



202408120018

08/12/2024 09:49 AM Pages: 1 of 18 Fees: \$320.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

When recorded return to:

2024 1719
AUG 12 2024

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Amount Paid \$ 0
Skagit Co. Treasurer
By LT Deputy

Quitclaim Deed
(Boundary Line Adjustment)

Grantor: Myron M. Cheek, AHSP
Grantee: Skagit Aggregates LLC
Legal Description: ptn NE 1/4 NW 1/4 & NW 1/4 NE 1/4, 14-34N-4EWM
Assessor's Property Tax Parcel or Account Nos.: P24720; P119928
Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE is made this 22 day of July, 2024,
between Myron M. Cheek, a married person as his separate property, Grantor, and Skagit
Aggregates LLC, a Washington limited liability company, Grantee.

Recitals

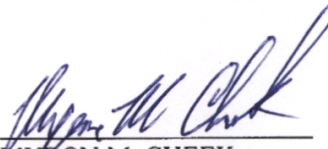
- a. Grantor is the owner of the property bearing Skagit County Assessor's parcel no. P24720, more particularly described in the attached Exhibit A.
- b. Grantee is the owner of the property bearing Skagit County Assessor's parcel no. P119928, more particularly described in the attached Exhibit B.
- c. The parties wish to reconfigure and adjust the boundaries amongst the said parcels, with a portion of Grantor's property, described in the attached Exhibit C, to be incorporated into Grantee's property.

- d. The adjusted description of Grantor's property is set forth in the attached Exhibit D.
- e. The adjusted description of Grantee's property is set forth in the attached Exhibit E.
- f. A diagram showing the adjusted boundaries of the two parcels is attached as Exhibit F.

Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, and for other good and valuable consideration, grantor does hereby QUIT CLAIM to the grantee all of his interest in the real property lying and being in the county of Skagit and State of Washington, and described in the attached Exhibit C.

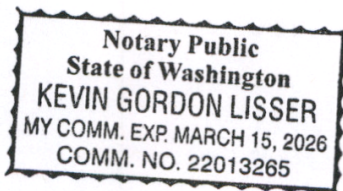
This boundary adjustment is not for the purposes of creating an additional building lot.


MYRON M. CHEEK

STATE OF WASHINGTON)
 :SS
COUNTY OF SKAGIT)

On this day personally appeared before me Myron M. Cheek, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 22 day of JULY, 2024.




NOTARY PUBLIC in and for the State of Washington, residing at

MOUNT VERNON

My commission expires: 3-15-26

Name: KEVIN LISSER

Exhibit "A"

**Myron M. Cheek, Parcel
Before Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-24720)**

Parcel "A"

The North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 34 North, Range 4 East, W.M.,

EXCEPT the West 198 feet thereof,

AND EXCEPT the following described tract:

BEGINNING at a point on the South line of said North 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4, 198 feet East of the Southwest corner thereof;
thence North 475 feet;
thence East 550 feet;
thence South 475 feet to the South line of said subdivision;
thence West along said South line, 550 feet to the POINT OF BEGINNING.

TOGETHER WITH a non-exclusive easement for ingress, egress and operating and maintaining an open pit mine over and across a strip of land 50 feet in width, being the North 50 feet of the Northeast 1/4, of the Northwest 1/4 of Section 14, Township 34 North, Range 4 East, W.M. All lying Easterly of State Highway No. 9 and the North 50 feet of the West 198 feet to the Northwest 1/4 of the Northeast 1/4, of said Section 14.

Parcel "B"

The West 198 feet of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 34 North, Range 4 East, W.M.

Parcel "C"

The North 50 feet of the Northeast 1/4 of the Northwest 1/4 of Section 14, Township 34 North, Range 4 East, W.M., lying Easterly of State Highway 9.

Parcel "D"

That portion of the Northeast 1/4 of the Northwest 1/4 of Section 14, Township 34 North, Range 4 East, W.M., lying Northerly and Easterly of the following described line:

BEGINNING at the Northeast corner of said subdivision;
thence South 0°25'05" East along the East line of said subdivision, a distance of 216 feet;
thence North 64°23'53" West, a distance of 191.82 feet;
thence North 39°46'55" East a distance of 37.5 feet to the POINT OF BEGINNING of said line;
thence South 53°08'04" East, a distance of 186.20 feet to the terminal point of said line;

EXCEPT the North 50 feet of said Northeast 1/4 of the Northwest 1/4 lying Easterly of State Highway No. 9;

AND EXCEPT any portion of said Northeast 1/4 of the Northwest 1/4 lying Northwesterly of the Southeasterly right-of-way margin of State Highway No. 9.

