



202204010133

04/01/2022 03:06 PM Pages: 1 of 12 Fees: \$214.50
Skagit County Auditor

After Recording, Please Return to:

Port of Skagit County
15400 Airport Drive
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2022 -1352
APR 01 2022

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

QUITCLAIM DEED – BOUNDARY LINE ADJUSTMENT

GRANTOR: PORT OF SKAGIT COUNTY, a Washington Municipal Corporation

GRANTEE: PORT OF SKAGIT COUNTY, a Washington Municipal Corporation

ABBREVIATED LEGAL DESCRIPTION: LOTS 9, 10, AND 11 AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1, AF# 200303040030

TAX PARCEL NO(S): P115569
P115568
P115566

REF. NO. OF RELATED DOC(S):



RECITALS

WHEREAS, the **PORT OF SKAGIT COUNTY**, a Washington municipal corporation, owns Lot 9 (legally described in **Exhibit "A"** attached hereto), Lot 10 (legally described in **Exhibit "B"** attached hereto) and Lot 11 (legally described in **Exhibit "C"** attached hereto), which properties are depicted on the map attached hereto as **Exhibit "H"**.

WHEREAS, Skagit County approved a boundary line adjustment involving Lot 9, Lot 10, and Lot 11, which is depicted on the map attached hereto as **Exhibit "I"**.

QUITCLAIM DEED

The Grantor, **PORT OF SKAGIT COUNTY**, a Washington municipal corporation, as the owner of Lot 9, for and in consideration of adjustment of boundary lines, does hereby quitclaim to the Grantee, **PORT OF SKAGIT COUNTY**, a Washington municipal corporation, as the owner of Lot 10, the following described real estate, including all after acquired title, situated in the County of Skagit, State of Washington:

See Portion of Lot 9 to be added to Lot 10 in **Exhibit "D"** attached hereto and made a part hereof.

And as depicted after the boundary line adjustment on the map attached hereto as **Exhibit "I"** and made a part hereof.

The property described in **Exhibit "D"** shall be removed from the real property described in **Exhibit "A"** and shall be attached to and become part of the real property described in **Exhibit "B"** and shall not be sold or leased separately unless such action is determined by Skagit County or another appropriate governmental or judicial authority to be exempt or approved per subdivision regulations. The property described in **Exhibit "D"** will be combined or aggregated with the contiguous property described in **Exhibit "B."** For all future reference, the legal description of the Grantor's parcel shall be as described in **Exhibit "F"** and the legal description of the Grantee's parcel shall be as described in **Exhibit "G."** This boundary adjustment is not for the purpose of creating an additional building lot.

APPROVAL

Reviewed and approved in accordance with Skagit County Code, Chapter 14.18.700

SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES

By: Alex Roeder Date: 3/30/2022

Title: Senior Planner

GRANTOR/GRANTEE:

THE PORT OF SKAGIT COUNTY

Sara K. Young

BY: Sara K. Young
ITS: Executive Director

DATE: 3/28/2022

Exhibit "A"

**Port of Skagit County
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-115566)**

Lot 9, Amended Skagit Regional Airport Binding Site Plan, Phase 1, No. PL-02-0127, recorded under Skagit County Auditor's File No. 200303040030, being in a portion of the South 1/2 of Section 34, Township 35 North, Range 3 East, W.M.

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

Situate in the County of Skagit, State of Washington.



11-22-21

Exhibit "B"

**Port of Skagit County
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-115568)**

Lot 10, Amended Skagit Regional Airport Binding Site Plan, Phase 1, No. PL-02-0127, recorded under Skagit County Auditor's File No. 200303040030, being in a portion of the South 1/2 of Section 34, Township 35 North, Range 3 East, W.M.

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

Situate in the County of Skagit, State of Washington.

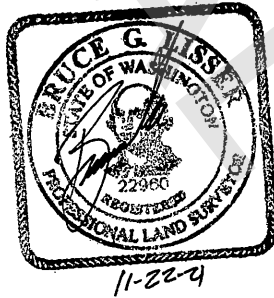


Exhibit "C"

**Port of Skagit County
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-115569)**

Lot 11, Amended Skagit Regional Airport Binding Site Plan, Phase 1, No. PL-02-0127, recorded under Skagit County Auditor's File No. 200303040030, being in a portion of the South 1/2 of Section 34, Township 35 North, Range 3 East, W.M.

