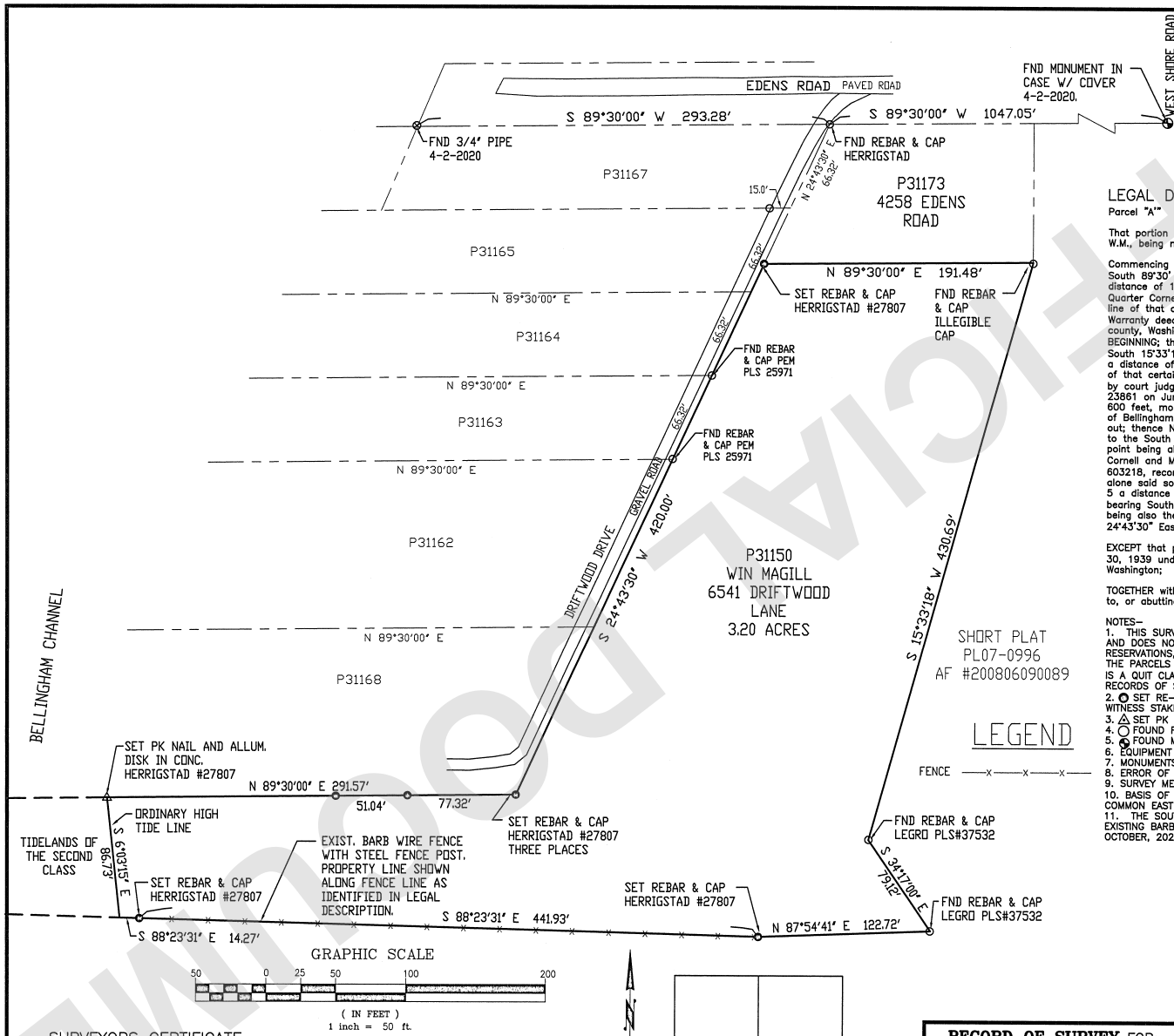

AUDITORS CERTIFICATE

FILED FOR RECORD THIS 20 DAY OF DEC, 2022
AT 22 MINUTES PAST 2 O'CLOCK A.M./P.M. UNDER AUDITOR'S FILE

NO. 202212200033. RECORDS OF SKAGIT COUNTY, WASHINGTON.

