

After recording, return to:
Office of the City Attorney for Mount Vernon, WA
Attn: Kevin Rogerson
910 Cleveland Avenue
Mount Vernon, WA 98273

GNW 22-16130

QUIT CLAIM DEED AND BOUNDARY LINE ADJUSTMENT

Grantor (s): **Skagit County**, a political subdivision of the State of Washington
Grantee (s): **City of Mount Vernon**, a Washington municipal corporation
Abbreviated Legal: **PTN BLK 2, 3 AND GOV LOT 7, SEC 19, T34 R4E W.M.**
Additional Legal on: **Exhibits A, B, D, and F**
Assessor's Tax Parcel Nos.: 3755-002-003-0004 (P54141)
3755-002-004-0003 (P54142)
3755-003-001-0004 (P54147)
3755-003-010-0003 (P54157)
3755-003-009-0105 (P54156)
3755-003-002-0003 (P54148)
340419-0-138-0018 (P26480)
340419-0-138-0109 (P26481)
340419-0-287-0009 (P26637)

SKAGIT COUNTY
Contract # C20220256
Page 1 of 22

WHEREAS: the Grantor, **Skagit County**, a political subdivision of the State of Washington (the "Grantor"), has an ownership interest in real property which is included in the legal description of property, which is legally described as follows:

See **EXHIBIT A**, attached hereto and incorporated herein by reference.

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

Situate in Skagit County, Washington.

WHEREAS: the Grantee, **City of Mount Vernon**, a Washington municipal corporation (the "Grantee"), is interest in receiving title to a portion of the property described in **EXHIBIT A**, which property is collectively referred to herein as the "Property", and which Property is legally described as follows:

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20222842
Date 07/11/2022

See **EXHIBIT B**, and the depiction of the "Property" shown as the area with parallel hatching on **EXHIBIT C**, each exhibit attached hereto and incorporated herein by reference.

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

Situate in Skagit County, Washington.

WHEREAS: the Grantee, is agreeable to receiving title to certain portion so the Property through boundary line adjustment, allowing Grantor to retain portions of certain parcels as legal lots of record.

WHEREAS: the 1999 realigned of a portion of Third Street in the City of Mount Vernon, Washington ("Third Street") cuts through a portion of the Property. Grantor and Grantee agree that the portion of that parcel known as Skagit County Assessor Parcel No. P54157 (the "Bifurcated Parcel"), which has a portion of its area fall within the description of the Property, are being conveyed to Grantee and shall be combined or aggregated to the contiguous parcels of the Property to the west and/or north, also being conveyed herein, leaving those remaining portions of the Bifurcated Parcel as a legal lot of record owned by Grantor.

NOW THEREFORE, the Grantor, **Skagit County**, a political subdivision of the State of Washington, for and in consideration of ten dollars (\$10.00) in hand paid, grants, conveys and quit claims to the Grantee, **City of Mount Vernon**, a Washington municipal corporation, together with all after acquired title, the Grantor's interest in the following described real estate, situated in the County of Skagit, State of Washington:

See **EXHIBIT B**, attached hereto and incorporated herein by reference

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

Situate in Skagit County, Washington.

The portion of the above described Property which is the Bifurcated Parcel and shall remain the property of Grantor, is legally described as follows:

See **EXHIBIT D**, attached hereto and incorporated herein by reference

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

Situate in Skagit County, Washington.

The portion of the Bifurcated Parcel which falls within the description of the Property is hereby combined or aggregated to the contiguous property to the west and north being conveyed

herein to Grantee. Upon recordation of this instrument, and conveyance of the Property to Grantee, the legal description of the Property exclusive of the realigned Third Street (which realigned Third Street is as depicted as the area with parallel hatching on the attached **EXHIBIT E**) shall be legally described as follows:

See **EXHIBIT F**, attached hereto and incorporated herein by reference

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

Situate in Skagit County, Washington.

and is as shown as the area with parallel hatching on **EXHIBIT G**, attached hereto and incorporated herein by reference.

This conveyance by boundary line adjustment is not for the purpose of creating an additional building lot or lots.

