

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:

The RJ Group, LLC
222 Grand Avenue
Suite F
Bellingham, WA 98225

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Lena Thompson
DATE 02/21/2023

PROPERTY BOUNDARY AGREEMENT – RCW 58.04.007

Grantor (s): GATEWAY VILLAGE, LLC, a Washington limited liability company
SEDRO WOOLLEY CORNER, LLC, a Washington limited liability company
S.W. PROPERTY MANAGEMENT, LLC, a Washington limited liability
company

Grantee (s): GATEWAY VILLAGE, LLC, a Washington limited liability company
SEDRO WOOLLEY CORNER, LLC, a Washington limited liability company
S.W. PROPERTY MANAGEMENT, LLC, a Washington limited liability
company

Abbreviated Legal: Ptn SE SW S23, T35N, R4E, W.M.

Assessor's Tax Parcel Nos.: 350423-0-053-0004, P37206; 350423-0-047-0003, P37199
350423-3-001-0001, P37301; 350423-3-013-0007, P37331

GATEWAY VILLAGE, LLC, a Washington limited liability company, is the owner of the
following parcel of property ("Gateway Parcel"):

Skagit County Assessor's Parcel Numbers P37206 and P37331, as hereto
described in Exhibit "A" and by this reference made a part hereof.

SEDRO WOOLLEY CORNER, LLC, a Washington limited liability company, is the owner
of the following parcel of property ("SW Corner Parcel"):

Skagit County Assessor's Parcel Number P37199, as described in Exhibit "B" and by
this reference made a part hereof.

S.W. PROPERTY MANAGEMENT, LLC, a Washington limited liability company, is the
owner of the following parcel of property ("SW Management Parcel"):

PROPERTY BOUNDARY AGREEMENT - 1

Skagit County Assessor's Parcel Number P37301, as described in Exhibit "C" and by this reference made a part hereof.

WHEREAS: the Gateway Parcel, the SW Corner Parcel and the SW Management Parcel (collectively the "Parcels") share common boundaries;

WHEREAS: various fences generally follow, but are not located exactly upon, the boundary lines of the Parcels, which fences may give rise to a dispute about the locations of the property boundaries between the Parcels. In addition, the title history to the Parcels possibly creates confusion over the location of the boundaries of the Parcels;

WHEREAS: the description for the Gateway Parcel used in various deeds contains a scrivener's error in which a portion of the description reads "(b)eginning at a point on the East line of said subdivision 325 feet North of the North line of the State Highway right of way" (underline added), when the correct description for that portion of the Gateway Parcel should read as ""(b)eginning at a point on the East line of said subdivision 235 feet North of the North line of the State Highway right of way" (underline added). The 235 foot measurement has been confirmed by subsequent survey work and has been refined to 233.18 feet;

WHEREAS: The Grantors herein, namely GATEWAY VILLAGE, LLC, a Washington limited liability company, SEDRO WOOLLEY CORNER, LLC, a Washington limited liability company, and S.W. PROPERTY MANAGEMENT, LLC, a Washington limited liability company, wish to clearly establish the boundary lines between their respective properties by agreement pursuant to RCW 58.04.007;

NOW THEREFORE, GATEWAY VILLAGE, LLC, a Washington limited liability company, SEDRO WOOLLEY CORNER, LLC, a Washington limited liability company, and S.W. PROPERTY MANAGEMENT, LLC, a Washington limited liability company, as the owners of the Parcels, in compliance with RCW 58.04.007, for no monetary consideration and in order to resolve any and all disputes regarding the boundary lines between the Grantors' property and the Grantees' property, the sufficiency of which consideration is hereby acknowledged by the parties, do hereby agree that the boundaries of the Parcels are as described in the attached Exhibits A, B and C, and as more particularly described in that certain survey of the SW Management Parcel, which survey is dated September 28, 1998 and recorded under Skagit County Auditor's File Number 9810210062, a copy of which is attached hereto as Exhibit D.