Parcel "E"

That portion of the South 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 34 North, Range 4 East, W.M., being more particularly described as follows:

Commencing at the Northwest corner of said subdivision;
thence South 89°14'42" East along the North line of said South 1/2 of the Northwest 1/4 of the Northeast 1/4 for a distance of 583.38 feet to the TRUE POINT OF BEGINNING;
thence South 14°52'00" East for a distance of 100.00 feet;

thence South 89°21'37" East for a distance of 66.55 feet;
 thence continue South 89°21'37" East for a distance of 682.57 feet, more or less, to
 the East line of said South 1/2 of the Northwest 1/4 of the Northeast 1/4;
 thence North 1°41'23" West along said East line for a distance of 94.88 feet, more or
 less, to the Northeast corner of said South 1/2 of the Northwest 1/4 of the Northeast
 1/4 at a point bearing South 89°14'42" East from the TRUE POINT OF
 BEGINNING;
 thence North 89°14'42" West along the North line of said subdivision for a distance
 of 772.00 feet, more or less, to the TRUE POINT OF BEGINNING.

EXCEPT that portion of said South 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 14,
 Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the Northeast corner of Lot 1, Skagit County Short Plat No. PL-12-
 0058, approved December 19, 2012 and recorded December 14, 2012 under Skagit
 County Auditor's File No. 201212140136, being a portion of the Northeast 1/4 of
 Section 14, Township 34 North, Range 4 East, W.M.;
 thence North 1°41'23" West along the Northerly project of the East line of said Lot 1,
 Skagit County Short Plat No. PL-12-0058, also being along the East line of said
 South 1/2 of the Northwest 1/4 of the Northeast 1/4 for a distance of 55.00 feet;
 thence North 89°21'37" West parallel with the North line of said Lot 1, Skagit
 County Short Plat No. PL-12-0058 for a distance of 95.00 feet;
 thence South 1°41'23" East for a distance of 55.00 feet to said North line of Lot 1,
 Skagit County Short Plat No. PL-12-0058 at a point bearing North 89°21'37" West
 from the POINT OF BEGINNING;
 thence South 89°21'37" East along said North line for a distance of 95.00 feet to the
 POINT OF BEGINNING.

Parcel "F"

That portion of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 14, Township 34
 North, Range 4 East, W.M. lying Northerly of the following described line:

Commencing at the Northwest corner of said West 1/2 of the Northeast 1/4 of the
 Northeast 1/4;
 thence South 1°41'23" East along the West line of said subdivision for a distance of
 817.48 feet to the TRUE POINT OF BEGINNING of said line description;
 thence South 89°21'38" East for a distance of 223.55 feet;
 thence South 48°39'51" East for a distance of 138.02 feet;
 thence South 89°21'38" East for a distance of 84.00 feet;
 thence North 1°41'25" West for a distance of 449.38 feet;
 thence South 89°21'38" East for a distance of 269.44 feet, more or less, to the East
 line of said West 1/2 of the Northeast 1/4 of the Northeast 1/4 at a point bearing
 South 1°35'52" East, a distance of 455.41 feet, from the Northeast corner of said
 subdivision and being the terminus of said line.

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

All of the above situate in the County of Skagit, State of Washington.



7-17-24

Exhibit "B"

**Skagit Aggregates, LLC, a Washington Limited Liability Company, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-24732, P-24709, P-24729 and P-119928)**

Parcel "A"

That portion of the Southeast 1/4 of the Northwest 1/4 of Section 14, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the North 1/4 corner of said Section 14;
thence South along the centerline of said Section, 1,565 feet, more or less, to the
Northeast corner of the South 62 rods of said Southeast 1/4 of the Northwest 1/4,
said point being the TRUE POINT OF BEGINNING;
thence West along the North line of said south 62 rods, 1,145 feet, more or less,
to the East line of the County road;
thence Northeasterly along said road to the North line of the Southeast 1/4 of the
Northwest 1/4;
thence East along the North line of said Southeast 1/4 of the Northwest 1/4 to the
Northeast corner thereof;
thence South along the East line of said Southeast 1/4 of the Northwest 1/4 to the
POINT OF BEGINNING,

EXCEPT that portion described as follows:

BEGINNING at the intersection of the Easterly line of Clear Lake County road
and a line which is parallel to and 1,565 feet Southerly from the North line of
said Section 14;
thence East along said parallel line, 250 feet;
thence North 208 feet;
thence West to the Easterly line of the County road;
thence Southwesterly along the County road to the POINT OF BEGINNING.

Parcel "B"

That portion of the Southeast 1/4 of the Northwest 1/4 of Section 14, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the intersection of the Easterly line of Clear Lake County road
and a line which is parallel to and 1,565 feet Southerly from the North line of
said Section 14;
thence East along said parallel line, 250 feet;
thence North 208 feet;
thence West to the Easterly line of the County road;
thence Southwesterly along County road to the POINT OF BEGINNING.

