

SURVEY DESCRIPTION - HANSON
(QUIT CLAIM DEED AF NO. 2019040049)

PARCEL "A"

THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 4 EAST, N.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 17;
THENCE SOUTH 84°05'13" EAST, ALONG THE SOUTH LINE OF SAID SECTION 17, 833.31 FEET TO AN INTERSECTION WITH THE WESTERLY MARGIN OF L. M. ABBEY (FRIDAY CREEK) COUNTY ROAD;
THENCE NORTH 15°02'00" WEST, ALONG SAID WESTERLY MARGIN 804.10 FEET;
THENCE NORTH 14°58'00" WEST, AT RIGHT ANGLES TO SAID WESTERLY MARGIN 617.43 FEET TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 17;
THENCE NORTH 2°39'00" EAST, ALONG SAID WEST LINE OF THE SOUTHWEST 1/4, 250.00 FEET;
THENCE CONTINUE NORTH 2°39'00" EAST, ALONG SAID WEST LINE 204.83 FEET;
THENCE NORTH 14°58'00" WEST, PARALLEL WITH SAID WEST LINE OF THE SOUTHWEST 1/4, 102.41 FEET;
THENCE NORTH 14°58'00" WEST, PARALLEL WITH SAID WEST LINE OF THE SOUTHWEST 1/4, 102.41 FEET;
THENCE NORTH 14°58'00" EAST, 310.88 FEET TO SAID WESTERLY MARGIN OF L. M. ABBEY ROAD;
THENCE NORTH 15°02'00" WEST, ALONG SAID WESTERLY MARGIN, 41.51 FEET TO A POINT THAT IS NORTH 14°58'00" EAST FROM THE TRUE POINT OF BEGINNING, 10.10 FEET TO THE TRUE POINT OF BEGINNING. (ALSO KNOWN AS TRACT "A" OF TRACT 20, CERTAIN SHORT PLAT NO. 64-72, APPROVED SEPTEMBER 20, 1972).

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 17;
THENCE SOUTH 84°05'13" EAST, ALONG THE SOUTH LINE OF SAID SECTION 17, 833.31 FEET TO AN INTERSECTION WITH THE WESTERLY MARGIN OF L. M. ABBEY (FRIDAY CREEK) COUNTY ROAD;
THENCE NORTH 15°02'00" WEST, ALONG SAID WESTERLY MARGIN 804.10 FEET;
THENCE NORTH 14°58'00" WEST AT RIGHT ANGLES TO SAID WESTERLY MARGIN 617.43 FEET TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 17;
THENCE NORTH 2°39'00" EAST, ALONG SAID WEST LINE OF THE SOUTHWEST 1/4, 250.00 FEET TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 17;
THENCE NORTH 14°58'00" EAST, 200.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 2°39'00" WEST, PARALLEL WITH SAID WEST LINE OF THE SOUTHWEST 1/4, 102.41 FEET;
THENCE NORTH 14°58'00" EAST, 155.44 FEET;
THENCE NORTHWESTERLY TO A POINT THAT IS NORTH 14°58'00" EAST, 134.825 FEET FROM THE TRUE POINT OF BEGINNING;
THENCE SOUTH 14°58'00" WEST 134.825 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL "B"

THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 4 EAST, N.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 17;
THENCE SOUTH 84°05'13" EAST, ALONG THE SOUTH LINE OF SAID SECTION 17, 833.31 FEET TO AN INTERSECTION WITH THE WESTERLY MARGIN OF L. M. ABBEY (FRIDAY CREEK) COUNTY ROAD;
THENCE NORTH 15°02'00" WEST, ALONG SAID WESTERLY MARGIN 804.10 FEET;
THENCE NORTH 14°58'00" WEST, AT RIGHT ANGLES TO SAID WESTERLY MARGIN 617.43 FEET TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 17;
THENCE NORTH 2°39'00" EAST, ALONG SAID WEST LINE OF THE SOUTHWEST 1/4, 250.00 FEET;
THENCE CONTINUE NORTH 2°39'00" EAST, ALONG SAID WEST LINE 204.82 FEET;
THENCE NORTH 14°58'00" WEST, PARALLEL WITH SAID WEST LINE OF THE SOUTHWEST 1/4, 102.41 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE SOUTH 2°39'00" WEST, ALONG SAID PARALLEL LINE, 102.41 FEET;
THENCE NORTH 14°58'00" EAST 341.98 FEET TO SAID WESTERLY MARGIN OF L. M. ABBEY ROAD;
THENCE NORTH 15°02'00" WEST, ALONG SAID WESTERLY MARGIN, 41.51 FEET TO A POINT THAT IS NORTH 14°58'00" EAST FROM THE TRUE POINT OF BEGINNING;
THENCE SOUTH 14°58'00" WEST AT RIGHT ANGLES TO SAID WESTERLY MARGIN, 310.88 FEET TO THE TRUE POINT OF BEGINNING. (ALSO KNOWN AS TRACT "B" OF TRACT 20, CERTAIN SHORT PLAT NO. 64-72, APPROVED SEPTEMBER 20, 1972).

