached Boundary Line Adjustment Survey, the Westerly 4 feet of said 5-foot wide utility easement shall also be used to widen the above described 16-foot wide ingress and egress easement for the benefit of said Lots 6 and 7. Prior to the final inspection of the 2nd house to be built on either Lot 6 or 7 the 20-foot wide ingress and egress easement shall be paved with asphalt to a 12-foot width. AND SUBJECT TO AND TOGETHER WITH easements serving Lots 1, 2, 3, 6, 7 and 8 as delineated on the face of the attached Boundary Line Adjustment Survey, said Survey being recorded under Auditor's File No. 202202020082, records of Skagit County, Washington.



DENNY D. LEGRO
Registered Professional Land Surveyor
License No. 37532
Date: January 14, 2022



HOLISTIC DEVELOPMENT & CONSULTING, LLC
PTN. TAX PARCEL No. P73933

LOT 8, BLOCK A, TOWN OF LA CONNER
AFTER BOUNDARY LINE ADJUSTMENT

LEGAL DESCRIPTION

The land referred to herein below is situated in the NE ¼ of the SE ¼ of Section 36, Township 34 North, Range 2 East, W.M., in the Town of La Conner, County of Skagit, State of Washington, and is more particularly described as follows:

That portion of Lots 1 and 8, Block A, TOWN OF LA CONNER, according to the plat thereof, recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington; TOGETHER WITH that portion of the Vacated Alley, adjoining, which has attached by operation of law pursuant to Skagit County Cause No. 85-2-00213-2, all being described as follows:

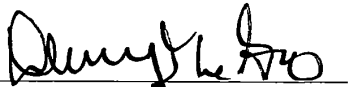
Commencing at the Southeast corner of said Lot 1, thence S 89°43'00" W along the South line of said Lot 1, a distance of 59.38 feet to the True Point of Beginning of this property description; thence N 8°56'09" E, a distance of 53.16 feet; thence S 89°44'42" W, a distance of 66.32 feet, more or less, to a point on a line lying 3 feet East of and parallel to the base of the hill, as described in that conveyance from Ellie Leigh, seller, to Glenn B. Overstreet and June S. Overstreet, husband and wife, purchaser, by that instrument recorded under Auditor's File No. 726673, records of Skagit County, Washington; thence Southerly along said line lying 3 feet East of and parallel to the base of the hill, to a point on the West line of said Lot 8, which bears N 30°56'00" E, a distance of 2.31 feet, more or less, from the Southwest corner of said Lot 8; thence S 30°56'00" W, along the West line of said Lot 8, a distance of 2.31 feet, more or less, to the Southwest corner of said Lot 8; thence N 89°43'00" E along the South line of said Lot 8, the vacated alley in said Tract A, and of said Lot 1, a distance of 141.50 feet to the true point of beginning.

TOGETHER WITH a 5-foot wide utility easement as delineated on the face of the attached Boundary Line Adjustment Survey.

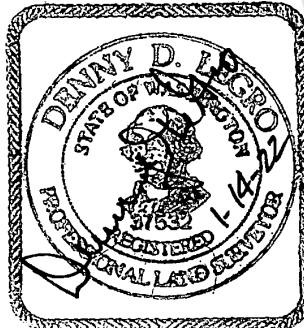
ALSO TOGETHER WITH a 16-foot wide utility easement as delineated on the face of the attached Boundary Line Adjustment Survey as an ingress and egress easement.