**THE FOREGOING QUITCLAIM DEED AND BOUNDARY LINE ADJUSTMENT IS
HEREBY APPROVED THIS 22 DAY OF JULY, 2022.**

CITY OF MOUNT VERNON

By 

Its: Public Works Director Mount Vernon, WA

GRANTOR:DATED this 10 day of July, 2022.**BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON**

Peter Browning, Chair

Ron Wesen, Commissioner

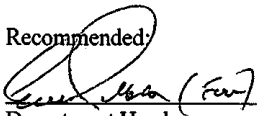
Lisa Janicki, Commissioner

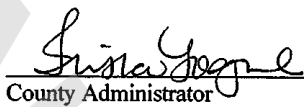
Attest:

Clerk of the Board

Authorization per Resolution R20160001


Recommended:



Department Head

County Administrator

Approved as to form:



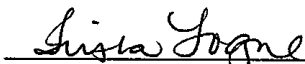
Civil Deputy Prosecuting Attorney

Approved as to indemnification:



Risk Manager

Approved as to budget:

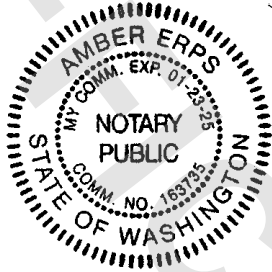


Budget & Finance Director

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that ^{Trisha Loque} ~~Lisa Janicki, Peter Browning, and/or Ron Wesen~~ is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they was/were authorized to execute the instrument and acknowledged it as ^{Administrator} ~~Commissioner(s)~~ of Skagit County, to be the free and voluntary act of such party for the uses and purposes herein mentioned.


DATED this 6 day of July, 2022.



Amber Erps
Printed Name: Amber Erps
NOTARY PUBLIC in and for the State of
Washington, residing at Mount Vernon
My commission expires: 01-23-2025

GRANTEE/CITY:

CITY OF MOUNT VERNON, a Political
Subdivision of the State of Washington



Jiff Boudreau
Mayor City of Mount Vernon

Date: June 30, 2022

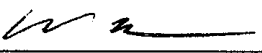
Attest By:



Doug Volesky, Finance Director

Date: 6-30-2022

Approved as to Form:



Kevin Rogerson
City Attorney

Date: 6-30-2022

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Jill Boudreau is the person who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they was/were authorized to execute the instrument and acknowledged it as the Mayor of the City of Mount Vernon, to be the free and voluntary act of such party for the uses and purposes herein mentioned.

DATED this 30th day of June, 2022.



Kerri A. Grechishkin
Printed Name: Kerri A. Grechishkin
NOTARY PUBLIC in and for the State of
Washington, residing at Mount Vernon
My commission expires: 5/11/23

Exhibit A to Quit Claim Deed
(Legal Description of property prior to sale to City of Mount Vernon)

P54141

THE EAST 32 FEET OF LOT 2; LOT 3, EXCEPT THE EAST 16 FEET THEREOF, BLOCK 2, "RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 78, RECORDS OF SKAGIT COUNTY, WASHINGTON.

P54142

LOT 4 AND THE EAST 16 FEET OF LOT 3, BLOCK 2, "RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 78, RECORDS OF SKAGIT COUNTY, WASHINGTON.

P54147

LOT 1, BLOCK 3, "RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 78, RECORDS OF SKAGIT COUNTY, WASHINGTON, LESS ROADS.

ALL SITUATED IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

P54157

LOT 10, BLOCK 3, "RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 78, RECORDS OF SKAGIT COUNTY, WASHINGTON, LESS ROADS.

ALL SITUATED IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

P54156

LOT 9, BLOCK 3, "RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 78, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THE EAST 19 FEET; LESS ROADS.

ALL SITUATED IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

P54148

LOT 2, BLOCK 3, "RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 78, RECORDS OF SKAGIT COUNTY, WASHINGTON, LESS ROADS.

P26480

THAT PORTION OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 30 FEET NORTH AND 104 FEET WEST OF THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT; THENCE NORTH 123.5 FEET; THENCE WEST 81.5 FEET, MORE OR LESS, TO THE EAST LINE OF THIRD STREET; THENCE SOUTH ALONG THE EAST LINE OF THIRD STREET, 123.5 FEET TO THE NORTH LINE OF KINCAID STREET; THENCE EAST ON THE NORTH LINE OF KINCAID STREET, 81.5 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING**.

EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF MOUNT VERNON, A MUNICIPAL CORPORATION, FOR STREET PURPOSES, BY DEED DATED JUNE 3, 1958, AND RECORDED UNDER AUDITOR'S FILE NO. 566912.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

P26481

ALL THOSE PORTIONS OF LOTS 5, 6, 7 AND 8, IN BLOCK 14, GATES 2ND ADDITION TO THE TOWN OF MT. VERNON, WHICH LIES WESTERLY OF A LINE THAT IS PARALLEL TO AND 17.57 FEET, MEASURED AT RIGHT ANGLES, WESTERLY OF THE EAST LINE OF GOVERNMENT LOT 7 IN SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

TOGETHER WITH A PARCEL OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT THE S.E. CORNER OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., WHICH GOVERNMENT LOT CORNER IS LOCATED IN THE CENTER OF KINCAID STREET, AND WHICH CORNER IS LOCATED 12.43 FEET WEST OF THE CENTERLINE OF GRANTOR'S MAIN LINE TRACK; THENCE NORTHERLY ALONG THE EAST LINE OF GOVERNMENT LOT 7 A DISTANCE OF 30.0 FEET TO THE NORTH BOUNDARY OF KINCAID STREET; THENCE WEST ALONG SAID NORTH BOUNDARY OF KINCAID STREET 17.57 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE NORTHERLY A DISTANCE OF 214.5 FEET ALONG A LINE THAT IS WESTERLY OF, PARALLEL TO, AND DISTANT 17.57 FEET, AS MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF SAID GOVERNMENT LOT 7; THENCE DUE WEST 7 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE NORTHERLY BOUNDARY LINE, EXTENDED, OF MYRTLE STREET; THENCE NORTHWESTERLY ALONG SAID NORTHERLY BOUNDARY LINE OF MYRTLE STREET, EXTENDED, A DISTANCE OF 73.5 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF LOT 8, BLOCK 14, GATES 2ND ADDITION TO THE TOWN OF MT. VERNON; THENCE SOUTHWESTERLY ON THE SOUTHERLY EXTENSION OF THE NORTHWEST BOUNDARY OF SAID LOT 8, BLOCK 14, A DISTANCE OF 31.5 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE WHICH IS WESTERLY, PARALLEL TO, AND DISTANT 104.0 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF SAID GOVERNMENT LOT 7; THENCE SOUTHERLY ALONG THE LAST SAID PARALLEL LINE APPROXIMATELY 209.25

FEET TO SAID NORTH BOUNDARY OF KINCAID STREET; THENCE EAST 86.43 FEET TO SAID **TRUE POINT OF BEGINNING**.

EXCEPT ANY PORTION THEREOF WITHIN MYRTLE STREET HERETO- FORE CONVEYED TO THE CITY OF MT. VERNON FOR PUBLIC STREET.

SITUATE IN THE CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON.

P26637

A PORTION OF PARCEL P26637 PER WARRANTY DEED AF#167121.

BEGINNING AT THE SOUTHEAST CORNER OF LOT SEVEN (7), SECTION NINETEEN (19), TOWNSHIP THIRTY-FOUR (24) NORTH, RANGE FOUR (4) EAST OF W.M..

THENCE NORTH 30 FEET;

THENCE WEST 14 RODS;

THENCE WEST 87 FEET;

THENCE NORTH 40 FEET;

THENCE EAST 87 FEET;

THENCE SOUTH 40 FEET TO SAID **INITIAL POINT**, EXCEPT THAT PORTION OF SAID TRACT LYING WITHIN THE LIMITS OF THIRD STREET.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CASES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON.

Exhibit B to Quit Claim Deed
(Legal Description of Property)

