



202312290078

12/29/2023 03:41 PM Pages: 1 of 8 Fees: \$210.50
Skagit County Auditor

When recorded return to:
Sterling Hill LLC
PO Box 870
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023-9222
DEC 29 2023

Filed for record at request of:
Sterling Hill LLC

Amount Paid \$ 0
By Skagit Co. Treasurer Deputy

Quit Claim Deed

THE GRANTORS **Sterling Hill LLC**

for and in consideration of **Boundary Line Adjustment, 458-61A-109(2)(b)**

grants and conveys to

THE GRANTEES **Sterling Hill LLC**

the following described real estate, situated in the County of **Skagit**, State of Washington,
together with all after acquired title of the grantor(s) therein.

Exhibit 'A' – Legal Descriptions BEFORE Boundary Line Adjustment

Exhibit 'B' - Legal Descriptions AFTER Boundary Line Adjustment

Exhibit 'C' – BEFORE Adjustment Map

Exhibit 'D' – AFTER Adjustment Map

(P34801) 350325-1-006-0009 (P34798) 350325-1-002-0003 (P133743) 350325-1-004-0101
(P134962) 350325-1-008-1015

Abbrev. Legal: Ptn. NE1/4 Section 25, Township 35 North, Range 3 East, W.M.

The herein described property will be combined or aggregated with contiguous property owned by the parties. This boundary adjustment is not for the purposes of creating an additional building lot.

Dated: Dec 13, 2023.

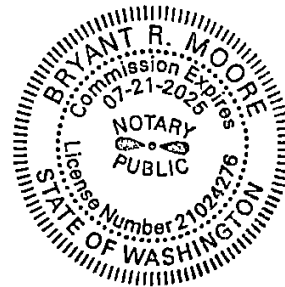
Tony Wisdom,
CEO of Sterling Hill LLC

STATE OF WASHINGTON }
County of Skagit } ss

I certify that I know or have satisfactory evidence that **Tony Wisdom** is the individual who appeared before me and said individual acknowledged that **he** signed this instrument and acknowledged it to be **his** free and voluntary act for the uses and purposes mentioned in this instrument with full authority in his capacity as **CEO of Sterling Hill LLC**.

Dated this 13th day of DECEMBER, 2023.

Bryant R Moore
Notary Public in and for the
State of Washington, residing at SEDR - Wallley
My appointment expires 7-21-25.



BOUNDARY ADJUSTMENT
Reviewed and approved in accordance
with Skagit County Code Chapter 14.16
David R. Oeder
Skagit Co. Planning & Dev. Services
12/28/2023
Date

EXHIBIT A**Legal Descriptions BEFORE Boundary Line Adjustment**

(Note the following 'Parcel B' description is from the approved BLA-Deed recorded under Auditor's File No. 201909270071)

PARCEL "A" (P34801)

The Southeast 1/4 of the Northeast 1/4 of Section 25, Township 35 North, Range 3 East W.M., EXCEPT roads.

Situate in the County of Skagit, State of Washington.

PARCEL "B" (P34798, P133743 &P134962)**Tract "A"**

The North 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 35 North, Range 3 East, W.M.;

TOGETHER WITH the East 1/2 of the West 1/2 of the Northeast 1/4, Section 25, Township 35 North, Range 3 East, W.M.;

EXCEPT that portion thereof lying Easterly of the Southerly line of right of way as conveyed to Bellingham Skagit Railway Company, by Deed recorded September 30, 1911, in Volume 87 of Deeds, page 243, records of said County;

AND EXCEPT the East 250 feet of the South 585 feet of said East 1/2 of the West 1/2 of the NE 1/4, Section 25, Township 35 north, Range 3 East, W.M.;

AND ALSO EXCEPT that portion of the East 1/2 of the West 1/2 of the Northeast 1/4 of said Section 25, Township 35 North, Range 3 East, W.M., described as follows:

BEGINNING at the Northeast Corner of the East 250 Feet of the South 585 Feet of the East 1/2 of the West 1/2 of the Northeast 1/4 of Section 25, Township 35 North, Range 3 East, W.M.;

Thence Northerly along the East line of the East 1/2 of the West 1/2 of the Northeast 1/4 of said Section 25, 265.0 Feet; Thence Westerly parallel to the South line of the Northeast 1/4 of said Section 25, to a point North of the 'Northwest Corner' of the East 250 Feet of the South 585 Feet of the East 1/2 of the West 1/2 of the Northeast 1/4 of said Section 25; Thence Southerly to said 'Northwest Corner'; Thence Easterly along the North line of the said East 250 Feet of the South 585 Feet of the East 1/2 of the West 1/2 of the Northeast 1/4 of Section 25, to the **POINT OF BEGINNING**.

AND EXCEPT County road and ditch rights of way;

Situate in the County of Skagit, State of Washington.