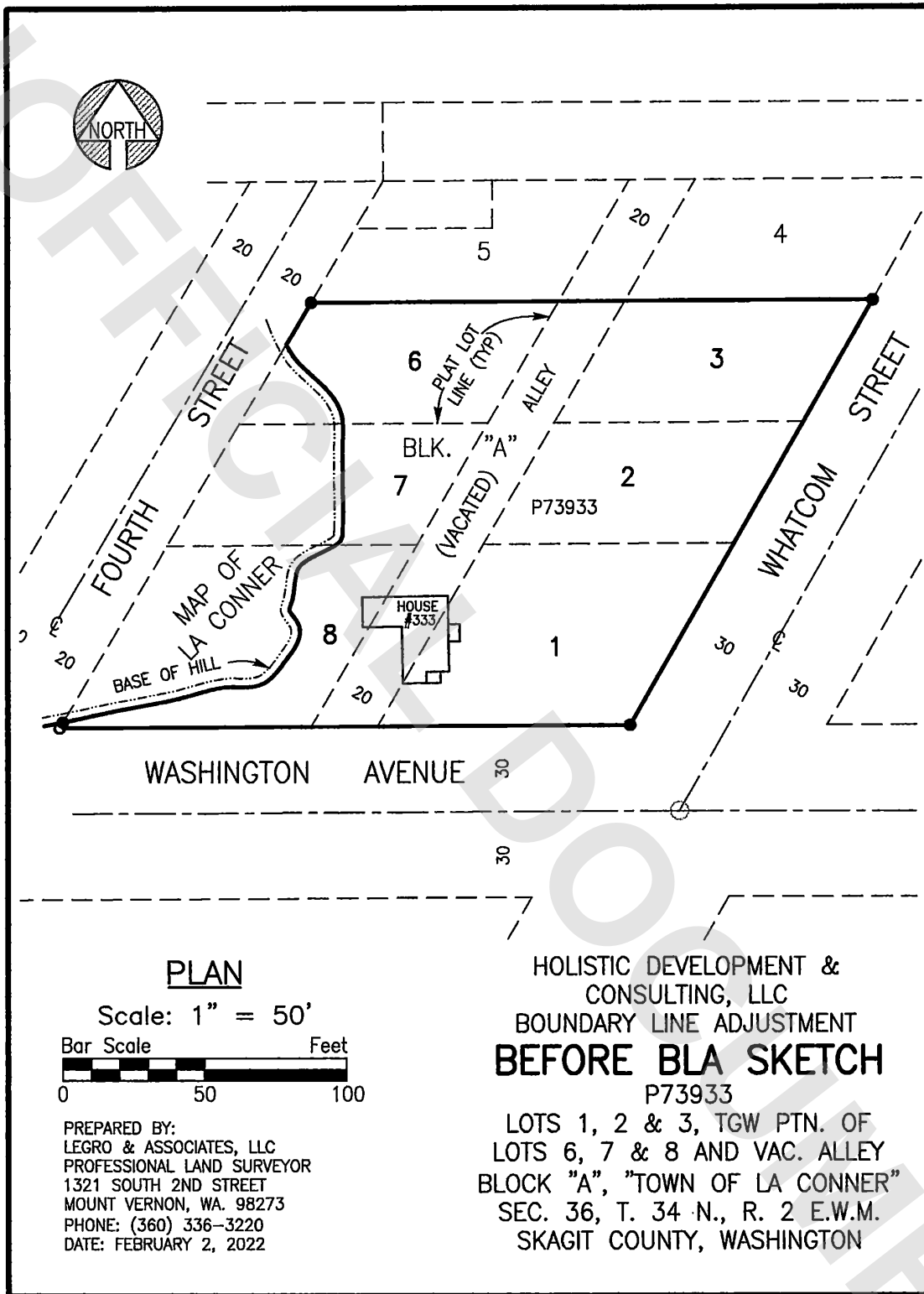
ALSO TOGETHER WITH a non-exclusive easement for loading, unloading and maintenance over and across the Westerly 7 feet of Lot 1.

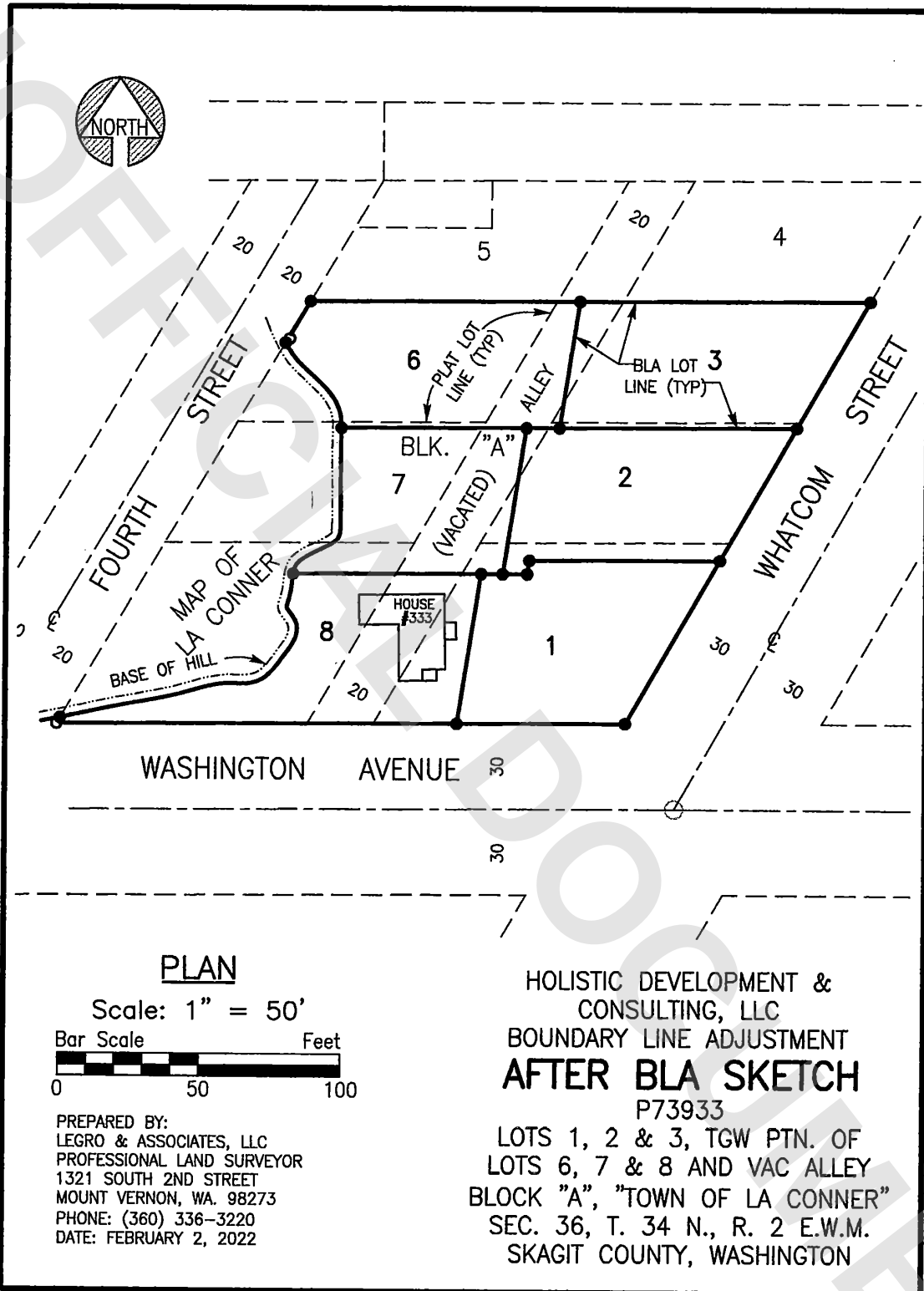
AND SUBJECT TO AND TOGETHER WITH easements serving Lots 1, 2, 3, 6, 7 and 8 as delineated on the face of the attached Boundary Line Adjustment Survey, said Survey being recorded under Auditor's File No. 202202020082, records of Skagit County, Washington.