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

Situate in the County of Skagit, State of Washington.



12-22-11

Exhibit "D"

**Portion Port of Skagit County Parcel
(Skagit County Assessor's Parcel No. P-115566)
To be Boundary Line Adjusted into
Port of Skagit County Parcel
(Skagit County Assessor's Parcel No. P-115568)**

That portion of Lot 9, Amended Skagit Regional Airport Binding Site Plan, Phase 1, No. PL-02-0127, recorded under Skagit County Auditor's File No. 200303040030, being in a portion of the South 1/2 of Section 34, Township 35 North, Range 3 East, W.M., described as follows:

BEGINNING at the Westerly most corner of said Lot 9, common with Lot 10 of said Amended Skagit Regional Airport Binding Site Plan, Phase 1;
thence North 35°00'00" East along the common line between said Lots 9 and 10 for a distance of 201.33 feet;
thence South 12°46'55" West for a distance of 217.48 feet, more or less, to the Southwesterly line of said Lot 9, also being the Northeasterly right-of-way margin of Higgins Airport Way, at a point bearing South 55°00'00" East from the POINT OF BEGINNING;
thence North 55°00'00" West along said Southwesterly line of Lot 9 for a distance of 82.24 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 County of Skagit, State of Washington.

Containing 8,279 sq ft, 0.19 acres

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-115568) owned by the grantee.

APPROVED

Reviewed and approved in accordance with Skagit County Code, Chapter 14.18.700

Skagit County

By: Mae Roed
Title: Senior Planner

Date: 3/30/2022



12-22-11

Exhibit "F"

**Port of Skagit County
(Lot 9 AFTER Boundary Line Adjustment)
Portion of Lot 9 (P-115566) and Portion of Lot 10 (P-15568)
After Boundary Line Adjustment**

Lot 9, Amended Skagit Regional Airport Binding Site Plan, Phase 1, No. PL-02-0127, recorded under Skagit County Auditor's File No. 200303040030, being in a portion of the South 1/2 of Section 34, Township 35 North, Range 3 East, W.M.

EXCEPT that portion thereof described as follows:

BEGINNING at the Westerly most corner of said Lot 9, common with Lot 10 of said Amended Skagit Regional Airport Binding Site Plan, Phase 1;
thence North 35°00'00" East along the common line between said Lots 9 and 10 for a distance of 201.33 feet;
thence South 12°46'55" West for a distance of 217.48 feet, more or less, to the Southwesterly line of said Lot 9, also being the Northeasterly right-of-way margin of Higgins Airport Way, at a point bearing South 55°00'00" East from the POINT OF BEGINNING;
thence North 55°00'00" West along said Southwesterly line of Lot 9 for a distance of 82.24 feet to the POINT OF BEGINNING.

TOGETHER WITH that portion of Lot 10, Amended Skagit Regional Airport Binding Site Plan, Phase 1, No. PL-02-0127, recorded under Skagit County Auditor's File No. 200303040030, being in a portion of the South 1/2 of Section 34, Township 35 North, Range 3 East, W.M. described as follows:

BEGINNING at the Southeasterly corner of said Lot 10, common with Lot 9 of said Amended Skagit Regional Airport Binding Site Plan, Phase 1;
thence North 35°00'00" East along the common line between said Lots 9 and 10 for a distance of 201.33 feet to the TRUE POINT OF BEGINNING;
thence continue North 35°00'00" East along said common line for a distance of 111.88 feet to the Northeast corner of said Lot 10;
thence North 60°34'34" West along the Northeasterly line of said Lot 10, common with Lots 13 and "G" of said Amended Skagit Regional Airport Binding Site Plat, Phase 1, for a distance of 61.48 feet, more or less, to a point bearing North 4°58'56" East from the TRUE POINT OF BEGINNING;
thence South 4°58'56" West for a distance of 122.31 feet, more or less, to the TRUE POINT OF BEGINNING.