BEGINNING AT THE INTERSECTION OF THE SOUTH MARGIN OF WEST KINCAID STREET WITH THE WEST MARGIN OF PLATTED 3RD STREET, SAID INTERSECTION ALSO BEING THE NORTHEAST CORNER OF BLOCK 2, RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON, ACCORDING TO THE MAP THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 78; THENCE ALONG SAID SOUTH MARGIN AND EXTENSION THEREOF, SOUTH 88°04'59" EAST A DISTANCE OF 30.00 FEET TO THE CENTERLINE OF PLATTED 3RD STREET; THENCE CONTINUING ALONG SAID MARGIN AND EXTENSION THEREOF, SOUTH 88°05'57" EAST A DISTANCE OF 140.06 FEET TO THE NORTHEAST CORNER LOT 2, BLOCK 3 OF SAID PLAT; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 2 SOUTH 01°52'46" WEST A DISTANCE OF 28.62 FEET; THENCE SOUTH 46°54'03" WEST A DISTANCE OF 4.74 FEET, TO A POINT OF CURVATURE, FROM WHICH THE RADIUS POINT BEARS NORTH 80°02'31" WEST DISTANCE OF 330.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°44'54" AN ARC DISTANCE OF 119.50 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 30°42'23" WEST A DISTANCE OF 81.64 FEET TO A POINT OF CURVATURE, FROM WHICH THE RADIUS POINT BEARS SOUTH 59°17'37" EAST A DISTANCE OF 270.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°26'33" AN ARC DISTANCE OF 20.93 FEET TO A POINT OF COMPOUND CURVATURE FROM WHICH THE RADIUS POINT BEARS SOUTH 63°44'10" EAST A DISTANCE OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 114°07'26" AN ARC DISTANCE OF 49.80 FEET TO A POINT ON THE NORTH MARGIN OF BROADWAY STREET; THENCE ALONG SAID MARGIN AND EXTENSION THEREOF, NORTH 87°51'36" WEST A DISTANCE OF 73.11 FEET TO THE CENTERLINE OF PLATTED 3RD STREET; THENCE NORTHERLY ALONG SAID PLATTED CENTERLINE NORTH 01°54'07" EAST A DISTANCE OF 128.00 FEET; THENCE DEPARTING SAID CENTERLINE SOUTH 87°54'46" EAST A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF LOT 10, BLOCK 3; THENCE CONTINUING SOUTH 87°54'46" EAST ALONG THE NORTH LINE OF SAID LOT 10 A DISTANCE OF 2.13 FEET; THENCE NORTH 30°42'23" EAST A DISTANCE OF 15.96 FEET TO THE SOUTH LINE OF LOT 1, BLOCK 3;

THENCE NORTH 87°58'47" WEST A DISTANCE OF 39.82 FEET TO THE CENTERLINE OF SAID PLATTED 3RD STREET;
THENCE NORTH 88°05'20" WEST A DISTANCE OF 170.02 FEET;
THENCE NORTH 01°54'10" WEST A DISTANCE OF 128.01 FEET TO THE NORTH LINE OF LOT 2, BLOCK 2 OF SAID PLAT, ALSO BEING THE SOUTH MARGIN OF SAID WEST KINCAID STREET;
THENCE ALONG SAID MARGIN SOUTH 88°04'59" EAST A DISTANCE OF 140.01 FEET TO SAID NORTHEAST CORNER OF LOT 4 AND THE **POINT OF BEGINNING**.

48,003 SQUARE FEET, MORE OR LESS,

SITUATE IN THE CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH A PORTION OF P26480 AND P26481 DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.; THENCE ALONG THE EAST LINE OF SAID SECTION, NORTH 01°54'25" EAST, 30.00 FEET TO A POINT ON THE NORTH MARGIN OF W. KINCAID STREET; THENCE ALONG SAID MARGIN, NORTH 88°05'57" WEST, 17.57 FEET TO THE **POINT OF BEGINNING 'A'**; THENCE DEPARTING SAID MARGIN AND PARALLEL WITH SAID EAST LINE, NORTH 01°54'25" EAST, 10.00 FEET; THENCE PARALLEL WITH SAID NORTH MARGIN, NORTH 88°05'57" WEST, 107.92 FEET TO A POINT OF CURVATURE FROM WHICH THE RADIUS POINT BEARS NORTH 01°54'03" EAST A DISTANCE OF 60.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'22" A DISTANCE OF 94.25 FEET TO A POINT ON THE EAST MARGIN OF S. 3RD STREET; THENCE ALONG SAID MARGIN, SOUTH 01°54'25" WEST, 29.51 FEET TO A POINT OF CURVATURE FROM WHICH THE RADIUS POINT BEARS SOUTH 88°08'38" EAST A DISTANCE OF 42.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 74°45'58" A DISTANCE OF 54.81 FEET TO A POINT ON THE NORTH MARGIN OF W. KINCAID STREET; THENCE ALONG SAID NORTH MARGIN, SOUTH 88°05'57" EAST, 136.93 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2,124 SQUARE FEET, MORE OR LESS.