Parcel "C"

That portion of the Northeast 1/4 of the Northwest 1/4 of Section 14, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the North 1/4 corner of said Section 14;
thence South 1°33'27" East along the East line of said Northwest 1/4 of Section
14 a distance of 667.53 feet to the TRUE POINT OF BEGINNING;
thence North 43°22'41" West a distance of 276.25 feet;
thence North 51°18'39" West a distance of 208.5 feet;
thence South 38°41'21" West a distance of 141.16 feet to the beginning of a
curve to the left having a radius of 5,508.60 feet;
thence along the arc of said curve through a central angle of 4°10'36" a distance
of 401.56 feet;
thence South 34°30'45" West a distance of 345.89 feet to the beginning of a
curve to the left having a radius of 1,400.85 feet;

thence along the arc of said curve through a central angle of $13^{\circ}15'09''$ an arc distance of 319.94 feet to the intersection with the South line of the Northeast 1/4 of the Northwest 1/4 of said Section 14;
 thence South $89^{\circ}42'23''$ East along the South line of said Northeast 1/4 of the Northwest 1/4 a distance of 1,044.12 feet to the Southeast corner of said Northeast 1/4 of the Northwest 1/4;
 thence North $1^{\circ}33'27''$ West along the East line of said Northeast 1/4 of the Northwest 1/4 a distance of 673.93 feet to the TRUE POINT OF BEGINNING.

EXCEPT that portion, if any, lying within the boundaries of the State Highway right-of-way.

Parcel "D"

That portion of the South 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 34 North, Range 4 East, W.M., said portion being more particularly described as follows:

BEGINNING at the Northwest corner of said subdivision;
 thence South $89^{\circ}14'42''$ East 583.38 feet along the North line of said subdivision;
 thence South $14^{\circ}52'00''$ East 100.00 feet;
 thence South $89^{\circ}21'37''$ East 66.55 feet;
 thence South $00^{\circ}38'23''$ West 572.83 feet to the South line of said subdivision;
 thence North $89^{\circ}21'37''$ West 647.26 feet to the Southwest corner of said subdivision;
 thence North $01^{\circ}52'19''$ West 671.01 feet along the West line of said subdivision to the POINT OF BEGINNING.

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

All being situate in the County of Skagit, State of Washington.

The boundary for the above-described property honored the solution as shown on that certain Record of Survey recorded under Skagit County Auditor's File No. 200411050124.



7-17-24

Exhibit "C"

**Portion of Myron M. Cheek, Parcel
(Skagit County Assessor's Parcel No. P-24720)
To be Boundary Line Adjusted into
Skagit Aggregates, LLC, a Washington Limited Liability Company, Parcel
(Skagit County Assessor's Parcel Number P-119928)**

Those portions of the Northeast 1/4 of the Northwest 1/4 and of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 34 North, Range 4 East, W.M., being more particularly described as follows:

BEGINNING at the Northwest corner of the Northeast 1/4 of said Section 14, Township 34 North, Range 4 East, W.M., (North 1/4 corner);
thence South 89°07'47" East along the North line of said subdivision for a distance of 748.28 feet;
thence South 1°52'19" East for a distance of 194.51 feet, more or less, to the Northeast corner of that certain parcel conveyed to the City of Mount Vernon by Warranty deed, recorded under Skagit County Auditor's File No. 371283;
thence North 89°14'42" West along the Northerly line of said City of Mount Vernon parcel for a distance of 550.00 feet to the Northwest corner thereof;
thence South 1°52'19" East along the Westerly line of said City of Mount Vernon parcel, also being the East line of the West 198 feet of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of said Section 14, for a distance of 475.00 feet to the Southeast corner of said City of Mount Vernon parcel, being a point on the South line of said North 1/2 of the Northwest 1/4 of the Northeast 1/4;
thence North 89°14'42" West along said South line for a distance of 198.21 feet, more or less, to the Southwest corner of said North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 14;
thence North 1°52'19" West along the West line of said subdivision for a distance of 455.01 feet, more or less, to the Northeasterly corner of that certain parcel conveyed to Myron M. Cheek by Quit Claim deed recorded under Skagit County Auditor's File No. 202309250061;
thence North 54°35'18" West (called North 54°16'26" West on previous description) for a distance of 190.64 feet, more or less, to the East line of State Highway 9 as shown on that certain Record of Survey recorded under Auditor's File No. 8612150023
thence North 38°22'28" East along said East line for a distance of 133.83 feet, more or less, to the North line of the Northeast 1/4 of the Northwest 1/4 of said Section 14 at a point bearing South 89°33'30" West from the POINT OF BEGINNING;
thence North 89°33'30" East along said North line for a distance of 65.24 feet, more or less, to the POINT OF BEGINNING.

SUBJECT TO an easement in favor of the grantor, his heirs and/or assignees for ingress, egress, and utilities over, under and across a portion of the above parcel described as follows:

BEGINNING at the Northwest corner of the Northeast 1/4 of said Section 14, Township 34 North, Range 4 East, W.M. (North 1/4 corner);
thence South 89°07'47" East along the North line of said subdivision for a distance of 748.28 feet;
thence South 1°52'19" East for a distance of 194.51 feet, more or less, to the Northeast corner of that certain parcel conveyed to the City of Mount Vernon by Warranty deed, recorded under Skagit County Auditor's File No. 371283;
thence North 89°14'42" West along the Northerly line of said City of Mount Vernon parcel for a distance of 550.00 feet to the Northwest corner thereof; also being the East line of the West 198.00 feet (as measured perpendicular to the West line) of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of said Section 14;
thence North 1°52'19" West along said East line for a distance of 135.55 feet, more or less, to a point 60.00 feet South (as measured perpendicular to the North line of said Northeast 1/4) of the North line of said Northeast 1/4 of Section 14;
thence North 89°07'47" West, parallel with said North line or North line extended for a distance of 279.71 feet, more or less, to a point 25.00 feet (as measured perpendicular to the Easterly margin of SR-9) Southeasterly of State