To further remove any confusion regarding the boundary lines of the Parcels, each of the Grantors herein conveys and quitclaims any interest in the properties as follows:

1. GATEWAY VILLAGE, LLC and SEDRO WOOLLEY CORNER, LLC, in consideration of the mutual promises and agreements contained herein, the sufficiency of which consideration is hereby acknowledged, hereby convey and quitclaim to S.W.

PROPERTY MANAGEMENT, LLC, the SW Management Parcel, as more particularly described in the attached Exhibit C, together with all after acquired title;

2. GATEWAY VILLAGE, LLC and S.W. PROPERTY MANAGEMENT, LLC, in consideration of the mutual promises and agreements contained herein, the sufficiency of which consideration is hereby acknowledged, hereby convey and quitclaim to SEDRO WOOLLEY CORNER, LLC, the SW Corner Parcel, as more particularly described in the attached Exhibit B, together with all after acquired title;
3. SEDRO WOOLLEY CORNER, LLC and S.W. PROPERTY MANAGEMENT, LLC, in consideration of the mutual promises and agreements contained herein, the sufficiency of which consideration is hereby acknowledged, hereby convey and quitclaim to GATEWAY VILLAGE, LLC, the Gateway Parcel, as more particularly described in the attached Exhibit A, together with all after acquired title;

GATEWAY VILLAGE, LLC, SEDRO WOOLLEY CORNER, LLC, and S.W. PROPERTY MANAGEMENT, LLC hereby waive any and all claims which now exist or which may hereafter arise, which arise out of or relate to use of all or any portion of the real property, including but in no way limited to claims for adverse possession, prescriptive rights, laches, and/or estoppel.

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/// *(signatures and acknowledgments follow)*

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DATED this 11 day of October, 2022.

GATEWAY VILLAGE, LLC



By: Rob Janicki, Its: Member

SEDRO WOOLLEY CORNER, LLC



By: Rob Janicki, Its: Member

S.W. PROPERTY MANAGEMENT, LLC



Signature
MARK VISSER

Print Name
MEMBER

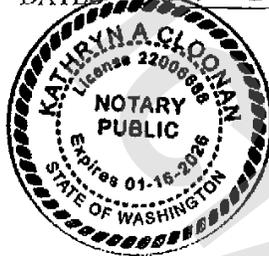
Title

(acknowledgments follow)

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that ROBERT W. JANICKI 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 a Member of GATEWAY VILLAGE, L.L.C., a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: October 11, 2022.



Kathryn A Cloonan
(Signature of Notary)
KATHRYN A CLOONAN
(Legibly Print or Type Name of Notary)
My appointment expires: 01/26/2026

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that ROBERT W. JANICKI 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 a Member of SEDRO WOOLLEY CORNER, L.L.C., a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: October 11, 2022.



Kathryn A Cloonan
(Signature of Notary)
KATHRYN A CLOONAN
(Legibly Print or Type Name of Notary)
My appointment expires: 01/26/2026

Exhibit "A"
Legal Description of Gateway Village, LLC Parcel
The "Gateway Parcel"

Parcel A
Skagit County Assessor's Parcel Number P37331

The East half of the Southeast quarter of the Southwest quarter of Section 23, Township 35 North, Range 4 East, W.M., EXCEPT highway and railway rights of way, EXCEPT that portion of the South 20 feet thereof lying West of said highway, and EXCEPT the following described tracts:

1. Beginning at a point on the East line of said subdivision 233.18 feet North of the North line of the State Highway right of way; thence West 15 feet to the point of beginning of this description; thence West to the West line of said East half of the Southeast quarter of the Southwest quarter; thence North along the West line of said subdivision 528 feet; thence East to a point 15 feet West of the East line of said East half of the Southeast quarter of the Southwest quarter; thence South 528 feet to the point of beginning.
2. The South 6 acres of that portion of the East half of the Southeast quarter of the Southwest quarter, Section 23, Township 35 North, Range 4 East, W.M., lying North of the State Highway.
3. The West 25 feet thereof appropriated by Skagit County in Skagit County Superior Court Cause No. 33515 for drainage ditch.