ALSO TOGETHER WITH A PORTION OF P26637 DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., SAID CORNER ALSO BEING A POINT ON THE CENTERLINE OF W. KINCAID STREET; THENCE ALONG SAID CENTERLINE, NORTH 88°05'57" WEST, 325.65 FEET; THENCE DEPARTING SAID CENTERLINE NORTH 01°54'07" EAST, 30.00 FEET TO A POINT ON THE NORTH MARGIN OF W. KINCAID STREET; THENCE ALONG SAID MARGIN, SOUTH 88°05'57" EAST, 41.05 FEET TO THE **POINT OF BEGINNING 'B'** BEING A POINT OF CURVATURE FROM WHICH THE RADIUS POINT BEARS NORTH 01°54'03" EAST A DISTANCE OF 40.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $89^{\circ}59'38''$ A DISTANCE OF 62.83 FEET TO A POINT ON THE WEST MARGIN OF S. 3RD STREET; THENCE ALONG SAID MARGIN, SOUTH $01^{\circ}54'25''$ WEST, 40.00 FEET TO THE INTERSECTION OF SAID WEST MARGIN WITH THE NORTH MARGIN OF SAID W. KINCAID STREET; THENCE DEPARTING SAID WEST MARGIN AND ALONG SAID NORTH MARGIN, NORTH $88^{\circ}05'57''$ WEST, 40.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 343 SQUARE FEET, MORE OR LESS.

ALL SITUATE IN THE CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON.

**Exhibit C to Quit Claim Deed
(Depiction of Property)**

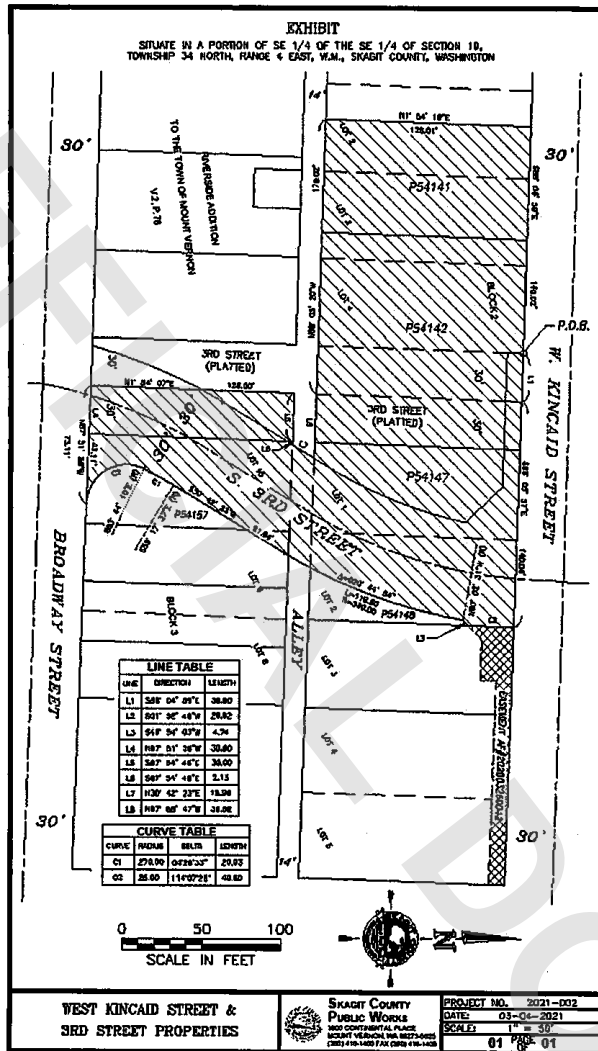


Exhibit C to Quit Claim Deed - Continued
(Depiction of Property)