Route 9, as shown on that certain Record of Survey recorded under Skagit County Auditor's File No. 8612150023;
 thence South 38°22'28" West, parallel with said Southeasterly margin of SR-9 for a distance of 77.97 feet to the Northerly line of that certain parcel conveyed to Myron M. Cheek by Quit Claim deed recorded under Skagit County Auditor's File No. 202309250061;
 thence North 54°35'18" West along said Northerly line for a distance of 25.03 feet, more or less, to said Southeasterly margin of SR-9;
 thence North 38°22'28" East along said Southeasterly margin for a distance of 133.83 feet, more or less, to the North line of the Northeast 1/4 of the Northwest 1/4 of said Section 14 at a point bearing South 89°33'30" West from the POINT OF BEGINNING;
 thence North 89°33'30" East along said North line for a distance of 65.24 feet, more or less, to the POINT OF BEGINNING;

Access to the easement area is to remain gated and driving surfaces shall remain passable at all times.

EXCEPT from all the above road rights-of-way, if any.

AND 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 259,775 sq ft, 5.96 acres

The above described property is to be combined or aggregated with contiguous property to the south (Parcel No. P-119928) owned by the Grantee.

This Boundary Line Adjustment is not for the purpose of creating an additional building lot.

APPROVED

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

Skagit County

By: Jeannette Aune
 Title: Associate Planner

Date: 7/17/2024

Per Skagit County Planning & Development Services, by virtue of recording this Boundary Line Adjustment, both newly configured lots shall be considered Lots of Record for individual conveyance and development purposes unless otherwise restricted.



7-17-24

Exhibit "D"**Myron M. Cheek, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-24720)****Parcel "A"**

The North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 34 North, Range 4 East, W.M.,

EXCEPT the West 198 feet thereof,

AND EXCEPT the following described tract:

BEGINNING at a point on the South line of said North 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4, 198 feet East of the Southwest corner thereof;
thence North 475 feet;
thence East 550 feet;
thence South 475 feet to the South line of said subdivision;
thence West along said South line, 550 feet to the POINT OF BEGINNING.

TOGETHER WITH a non-exclusive easement for ingress, egress and operating and maintaining an open pit mine over and across a strip of land 50 feet in width, being the North 50 feet of the Northeast 1/4, of the Northwest 1/4 of Section 14, Township 34 North, Range 4 East, W.M. All lying Easterly of State Highway No. 9 and the North 50 feet of the West 198 feet to the Northwest 1/4 of the Northeast 1/4, of said Section 14.

Parcel "B"

The West 198 feet of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 34 North, Range 4 East, W.M.

Parcel "C"

The North 50 feet of the Northeast 1/4 of the Northwest 1/4 of Section 14, Township 34 North, Range 4 East, W.M., lying Easterly of State Highway 9.

Parcel "D"

That portion of the Northeast 1/4 of the Northwest 1/4 of Section 14, Township 34 North, Range 4 East, W.M., lying Northerly and Easterly of the following described line:

BEGINNING at the Northeast corner of said subdivision;
thence South 0°25'05" East along the East line of said subdivision, a distance of 216 feet;
thence North 64°23'53" West, a distance of 191.82 feet;
thence North 39°46'55" East a distance of 37.5 feet to the POINT OF BEGINNING of said line;
thence South 53°08'04" East, a distance of 186.20 feet to the terminal point of said line;

EXCEPT the North 50 feet of said Northeast 1/4 of the Northwest 1/4 lying Easterly of State Highway No. 9;

AND EXCEPT any portion of said Northeast 1/4 of the Northwest 1/4 lying Northwesterly of the Southeasterly right-of-way margin of State Highway No. 9.

Parcel "E"

That portion of the South 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 34 North, Range 4 East, W.M., being more particularly described as follows:

Commencing at the Northwest corner of said subdivision;
 thence South 89°14'42" East along the North line of said South 1/2 of the Northwest 1/4 of the Northeast 1/4 for a distance of 583.38 feet to the TRUE POINT OF BEGINNING;
 thence South 14°52'00" East for a distance of 100.00 feet;
 thence South 89°21'37" East for a distance of 66.55 feet;
 thence continue South 89°21'37" East for a distance of 682.57 feet, more or less, to the East line of said South 1/2 of the Northwest 1/4 of the Northeast 1/4;
 thence North 1°41'23" West along said East line for a distance of 94.88 feet, more or less, to the Northeast corner of said South 1/2 of the Northwest 1/4 of the Northeast 1/4 at a point bearing South 89°14'42" East from the TRUE POINT OF BEGINNING;
 thence North 89°14'42" West along the North line of said subdivision for a distance of 772.00 feet, more or less, to the TRUE POINT OF BEGINNING.