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

Situate in the County of Skagit, State of Washington.

Containing 97,476 sq ft, 2.24 acres



12-22-11

Exhibit "G"

**Port of Skagit County
(Lot 11 AFTER Boundary Line Adjustment)
Portion of Lot 9 (P-115566), Portion of Lot 10 (P-15568) and Lot 11 (P-115569)
After Boundary Line Adjustment**

That portion of Lot 9, Amended Skagit Regional Airport Binding Site Plan, Phase 1, No. PL-02-0127, recorded under Skagit County Auditor's File No. 200303040030, being in a portion of the South 1/2 of Section 34, Township 35 North, Range 3 East, W.M. described as follows:

BEGINNING at the Westerly most corner of said Lot 9, common with Lot 10 of said Amended Skagit Regional Airport Binding Site Plan, Phase 1;
thence North 35°00'00" East along the common line between said Lots 9 and 10 for a distance of 201.33 feet;
thence South 12°46'55" West for a distance of 217.48 feet, more or less, to the Southwesterly line of said Lot 9, also being the Northeasterly right-of-way margin of Higgins Airport Way, at a point bearing South 55°00'00" East from the POINT OF BEGINNING;
thence North 55°00'00" West along said Southwesterly line of Lot 9 for a distance of 82.24 feet to the POINT OF BEGINNING.

TOGETHER WITH Lot 10, Amended Skagit Regional Airport Binding Site Plan, Phase 1, No. PL-02-0127, recorded under Skagit County Auditor's File No. 200303040030, being in a portion of the South 1/2 of Section 34, Township 35 North, Range 3 East, W.M.

EXCEPT that portion described as follows:

BEGINNING at the Southeasterly corner of said Lot 10, common with Lot 9 of said Amended Skagit Regional Airport Binding Site Plan, Phase 1;
thence North 35°00'00" East along the common line between said Lots 9 and 10 for a distance of 201.33 feet to the TRUE POINT OF BEGINNING;
thence continue North 35°00'00" East along said common line for a distance of 111.88 feet to the Northeast corner of said Lot 10;
thence North 60°34'34" West along the Northeasterly line of said Lot 10, common with Lots 13 and "G" of said Amended Skagit Regional Airport Binding Site Plat, Phase 1, for a distance of 61.48 feet, more or less, to a point bearing North 4°58'56" East from the TRUE POINT OF BEGINNING;
thence South 4°58'56" West for a distance of 122.31 feet, more or less, to the TRUE POINT OF BEGINNING.

TOGETHER WITH Lot 11, Amended Skagit Regional Airport Binding Site Plan, Phase 1, No. PL-02-0127, recorded under Skagit County Auditor's File No. 200303040030, being in a portion of the South 1/2 of Section 34, Township 35 North, Range 3 East, W.M.

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

Situate in the County of Skagit, State of Washington.

Containing 91,577 sq ft, 2.10 acres

All of the above to be considered a single lot for building purposes.



EXHIBIT "H"