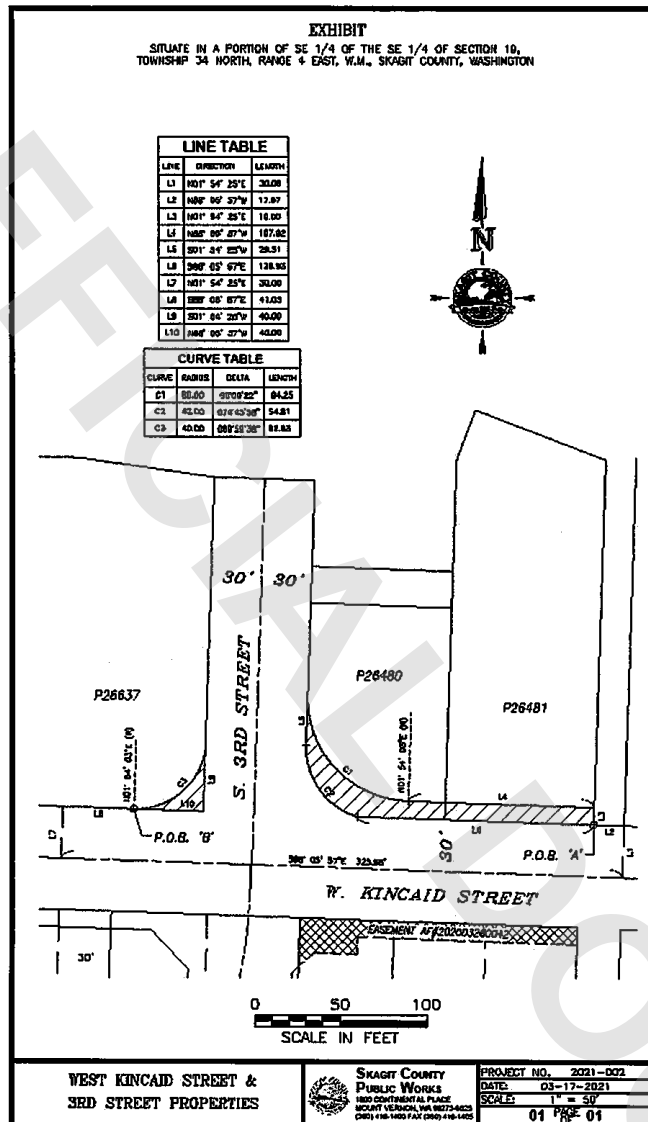


Exhibit D to Quit Claim Deed
(Legal Description of Bifurcated Parcels)

P54157

THAT PORTION OF LOT 10, BLOCK 3, "RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 78, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING EAST OF THE EASTERLY RIGHT-OF-WAY OF THE NEW 3RD STREET ALIGNMENT, WHICH RIGHT-OF-WAY IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH MARGIN OF WEST KINCAID STREET WITH THE WEST MARGIN OF PLATTED 3RD STREET, SAID INTERSECTION ALSO BEING THE NORTHEAST CORNER OF BLOCK 2, RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON, ACCORDING TO THE MAP THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 78; THENCE ALONG SAID SOUTH MARGIN AND EXTENSION THEREOF, SOUTH 88°04'59" EAST A DISTANCE OF 30.00 FEET, TO THE CENTERLINE OF PLATTED 3RD STREET;

THENCE CONTINUING ALONG SAID MARGIN AND EXTENSION THEREOF, SOUTH 88°05'57" EAST A DISTANCE OF 140.06 FEET, TO THE NORTHEAST CORNER LOT 2, BLOCK 3 OF SAID PLAT;

THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 2 SOUTH 01°52'46" WEST A DISTANCE OF 28.62 FEET; THENCE SOUTH 46°54'03" WEST, A DISTANCE OF 4.74 FEET, TO A POINT OF CURVATURE, FROM WHICH THE RADIUS POINT BEARS NORTH 80°02'31" WEST A DISTANCE OF 330.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°44'54" AN ARC DISTANCE OF 119.50 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 30°42'23" WEST A DISTANCE OF 81.64 FEET TO A POINT OF CURVATURE, FROM WHICH THE RADIUS POINT BEARS SOUTH 59°17'37" EAST A DISTANCE OF 270.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°26'33" AN ARC DISTANCE OF 20.93 FEET TO A POINT OF COMPOUND CURVATURE FROM WHICH THE RADIUS POINT BEARS SOUTH 63°44'10" EAST A DISTANCE OF 25.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 114°07'26" AN ARC DISTANCE OF 49.80 FEET TO A POINT ON THE NORTH MARGIN OF BROADWAY STREET;

THENCE ALONG SAID MARGIN AND EXTENSION THEREOF, NORTH 87°51'36" WEST A DISTANCE OF 73.11 FEET TO THE CENTERLINE OF PLATTED 3RD STREET;

THENCE NORTHERLY ALONG SAID CENTERLINE NORTH 01°54'07" EAST A DISTANCE OF 68.72 FEET TO A POINT OF CURVATURE FROM WHICH THE RADIUS POINT BEARS SOUTH 62°00'59" EAST A DISTANCE OF 330.00 FEET; THENCE DEPARTING SAID CENTERLINE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°43'22" FOR AN ARC DISTANCE OF 15.68 FEET TO A POINT OF TANGENCY; THENCE CONTINUING NORTH 30°42'23" EAST, A DISTANCE OF 81.64