EXCEPT that portion of said South 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the Northeast corner of Lot 1, Skagit County Short Plat No. PL-12-0058, approved December 19, 2012 and recorded December 14, 2012 under Skagit County Auditor's File No. 201212140136, being a portion of the Northeast 1/4 of Section 14, Township 34 North, Range 4 East, W.M.;
 thence North 1°41'23" West along the Northerly project of the East line of said Lot 1, Skagit County Short Plat No. PL-12-0058, also being along the East line of said South 1/2 of the Northwest 1/4 of the Northeast 1/4 for a distance of 55.00 feet;
 thence North 89°21'37" West parallel with the North line of said Lot 1, Skagit County Short Plat No. PL-12-0058 for a distance of 95.00 feet;
 thence South 1°41'23" East for a distance of 55.00 feet to said North line of Lot 1, Skagit County Short Plat No. PL-12-0058 at a point bearing North 89°21'37" West from the POINT OF BEGINNING;
 thence South 89°21'37" East along said North line for a distance of 95.00 feet to the POINT OF BEGINNING.

Parcel "F"

That portion of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 14, Township 34 North, Range 4 East, W.M. lying Northerly of the following described line:

Commencing at the Northwest corner of said West 1/2 of the Northeast 1/4 of the Northeast 1/4;
 thence South 1°41'23" East along the West line of said subdivision for a distance of 817.48 feet to the TRUE POINT OF BEGINNING of said line description;
 thence South 89°21'38" East for a distance of 223.55 feet;
 thence South 48°39'51" East for a distance of 138.02 feet;
 thence South 89°21'38" East for a distance of 84.00 feet;
 thence North 1°41'25" West for a distance of 449.38 feet;
 thence South 89°21'38" East for a distance of 269.44 feet, more or less, to the East line of said West 1/2 of the Northeast 1/4 of the Northeast 1/4 at a point bearing South 1°35'52" East, a distance of 455.41 feet, from the Northeast corner of said subdivision and being the terminus of said line.

EXCEPT from the above Parcels A, B, C, D, E, and F those portions of the Northeast 1/4 of the Northwest 1/4 and of the Northeast 1/4 of Section 14, Township 34 North, Range 4 East, W.M., being more particularly described as follows:

BEGINNING at the Northwest corner of the Northeast 1/4 of said Section 14, Township 34 North, Range 4 East, W.M., (North 1/4 corner);

thence South 89°07'47" East along the North line of said subdivision for a distance of 748.28 feet;
 thence South 1°52'19" East for a distance of 194.51 feet, more or less, to the Northeast corner of that certain parcel conveyed to the City of Mount Vernon by Warranty deed, recorded under Skagit County Auditor's File No. 371283;
 thence North 89°14'42" West along the Northerly line of said City of Mount Vernon parcel for a distance of 550.00 feet to the Northwest corner thereof;
 thence South 1°52'19" East along the Westerly line of said City of Mount Vernon parcel, also being the East line of the West 198 feet of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of said Section 14, for a distance of 475.00 feet to the Southeast corner of said City of Mount Vernon parcel, being a point on the South line of said North 1/2 of the Northwest 1/4 of the Northeast 1/4;
 thence North 89°14'42" West along said South line for a distance of 198.21 feet, more or less, to the Southwest corner of said North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 14;
 thence North 1°52'19" West along the West line of said subdivision for a distance of 455.01 feet, more or less, to the Northeasterly corner of that certain parcel conveyed to Myron M. Cheek by Quit Claim deed recorded under Skagit County Auditor's File No. 202309250061;
 thence North 54°35'18" West (called North 54°16'26" West on previous description) for a distance of 190.64 feet, more or less, to the East line of State Highway 9 as shown on that certain Record of Survey recorded under Auditor's File No. 8612150023
 thence North 38°22'28" East along said East line for a distance of 133.83 feet, more or less, to the North line of the Northeast 1/4 of the Northwest 1/4 of said Section 14 at a point bearing South 89°33'30" West from the POINT OF BEGINNING;
 thence North 89°33'30" East along said North line for a distance of 65.24 feet, more or less, to the POINT OF BEGINNING.