Situate in Skagit County, Washington

Parcel B:
Skagit County Assessor's Parcel Number P37206

That portion of the East half of the Southeast quarter of the Southwest quarter of Section 23, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of said subdivision 233.18 feet North of the North line of the State Highway right of way;
Thence West 15 feet to the point of beginning of this description;
Thence West to the West line of said East half of the Southeast quarter of the Southwest

EXHIBIT "A"

quarter; thence North along the West line of said subdivision, 528 feet; thence East to a point 15 feet West of the East line of said East half of the Southeast quarter of the Southwest quarter; thence South 528 feet to the point of beginning.

EXCEPT the West 25 feet thereof appropriated by Skagit County in Skagit County Superior Court Cause No. 33515 for drainage ditch.

Situated in Skagit County, Washington.

EXHIBIT "A"

Exhibit "B"
Legal Description of Sedro Woolley Corner, LLC Parcel
The "SW Corner Parcel"

Skagit County Assessor's Parcel Number P37199

The Easterly 300 feet of the Southerly 150 feet of the South 6 acres of the following described property:

That portion of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 23, Township 35 North, Range 4 East, W.M., lying Northerly and Westerly of the State Highway, and Southerly of a tract conveyed to Harold McGlinchy by deed recorded under Auditor's File No. 545940 in Volume 283 of Deeds, page 706, EXCEPT the South 20 feet thereof, AND EXCEPT right of way for drainage ditch.

The North line of said 6 acres being a line running from East to West from the East line of said East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the West line thereof.

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

Situate in Skagit County, Washington

EXHIBIT "B"

Exhibit "C"
Legal Description of the S.W. PROPERTY MANAGEMENT, LLC Parcel
The "SW Management Parcel"

Skagit County Assessor's Parcel Number P37301

THE SOUTH 6 ACRES OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE EAST ½ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LYING NORTHERLY AND WESTERLY OF THE STATE HIGHWAY AND SOUTHERLY OF A TRACT CONVEYED TO HAROLD MCGLINCHY BY DEED RECORDED AS AUDITOR'S FILE NO. 545940, IN VOLUME 283 OF DEEDS, PAGE 706;

EXCEPT THE SOUTH 20 FEET THEREOF LYING WEST OF SAID HIGHWAY;

AND EXCEPT RIGHT-OF-WAY FOR DRAINAGE DITCH; THE NORTH LINE OF SAID SOUTH 6 ACRES RUNNING FROM EAST TO WEST FROM THE EAST LINE OF SAID EAST ½ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ TO THE WEST LINE THEREOF;

EXCEPTING FROM SAID SOUTH 6 ACRES DESCRIBED ABOVE, THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID EAST ½ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ WHERE THE SAME IS INTERSECTED BY THE NORTHERLY LINE OF THE STATE HIGHWAY RIGHT-OF-WAY; THENCE NORTH, 150 FEET; THENCE SOUTHWESTERLY ALONG A LINE 150 FEET NORTHWESTERLY OF AND PARALLEL TO THE NORTHERLY LINE OF SAID HIGHWAY RIGHT-OF-WAY, 300 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SOUTHEAST ¼ OF THE SOUTHWEST ¼ TO THE NORTHERLY LINE OF SAID HIGHWAY; THENCE NORTHEASTERLY ALONG SAID HIGHWAY 300 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT FROM SAID SOUTH 6 ACRES THAT PORTION THEREOF TAKEN BY SKAGIT COUNTY IN DECREE OF APPROPRIATION ENTERED APRIL 29, 1974, IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 33515, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE-DESCRIBED TRACT; THENCE EAST ALONG THE NORTH LINE OF SAID TRACT A DISTANCE OF 25 FEET; THENCE SOUTH ON A LINE THAT IS 25 FEET EAST OF AND PARALLEL EXHIBIT "C"

WITH THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 321 FEET TO THE P.C. OF A 188.71 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG SAID 188.71 FOOT RADIUS CURVE AND THROUGH AN ARC LENGTH OF 97 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID SUBDIVISION; THENCE NORTH ALONG THE WEST LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING.

Situate in Skagit County, Washington

EXHIBIT "C"