FEET TO A POINT OF CURVATURE FROM WHICH THE RADIUS POINT BEARS NORTH 59°17'37" WEST AN ARC DISTANCE OF 270.00 FEET;THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°45'27" A DISTANCE OF 88.39 FEET TO THE POINT OF TANGENCY; THENCE NORTH 43°05'57" WEST A DISTANCE OF 32.29 FEET; THENCE PARALLEL WITH SAID SOUTH MARGIN OF W. KINCAID STREET, NORTH 88°05'57" WEST A DISTANCE OF 53.00 FEET TO THE CENTERLINE OF PLATTED 3RD STREET;THENCE PARALLEL WITH THE SOUTH MARGIN OF W. KINCAID STREET, NORTH 88°04'59" WEST A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST MARGIN OF PLATTED 3RD STREET;THENCE ALONG SAID MARGIN NORTH 01°54'07" EAST A DISTANCE OF 10.00 FEET TO SAID NORTHEAST CORNER OF LOT 4 AND THE **POINT OF BEGINNING.**

CONTAINING 18,310 SQUARE FEET, MORE OR LESS

SITUATE IN THE CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON.

**Exhibit E to Quit Claim Deed
(Depiction of New Third Street)**

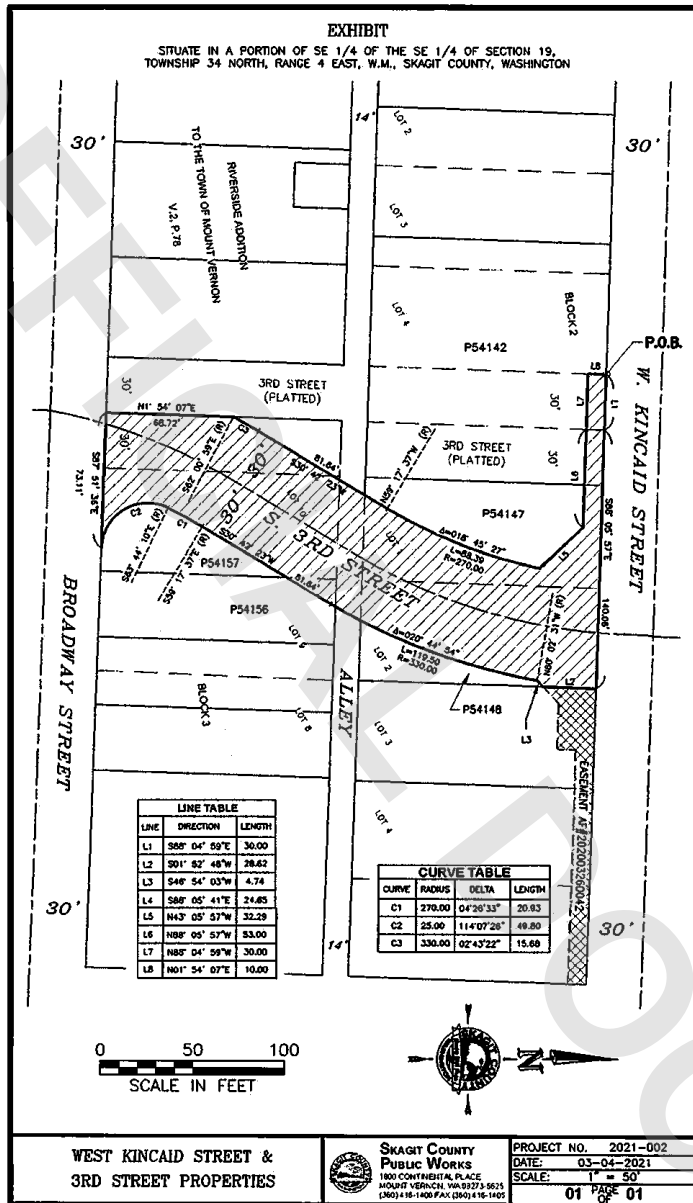


Exhibit F to Quit Claim Deed
(Legal Description of Property Exclusive of Third Street Road Area
after Boundary Line Adjustment)

P54141

THE EAST 32 FEET OF LOT 2; LOT 3, EXCEPT THE EAST 16 FEET THEREOF, BLOCK 2, "RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 78, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALL SITUATED IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

P54142

LOT 4 AND THE EAST 16 FEET OF LOT 3, BLOCK 2, "RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 78, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THE FEE TITLE UNDERLYING PLATTED 3RD STREET, BLOCKS 2 AND 3 ABUTTING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4, THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOTS 3 & 4 NORTH 88°04'59" EAST A DISTANCE OF 70.01 FEET;

THENCE SOUTH 01°54'09" WEST A DISTANCE OF 128.01 FEET TO THE SOUTH LINE OF SAID LOT 3;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOTS 3 AND 4 SOUTH 88°05'20" EAST A DISTANCE OF 70.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4;