TOGETHER WITH an easement in favor of the grantor, his heirs and/or assignees over, under and across a portion of the above Parcel "F" described as follows:

BEGINNING at the Northwest corner of the Northeast 1/4 of said Section 14, Township 34 North, Range 4 East, W.M. (North 1/4 corner);
 thence South 89°07'47" East along the North line of said subdivision for a distance of 748.28 feet;
 thence South 1°52'19" East for a distance of 194.51 feet, more or less, to the Northeast corner of that certain parcel conveyed to the City of Mount Vernon by Warranty deed, recorded under Skagit County Auditor's File No. 371283;
 thence North 89°14'42" West along the Northerly line of said City of Mount Vernon parcel for a distance of 550.00 feet to the Northwest corner thereof; also being the East line of the West 198.00 feet (as measured perpendicular to the West line) of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of said Section 14;
 thence North 1°52'19" West along said East line for a distance of 135.55 feet, more or less, to a point 60.00 feet South (as measured perpendicular to the North line of said Northeast 1/4) of the North line of said Northeast 1/4 of Section 14;
 thence North 89°07'47" West, parallel with said North line or North line extended for a distance of 279.71 feet, more or less, to a point 25.00 feet (as measured perpendicular to the Easterly margin of SR-9) Southeasterly of State Route 9, as shown on that certain Record of Survey recorded under Skagit County Auditor's File No. 8612150023;
 thence South 38°22'28" West, parallel with said Southeasterly margin of SR-9 for a distance of 77.97 feet to the Northerly line of that certain parcel conveyed to Myron M. Cheek by Quit Claim deed recorded under Skagit County Auditor's File No. 202309250061;
 thence North 54°35'18" West along said Northerly line for a distance of 25.03 feet, more or less, to said Southeasterly margin of SR-9;
 thence North 38°22'28" East along said Southeasterly margin for a distance of 133.83 feet, more or less, to the North line of the Northeast 1/4 of the Northwest 1/4 of said Section 14 at a point bearing South 89°33'30" West from the POINT OF BEGINNING;
 thence North 89°33'30" East along said North line for a distance of 65.24 feet, more or less, to the POINT OF BEGINNING;

Access to the easement area is to remain gated and driving surfaces shall remain passable at all times.

EXCEPT from all the above road rights-of-way, if any.

ALL OF THE ABOVE PARCELS A, B, C, D, E, and F BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

All of the above being situate in the County of Skagit, State of Washington.

Containing 942,269 sq ft, 21.63 acres

Per Skagit County Planning & Development Services, by virtue of recording this Boundary Line Adjustment, this newly configured lot shall be considered Lot of Record for individual conveyance and development purposes unless otherwise restricted.



7-17-24

Exhibit "E"

**Skagit Aggregates, LLC, a Washington Limited Liability Company, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-24732, P-24709, P-24729 and P-119928)**

Parcel "A"

That portion of the Southeast 1/4 of the Northwest 1/4 of Section 14, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the North 1/4 corner of said Section 14;
thence South along the centerline of said Section, 1,565 feet, more or less, to the
Northeast corner of the South 62 rods of said Southeast 1/4 of the Northwest 1/4,
said point being the TRUE POINT OF BEGINNING;
thence West along the North line of said south 62 rods, 1,145 feet, more or less,
to the East line of the County road;
thence Northeasterly along said road to the North line of the Southeast 1/4 of the
Northwest 1/4;
thence East along the North line of said Southeast 1/4 of the Northwest 1/4 to the
Northeast corner thereof;
thence South along the East line of said Southeast 1/4 of the Northwest 1/4 to the
POINT OF BEGINNING,

EXCEPT that portion described as follows:

BEGINNING at the intersection of the Easterly line of Clear Lake County road
and a line which is parallel to and 1,565 feet Southerly from the North line of
said Section 14;
thence East along said parallel line, 250 feet;
thence North 208 feet;
thence West to the Easterly line of the County road;
thence Southwesterly along the County road to the POINT OF BEGINNING.

Parcel "B"

That portion of the Southeast 1/4 of the Northwest 1/4 of Section 14, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the intersection of the Easterly line of Clear Lake County road
and a line which is parallel to and 1,565 feet Southerly from the North line of
said Section 14;
thence East along said parallel line, 250 feet;
thence North 208 feet;
thence West to the Easterly line of the County road;
thence Southwesterly along County road to the POINT OF BEGINNING.

Parcel "C"

That portion of the Northeast 1/4 of the Northwest 1/4 of Section 14, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the North 1/4 corner of said Section 14;
thence South 1°33'27" East along the East line of said Northwest 1/4 of Section
14 a distance of 667.53 feet to the TRUE POINT OF BEGINNING;
thence North 43°22'41" West a distance of 276.25 feet;
thence North 51°18'39" West a distance of 208.5 feet;
thence South 38°41'21" West a distance of 141.16 feet to the beginning of a
curve to the left having a radius of 5,508.60 feet;

thence along the arc of said curve through a central angle of 4°10'36" a distance of 401.56 feet;
 thence South 34°30'45" West a distance of 345.89 feet to the beginning of a curve to the left having a radius of 1,400.85 feet;
 thence along the arc of said curve through a central angle of 13°15'09" an arc distance of 319.94 feet to the intersection with the South line of the Northeast 1/4 of the Northwest 1/4 of said Section 14;
 thence South 89°42'23" East along the South line of said Northeast 1/4 of the Northwest 1/4 a distance of 1,044.12 feet to the Southeast corner of said Northeast 1/4 of the Northwest 1/4;
 thence North 1°33'27" West along the East line of said Northeast 1/4 of the Northwest 1/4 a distance of 673.93 feet to the TRUE POINT OF BEGINNING.

EXCEPT that portion, if any, lying within the boundaries of the State Highway right-of-way.