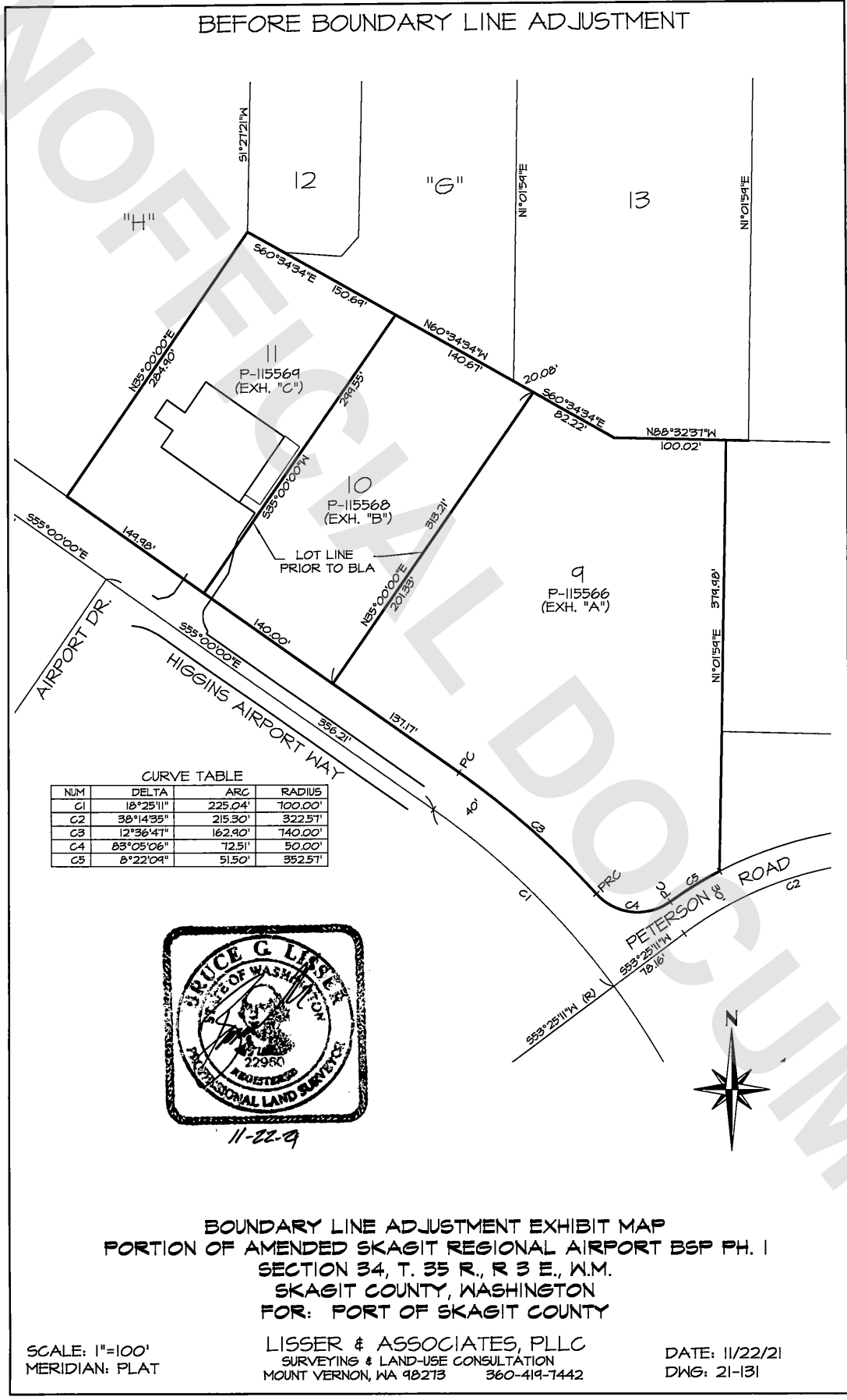
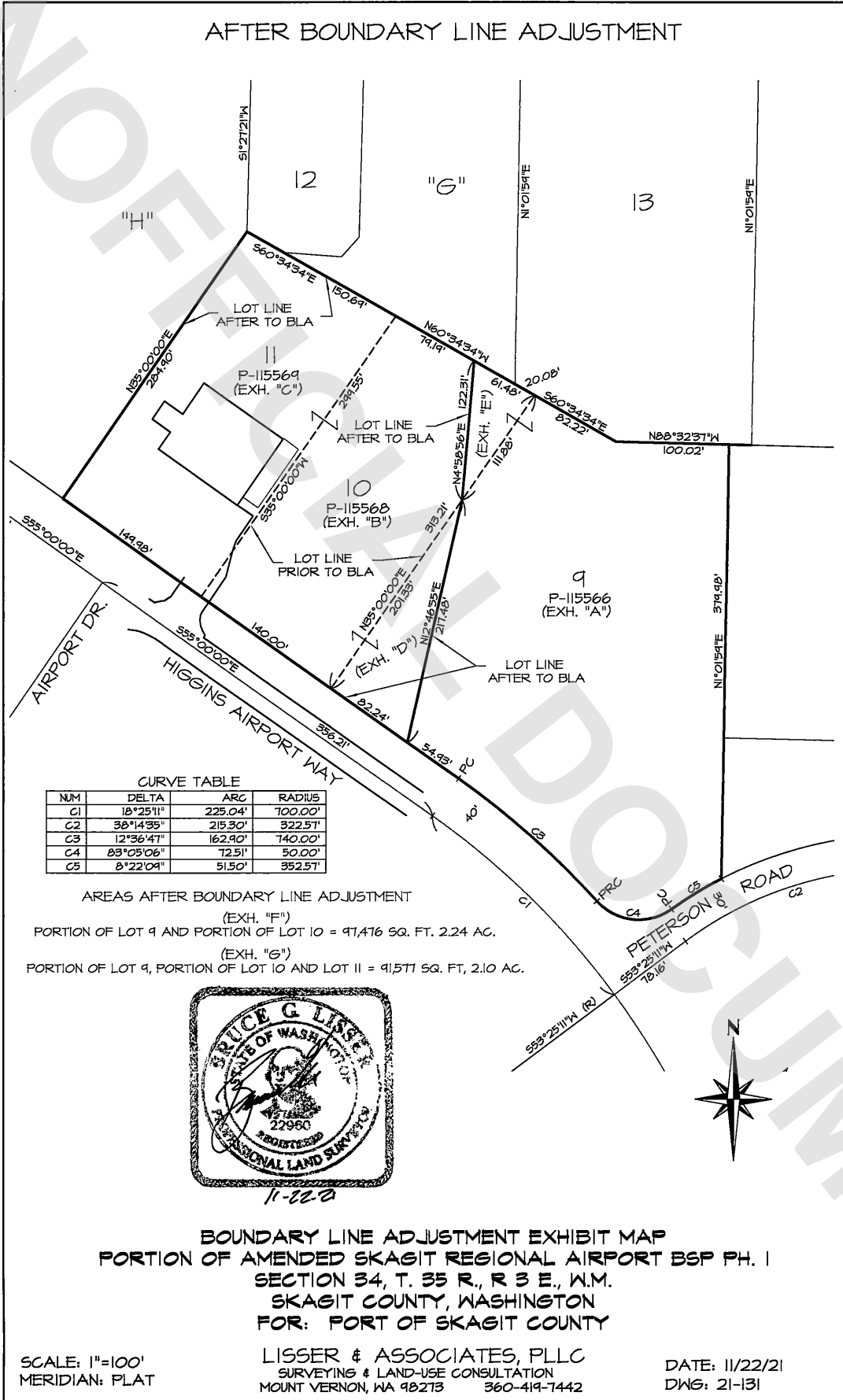