Sandra Perkins
AUDITOR

DEPUTY AUDITOR

LEGAL DESCRIPTION

Parcel "A"

That portion of Government lot 5, Section 2, Township 35 North, 1 East, W.M., being more particularly described as follows:

Commencing at the Northeast corner of said Government Lot 5; thence South 89°30' West' along the North line of said Government Lot 5 a distance of 1,047 feet to a point lying 3,703.93 feet West of the last Quarter Corner of Section 2; thence South 24°43'30" West along the West line of that certain tract of land conveyed to Charles Bush by Statutory Warranty deed recorded under Auditor's file No. 507448, records of Skagit county, Washington, a distance of 110.54 feet to the TRUE POINT OF BEGINNING; thence north 89°30' east a distance of 191.48 feet; thence South 15°33'18" West a distance of 430.69 feet; thence South 34°17' East a distance of 79 feet, more or less, to the fence line, being the North line of that certain tract of land conveyed to the estate of Victor Burlingame by court judgment filed in the Skagit County Clerk's Office under file No. 23861 on June 16, 1958; thence West along said fence line a distance of 600 feet, more or less, to the line of ordinary high tide at the shoreline of Bellingham Channel or the Government Meander Line, whichever is farther out; thence Northerly along said line a distance of 90 feet, more or less, to the South line of the North 480 feet of said Government Lot 5, said point being also on the South line of a Tract of land conveyed to Marie Cornell and Mildred Robertson by deed recorded under Auditor's File No. 603218, records of Skagit County, Washington; thence North 89°30' East alone said south line and parallel with the north line of said government lot 5 a distance of 300 feet, more or less, to the intersection with a line bearing South 24°43'30" West from the True Point of Beginning said point being also the Southeast corner of said Cornell Tract; thence North 24°43'30" East a distance of 420 feet to the TRUE POINT OF BEGINNING;

EXCEPT that portion conveyed to Skagit County by deed recorded August 30, 1939 under Auditor's File No. 316530, records of Skagit County, Washington;

TOGETHER with tidelands of the second class situated in front of, adjacent to, or abutting upon the above described property.

NOTES–

1. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS RESTRICTIONS, RESERVATIONS, PROVISION, COVENANTS OR CONDITIONS WHICH MAY AFFECT THE PARCELS SHOWN HEREON. THE LEGAL DESCRIPTION FOR THIS SURVEY IS A QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE #201301240081, RECORDS OF SKAGIT COUNTY, WASHINGTON.
2. ⊙ SET RE–BAR AND YELLOW CAP P.L.S. #27807 AND WHITE 2"X2" WITNESS STAKE.
3. △ SET PK NAIL IN CONCRETE BULKHEAD WITH ALUM. DISK P.L.S. #27807.
4. ○ FOUND RE–BAR AND WHITE CAP AS NOTED.
5. ⊗ FOUND MONUMENT WITH CASE AND COVER AS NOTED.
6. EQUIPMENT USED: Geomax 2" Robotic total Station.
7. MONUMENTS TIED AS NOTED ON PLAN.
8. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
9. SURVEY METHOD: STANDARD FIELD TRAVERSE.
10. BASIS OF BEARINGS: AF #200806090089, RECORDS OF SKAGIT COUNTY, COMMON EAST BOUNDARY.
11. THE SOUTH BOUNDARY LINE WAS IDENTIFIED TO RUN ALONG AN EXISTING BARB WIRE FENCE WITH STEEL FENCE POSTS THAT WAS IN PLACE IN OCTOBER, 2021, AND AS DESCRIBED IN THE LEGAL DESCRIPTION.

SURVEYORS CERTIFICATE

THIS BOUNDARY SURVEY CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT AT THE REQUEST OF WIN MAGILL OF SKAGIT COUNTY, IN AUGUST 2021.

DALE K. HERRIGSTAD, P.L.S. Dale Herrigstad
Certificate No. 27807
Date DECEMBER 18, 2022

DALE K. HERRIGSTAD STATE OF WASHINGTON 27807 REGISTERED PROFESSIONAL LAND SURVEYOR

SECTION 2, TOWNSHIP 35 N, RNG 1 EAST

SHEET 1 OF 1

RECORD OF SURVEY FOR: Magill Guemes LLC
8219 NE 119th Street
Kirkland, WA 98101

A PORTION OF THE NW 1/4 AND THE NE 1/4
OF THE THE SW 1/4, SECTION 2,
TOWNSHIP 35 N., RNG. 1 EAST, W.M.
SKAGIT COUNTY, WASHINGTON

HERRIGSTAD ENGINEERING & SURVEYING
4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299–8804

DWN BY: DKH	
CHECK BY: DKH	
DATE:2–17–2022	
SCALE: 1"=50'	
JOB2021–143	

202212200033
12/20/2022 02:22 PM Pages: 1 of 1 Fees: $287.50
Skagit County Auditor

UNOFFICIAL DOCUMENT