Parcel "D"

That portion of the South 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 34 North, Range 4 East, W.M., said portion being more particularly described as follows:

BEGINNING at the Northwest corner of said subdivision;
 thence South 89°14'42" East 583.38 feet along the North line of said subdivision;
 thence South 14°52'00" East 100.00 feet;
 thence South 89°21'37" East 66.55 feet;
 thence South 00°38'23" West 572.83 feet to the South line of said subdivision;
 thence North 89°21'37" West 647.26 feet to the Southwest corner of said subdivision;
 thence North 01°52'19" West 671.01 feet along the West line of said subdivision to the POINT OF BEGINNING.

Parcel "E"

Those portions of the Northeast 1/4 of the Northwest 1/4 and of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 34 North, Range 4 East, W.M., being more particularly described as follows:

BEGINNING at the Northwest corner of the Northeast 1/4 of said Section 14, Township 34 North, Range 4 East, W.M., (North 1/4 corner);
 thence South 89°07'47" East along the North line of said subdivision for a distance of 748.28 feet;
 thence South 1°52'19" East for a distance of 194.51 feet, more or less, to the Northeast corner of that certain parcel conveyed to the City of Mount Vernon by Warranty deed, recorded under Skagit County Auditor's File No. 371283;
 thence North 89°14'42" West along the Northerly line of said City of Mount Vernon parcel for a distance of 550.00 feet to the Northwest corner thereof;
 thence South 1°52'19" East along the Westerly line of said City of Mount Vernon parcel, also being the East line of the West 198 feet of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of said Section 14, for a distance of 475.00 feet to the Southeast corner of said City of Mount Vernon parcel, being a point on the South line of said North 1/2 of the Northwest 1/4 of the Northeast 1/4;
 thence North 89°14'42" West along said South line for a distance of 198.21 feet, more or less, to the Southwest corner of said North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 14;
 thence North 1°52'19" West along the West line of said subdivision for a distance of 455.01 feet, more or less, to the Northeasterly corner of that certain parcel conveyed to Myron M. Cheek by Quit Claim deed recorded under Skagit County Auditor's File No. 202309250061;
 thence North 54°35'18" West (called North 54°16'26" West on previous description) for a distance of 190.64 feet, more or less, to the East line of State Highway 9 as shown on that certain Record of Survey recorded under Auditor's File No. 8612150023
 thence North 38°22'28" East along said East line for a distance of 133.83 feet, more or less, to the North line of the Northeast 1/4 of the Northwest 1/4 of said Section 14 at a point bearing South 89°33'30" West from the POINT OF BEGINNING;

thence North 89°33'30" East along said North line for a distance of 65.24 feet, more or less, to the POINT OF BEGINNING.

SUBJECT TO an easement in favor of the grantor, his heirs and/or assignees over, under and across a portion of the above Parcel "E" described as follows:

BEGINNING at the Northwest corner of the Northeast 1/4 of said Section 14, Township 34 North, Range 4 East, W.M. (North 1/4 corner);
 thence South 89°07'47" East along the North line of said subdivision for a distance of 748.28 feet;
 thence South 1°52'19" East for a distance of 194.51 feet, more or less, to the Northeast corner of that certain parcel conveyed to the City of Mount Vernon by Warranty deed, recorded under Skagit County Auditor's File No. 371283;
 thence North 89°14'42" West along the Northerly line of said City of Mount Vernon parcel for a distance of 550.00 feet to the Northwest corner thereof; also being the East line of the West 198.00 feet (as measured perpendicular to the West line) of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of said Section 14;
 thence North 1°52'19" West along said East line for a distance of 135.55 feet, more or less, to a point 60.00 feet South (as measured perpendicular to the North line of said Northeast 1/4) of the North line of said Northeast 1/4 of Section 14;
 thence North 89°07'47" West, parallel with said North line or North line extended for a distance of 279.71 feet, more or less, to a point 25.00 feet (as measured perpendicular to the Easterly margin of SR-9) Southeasterly of State Route 9, as shown on that certain Record of Survey recorded under Skagit County Auditor's File No. 8612150023;
 thence South 38°22'28" West, parallel with said Southeasterly margin of SR-9 for a distance of 77.97 feet to the Northerly line of that certain parcel conveyed to Myron M. Cheek by Quit Claim deed recorded under Skagit County Auditor's File No. 202309250061;
 thence North 54°35'18" West along said Northerly line for a distance of 25.03 feet, more or less, to said Southeasterly margin of SR-9;
 thence North 38°22'28" East along said Southeasterly margin for a distance of 133.83 feet, more or less, to the North line of the Northeast 1/4 of the Northwest 1/4 of said Section 14 at a point bearing South 89°33'30" West from the POINT OF BEGINNING;
 thence North 89°33'30" East along said North line for a distance of 65.24 feet, more or less, to the POINT OF BEGINNING;

Access to the easement area is to remain gated and driving surfaces shall remain passable at all times.

EXCEPT from all the above road rights-of-way, if any.