EXHIBIT "I"

AFTER BOUNDARY LINE ADJUSTMENT



CURVE TABLE

NUM	DELTA	ARC	RADIUS
C1	18°25'11"	225.04'	700.00'
C2	38°14'35"	215.30'	322.51'
C3	12°36'47"	162.90'	740.00'
C4	83°05'06"	72.51'	50.00'
C5	8°22'09"	51.50'	352.51'

AREAS AFTER BOUNDARY LINE ADJUSTMENT
 (EXH. "F")
 PORTION OF LOT 9 AND PORTION OF LOT 10 = 97,416 SQ. FT. 2.24 AC.
 (EXH. "G")
 PORTION OF LOT 9, PORTION OF LOT 10 AND LOT 12 = 91,571 SQ. FT. 2.10 AC.



BOUNDARY LINE ADJUSTMENT EXHIBIT MAP
 PORTION OF AMENDED SKAGIT REGIONAL AIRPORT BSP PH. I
 SECTION 34, T. 35 R., R 3 E., W.M.
 SKAGIT COUNTY, WASHINGTON
 FOR: PORT OF SKAGIT COUNTY

SCALE: 1"=100'
 MERIDIAN: PLAT

LISSER & ASSOCIATES, PLLC
 SURVEYING & LAND-USE CONSULTATION
 MOUNT VERNON, WA 98273 360-419-7442

DATE: 11/22/21
 DWG: 21-131