TOGETHER WITH THE EASTERLY 1/2 (IN AREA) OF THE FOLLOWING DESCRIBED TRACT:

THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 4 EAST, N.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

* DESCRIPTION CONTINUED ON NEXT COLUMN *

* CONTINUED DESCRIPTION *

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 17;
THENCE SOUTH 84°05'13" EAST, ALONG THE SOUTH LINE OF SAID SECTION 17, 833.31 FEET TO AN INTERSECTION WITH THE WESTERLY MARGIN OF L. M. ABBEY (FRIDAY CREEK) COUNTY ROAD;
THENCE NORTH 15°02'00" WEST, ALONG SAID WESTERLY MARGIN 804.10 FEET;
THENCE NORTH 14°58'00" WEST, AT RIGHT ANGLES TO SAID WESTERLY MARGIN 617.43 FEET TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 17;
THENCE NORTH 2°39'00" EAST, ALONG SAID WEST LINE OF THE SOUTHWEST 1/4, 250.00 FEET;
THENCE CONTINUE NORTH 2°39'00" EAST, ALONG SAID WEST LINE 204.83 FEET;
THENCE NORTH 14°58'00" EAST, 200.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 2°39'00" WEST, PARALLEL WITH SAID WEST LINE OF THE SOUTHWEST 1/4, 102.41 FEET;
THENCE NORTH 14°58'00" EAST, 155.44 FEET;
THENCE NORTHWESTERLY TO A POINT THAT IS NORTH 14°58'00" EAST, 134.825 FEET FROM THE TRUE POINT OF BEGINNING;
THENCE SOUTH 14°58'00" WEST, 134.825 FEET TO THE TRUE POINT OF BEGINNING.

AND TOGETHER WITH THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 4 EAST, N.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF THE L. M. ABBEY (FRIDAY CREEK) COUNTY ROAD AS SAID ROAD, EXISTED ON NOVEMBER 25, 1964 WITH THE SOUTH LINE OF SAID SUBDIVISION;
THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID ROAD A DISTANCE OF 804.10 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED;
THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE WESTERLY LINE OF SAID ROAD, IN A STRAIGHT LINE OF SAID SECTION 17;
THENCE NORTH ALONG SAID WEST LINE 250.00 FEET;
THENCE NORTHWESTERLY, PARALLEL WITH LINE "A", TO THE WESTERLY LINE OF THE AFOREMENTIONED COUNTY ROAD;
THENCE SOUTHEASTERLY ALONG SAID ROAD TO THE TRUE POINT OF BEGINNING.

ALL OF THE ABOVE BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

ALL OF THE ABOVE SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC,
MINUTES PAST 10 O'CLOCK A.M. IN VOLUME 93
PAGE(S) UNDER AUDITOR'S FILE NO. 1923-03180011
RECORDS OF SKAGIT COUNTY, WASHINGTON

Debra A. Perkins
SKAGIT COUNTY AUDITOR

Tara Durbin
DEPUTY

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF BRIAN & CHARA HANSON AND RODNEY & KAREE BLUNT, IN MARCH 2025.

Kevin G. Lisser
KEVIN G. LISSER, PLLC
1505 WEST 10TH AVENUE, SUITE 1109
MOUNT VERNON, WA 98273
PHONE (860) 419-7442
E-MAIL KEVIN@LISSER.COM

Kevin G. Lisser
CERTIFICATE NO. 2025164 DATE 3-18-25

SURVEY DESCRIPTION - BLUNT
(BARGAIN & SALE DEED AF NO. 201402200023)

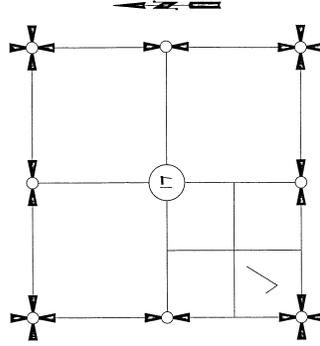
THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 4 EAST, N.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 17;
THENCE SOUTH 84°05'13" EAST, ALONG THE SOUTH LINE OF SAID SECTION 17, 833.31 FEET TO AN INTERSECTION WITH THE WESTERLY MARGIN OF L. M. ABBEY (FRIDAY CREEK) COUNTY ROAD;
THENCE NORTH 15°02'00" WEST, ALONG SAID WESTERLY MARGIN 804.10 FEET;
THENCE NORTH 14°58'00" WEST, AT RIGHT ANGLES TO SAID WESTERLY MARGIN 617.43 FEET TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 17;
THENCE NORTH 2°39'00" WEST, AT RIGHT ANGLES TO SAID WESTERLY MARGIN 617.43 FEET TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 17;
THENCE SOUTH, ALONG SAID WEST LINE OF THE SOUTHWEST 1/4, TO THE SOUTHWEST CORNER OF SAID SUBDIVISION.