ALL OF THE ABOVE PARCELS A, B, C, D AND E BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

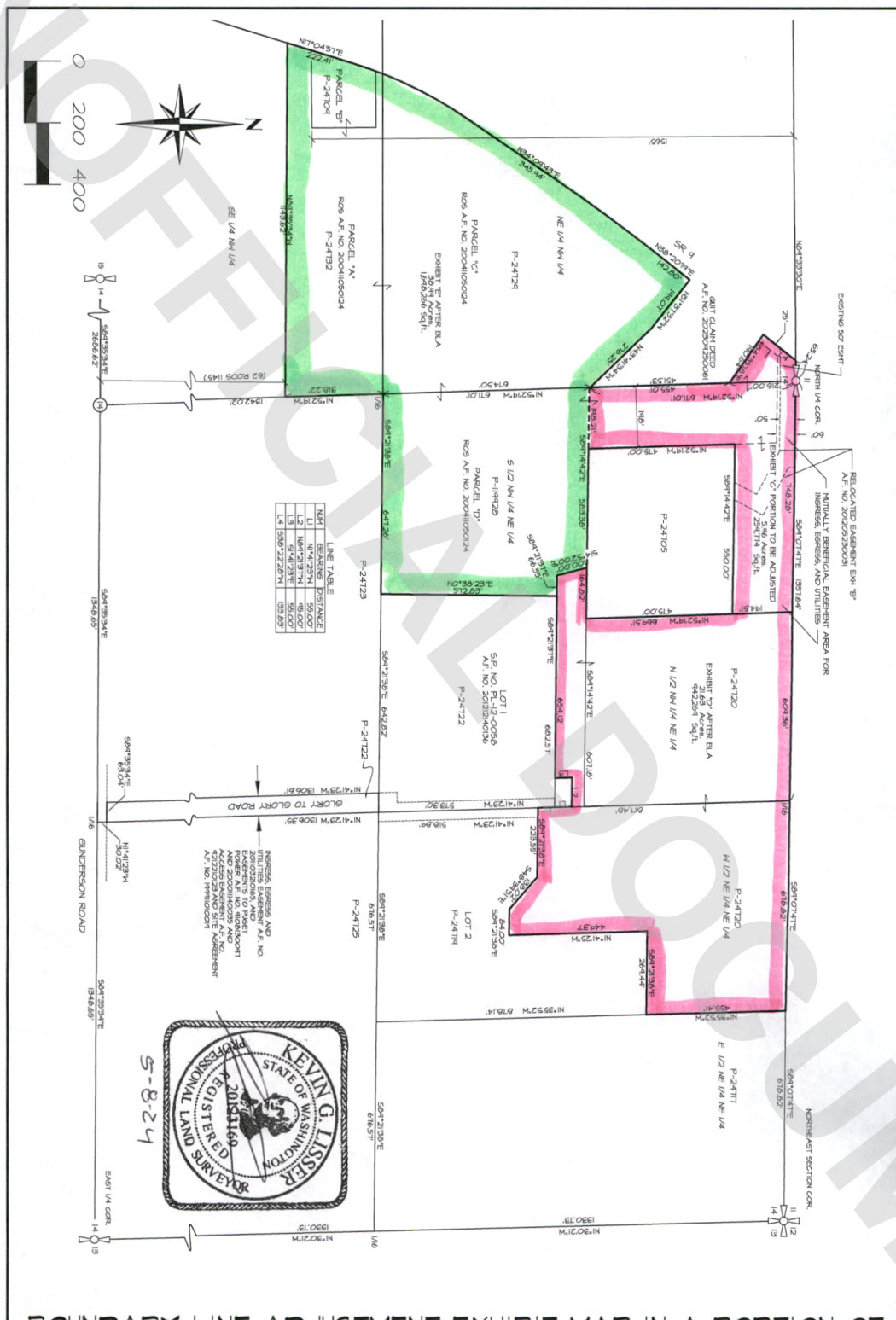
All of the above being situate in the County of Skagit, State of Washington.

Containing 1,698,266 sq ft, 38.99 acres

Per Skagit County Planning & Development Services, by virtue of recording this Boundary Line Adjustment, this newly configured lot shall be considered Lot of Record for individual conveyance and development purposes unless otherwise restricted.



EXHIBIT "F" - PRIOR TO BLA



BOUNDARY LINE ADJUSTMENT EXHIBIT MAP IN A PORTION OF
SECTION 14, T. 34 N., R. 4 E., W.M.

SKAGIT COUNTY, WASHINGTON

FOR: MYRON M. CHEEK AND SKAGIT AGGREGATES LLC

SCALE: 1" = 400'

MERIDIAN: ASSUMED

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

DATE: 5/08/24

DWG: 23-145 BLA

FOR: MYRON M. CHEEK AND SKAGIT AGGREGATES LLC

DATE: 5/08/24
DWG: 23-145 BLA

[illegible]

FOR: MYRON M. CHEEK AND SKAGIT AGGREGATES LLC

DATE: 5/08/24
DWG: 23-145 BLA