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Tract "B"

The South 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 35 North, Range 3 East, W.M.;

EXCEPT that portion thereof described as follows:

Commencing at the Southeast corner of the above described tract of land; thence N 2°19'32" E along the East line of said subdivision, a distance of 203.41 feet to the **TRUE POINT OF BEGINNING** of this property description; Thence N 85°01'16" W along a line parallel to the South line of said subdivision, a distance of 425.03 feet; Thence N 2°19'32" E along a line parallel to the East line of said subdivision, a distance 202.00 feet; thence S 85°01'16" E along a line parallel to the South line of said subdivision, a distance of 425.03 feet to a point on the East line of said subdivision which bears N 2°19'32" E, a distance of 202.00 feet from the True Point of Beginning; Thence S 2°19'32" W along the East line of said subdivision, a distance of 202.00 feet to the **TRUE POINT OF BEGINNING**;

AND EXCEPT County road and ditch rights of way;

Situate in the County of Skagit, State of Washington.

EXHIBIT B**Legal Descriptions AFTER Boundary Line Adjustment****AFTER ADJUSTMENT (Portion of P34801)**

That portion of Southeast 1/4 of the Northeast 1/4 of Section 25, Township 35 North, Range 3 East W.M., described as follows:

Commencing at the Southeast corner of the above described subdivision;
 Thence N 86°54'42" W along the South line of said subdivision, a distance of 610.58' to the **TRUE POINT OF BEGINNING**;
 Thence N 1°16'35" E, a distance of 327.87 feet;
 Thence N 89°09'21" W, a distance of 280.00 feet;
 Thence S 4°22'50" W, a distance of 316.82 feet to a point on the ^{SOUTH} South line of said subdivision;
 Thence S 86°54'42" E along the South line of said subdivision, a distance of 297.30 feet to the **TRUE POINT OF BEGINNING**;

EXCEPT County road and drainage ditch rights of ways;

Situate in the County of Skagit, State of Washington.

AFTER ADJUSTMENT (P34798, P133743, P134962 & Portion of P34801)**Tract "A"**

The North 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 35 North, Range 3 East, W.M.;

TOGETHER WITH the East 1/2 of the West 1/2 of the Northeast 1/4, Section 25, Township 35 North, Range 3 East, W.M.;

EXCEPT that portion thereof lying Easterly of the Southerly line of right of way as conveyed to Bellingham Skagit Railway Company, by Deed recorded September 30, 1911, in Volume 87 of Deeds, page 243, records of said County;

AND EXCEPT the East 250 feet of the South 585 feet of said East 1/2 of the West 1/2 of the NE 1/4, Section 25, Township 35 north, Range 3 East, W.M.;

AND ALSO EXCEPT that portion of the East 1/2 of the West 1/2 of the Northeast 1/4 of said Section 25, Township 35 North, Range 3 East, W.M., described as follows:

BEGINNING at the Northeast Corner of the East 250 Feet of the South 585 Feet of the East 1/2 of the West 1/2 of the Northeast 1/4 of Section 25, Township 35 North, Range 3 East, W.M.; Thence Northerly along the East line of the East 1/2 of the West 1/2 of the Northeast 1/4 of said Section 25, 265.0 Feet; Thence Westerly parallel to the South line of the Northeast 1/4

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of said Section 25, to a point North of the `Northwest Corner' of the East 250 Feet of the South 585 Feet of the East 1/2 of the West 1/2 of the Northeast 1/4 of said Section 25; Thence Southerly to said `Northwest Corner'; Thence Easterly along the North line of the said East 250 Feet of the South 585 Feet of the East 1/2 of the West 1/2 of the Northeast 1/4 of Section 25, to the **POINT OF BEGINNING**.

AND EXCEPT County road and ditch rights of way;

Situate in the County of Skagit, State of Washington.

Tract "B"

The South 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 35 North, Range 3 East, W.M.;

EXCEPT that portion thereof described as follows:

Commencing at the Southeast corner of the above described tract of land; Thence N 2°19'32" E along the East line of said subdivision, a distance of 203.41 feet to the **TRUE POINT OF BEGINNING** of this property description; Thence N 85°01'16" W along a line parallel to the South line of said subdivision, a distance of 425.03 feet; thence N 2°19'32" E along a line parallel to the East line of said subdivision, a distance 202.00 feet; thence S 85°01'16" E along a line parallel to the South line of said subdivision, a distance of 425.03 feet to a point on the East line of said subdivision which bears N 2°19'32" E, a distance of 202.00 feet from the True Point of Beginning; thence S 2°19'32" W along the East line of said subdivision, a distance of 202.00 feet to the **TRUE POINT OF BEGINNING**;

AND EXCEPT County road and ditch rights of way;

Situate in the County of Skagit, State of Washington.

Tract "C"

The Southeast 1/4 of the Northeast 1/4 of Section 25, Township 35 North, Range 3 East W.M.;

EXCEPT that portion described as follows:

Commencing at the Southeast corner of the above described subdivision;
Thence N 86°54'42" W along the South line of said subdivision, a distance of 610.58 feet to the **TRUE POINT OF BEGINNING**;
Thence N 1°16'35" E, a distance of 327.87 feet;
Thence N 89°09'21" W, a distance of 280.00 feet;
Thence S 4°22'50" W, a distance of 316.82 feet to a point on the South line of said subdivision;
Thence S 86°54'42" E along the South line of said subdivision, a distance of 297.30 feet to the **TRUE POINT OF BEGINNING**;

EXCEPT County road and ditch rights of ways;

Situate in the County of Skagit, State of Washington.

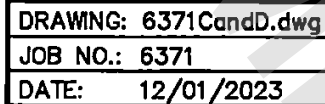


EXHIBIT D AFTER ADJUSTMENT MAP