THENCE CONTINUING EASTERLY ALONG THE SOUTH LINE OF SAID LOT 4 EXTENDED SOUTH 88°05'20" EAST A DISTANCE OF 30.00 FEET TO THE CENTERLINE OF SAID PLATTED 3RD STREET;

THENCE ALONG THE SOUTH LINE EXTENDED OF LOT 1, BLOCK 3 OF SAID PLAT SOUTH 87°58'47" EAST A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 1 NORTH 01°54'07" EAST A DISTANCE OF 118.06 FEET;

THENCE PARALLEL WITH THE NORTH LINE OF SAID BLOCK 3 NORTH 88°05'57" WEST A DISTANCE OF 30.00 FEET TO THE PLATTED CENTERLINE OF 3RD STREET;

THENCE PARALLEL WITH THE NORTH LINE OF SAID BLOCK 2 NORTH 88°04'59" WEST A DISTANCE OF 30.00 FEET TO THE EAST LINE OF SAID LOT 4;

THENCE NORTHERLY ALONG SAID EAST LINE NORTH $01^{\circ}54'07''$ EAST A DISTANCE OF 10.00 TO THE NORTHEAST CORNER OF SAID LOT 4 AND THE POINT OF BEGINNING.

ALL SITUATED IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

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THAT PORTION OF LOT 1, BLOCK 3, "RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 78, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT SOUTH $87^{\circ}58'46''$ EAST A DISTANCE OF 9.82 FEET;
THENCE NORTH $30^{\circ}42'23''$ EAST A DISTANCE OF 13.99 FEET TO A POINT A OF CURVATURE FROM WHICH THE RADIUS POINT BEARS NORTH $59^{\circ}17'37''$ WEST A DISTANCE OF 270.00 FEET;
THENCE NORTHERLY ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF $18^{\circ}45'27''$ AN ARC DISTANCE OF 88.39 FEET TO A POINT OF TANGENCY;
THENCE NORTH $43^{\circ}05'57''$ WEST A DISTANCE OF 32.29 FEET;
THENCE PARALLEL WITH THE NORTH LINE OF SAID LOT 1 NORTH $88^{\circ}05'36''$ WEST A DISTANCE OF 23.00 FEET TO THE WEST LINE OF SAID LOT 1;
THENCE SOUTHERLY ALONG SAID WEST LINE SOUTH $01^{\circ}54'07''$ WEST A DISTANCE OF 118.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING

TOGETHER WITH THAT PORTION OF LOT 10, BLOCK 3, "RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 78, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WEST OF THE WESTERLY RIGHT-OF-WAY MARGIN OF THE NEW 3RD STREET ALIGNMENT DEDICATED WITHIN THIS DOCUMENT;

ALSO TOGETHER WITH ANY INTEREST IN FEE TITLE UNDERLYING THE EAST HALF OF PLATTED 3RD STREET, BLOCK 3 ABUTTING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 10;
THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT SOUTH $87^{\circ}58'46''$ EAST A DISTANCE OF 2.13 FEET TO THE WESTERLY RIGHT OF WAY MARGIN OF 3RD STREET;
THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY MARGIN SOUTH $30^{\circ}42'23''$ WEST A DISTANCE OF 4.42 FEET TO THE WEST LINE OF SAID LOT 10;

THENCE CONTINUING SOUTHWESTERLY ALONG SAID RIGHT OF WAY MARGIN SOUTH 30°42'23" WEST A DISTANCE OF 47.27 FEET TO A POINT OF CURVATURE FROM WHICH THE RADIUS POINT BEARS SOUTH 59°17'37" EAST A DISTANCE OF 330.00 FEET;
THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 02°43'22" AN ARC DISTANCE OF 15.68 FEET TO THE CENTERLINE OF THE PLATTED 3RD STREET RIGHT OF WAY;
THENCE NORTHERLY ALONG SAID PLATTED CENTERLINE NORTH 01°54'07" EAST A DISTANCE OF 59.28 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 10;
THENCE EASTERLY ALONG SAID NORTH LINE EXTENDED SOUTH 87°58'46" EAST A DISTANCE OF 30.00 TO SAID NORTHWEST CORNER OF LOT 10 AND THE POINT OF BEGINNING.

ALL SITUATED IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

Exhibit G to Quit Claim Deed
(Depiction of Property Exclusive of Third Street Road Area after Boundary Line Adjustment)