DENNY D. LEGRO
Registered Professional Land Surveyor
License No. 37532
Date: January 14, 2022

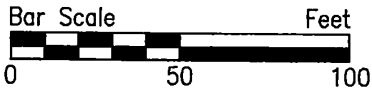






PLAN

Scale: 1" = 50'



PREPARED BY:
 LEGRO & ASSOCIATES, LLC
 PROFESSIONAL LAND SURVEYOR
 1321 SOUTH 2ND STREET
 MOUNT VERNON, WA. 98273
 PHONE: (360) 336-3220
 DATE: FEBRUARY 2, 2022

HOLISTIC DEVELOPMENT &
 CONSULTING, LLC
 BOUNDARY LINE ADJUSTMENT
AFTER BLA SKETCH
 P73933
 LOTS 1, 2 & 3, TGW PTN. OF
 LOTS 6, 7 & 8 AND VAC ALLEY
 BLOCK "A", "TOWN OF LA CONNER"
 SEC. 36, T. 34 N., R. 2 E.W.M.
 SKAGIT COUNTY, WASHINGTON

Joint Maintenance Agreement

Regarding Lots 1,2,3,6,7 and 8, Block A, TOWN OF LA CONNER, according to the plat thereof, recorded in Volume 2 of Plats, page 49, recorded of Skagit County, Washington.

Regarding The 16', Ingress and Egress Easement as Delineated on the face of attached Boundary Line Adjustment Survey. Together with the Westerly 4' of the 5' utility easement. All benefitting lots shall pay Their proportionate share when due for all Repair and maintenance expenses for that portion of the improvement that benefits their lot. Lot 6 & 7 shall share expenses for the repairs and/or maintenance of the driveway over Lot 1,2 and 7 unless road maintenance and/or repairs are due to utility repairs and/or maintenance. In that event, benefitting parties shall share proportionately for all expenses incurred.

Regarding utility repairs and maintenance for Lots 1,2,3,6,7 & 8, over-under and through the 16' Ingress and Egress and utility Easement and the 5' & 7' utility easements. All those utility easements as dedicated on the face of the BLA. All benefitting parties shall share proportionately for all utility repair and maintenance expenses as they benefit their respective lot or lots.

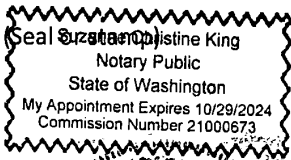
Holistic Development & Consulting, LLC, By

Greg Ellis
Greg Ellis, its managing member

State of Washington }

County of Skagit } SS:

I certify that I know or have satisfactory evidence that Greg Ellis (name of person) is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument. Dated: 1/18/2022



Signature Suzanne Christine King
Title Owner/Notary Public
My appointment expires: 10/29/24