EXCEPT THAT PORTION, IF ANY, WITHIN THAT PARCEL CONVEYED BY DEED RECORDED ON FEBRUARY 16, 2000, UNDER AUDITOR'S FILE NO. 200002160100, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



SECTION 17, TOWNSHIP 36 NORTH, RANGE 4 EAST, N.M.

VICINITY MAP
N.T.S.

SHEET 1 OF 2

DATE: 3/18/25

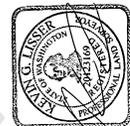
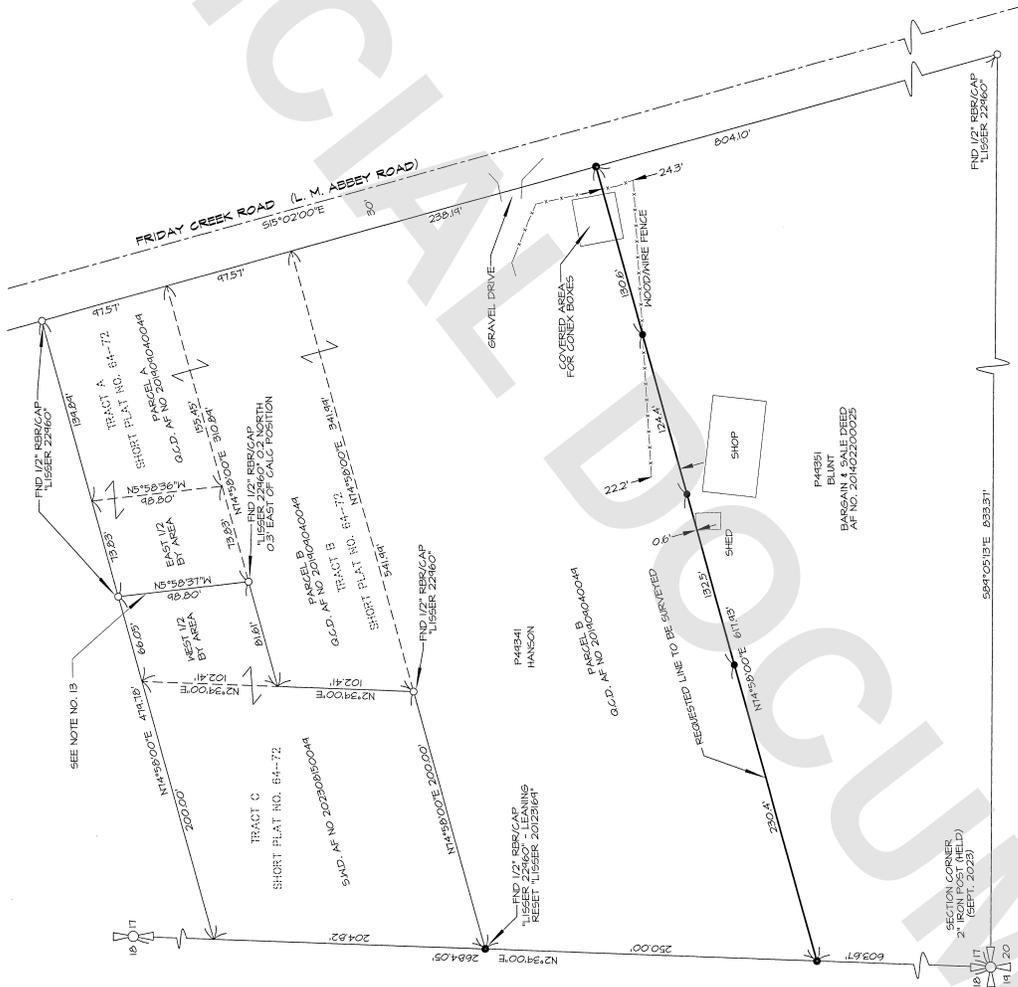
SURVEY IN A PORTION OF THE
S4 1/4 OF THE S4 1/4 OF
SECTION 17, T. 36 N., R. 4 E., N.M.,
SKAGIT COUNTY, WASHINGTON
FOR: BRIAN & CHARA HANSON
AND RODNEY & KAREE BLUNT

FB: 590 Pg: 20 LISSER & ASSOCIATES, PLLC SCALE:
SURVEYING & LAND USE CONSULTANTS
MOUNT VERNON, WA 98273 360-300-1442 DWS: 25-027 R05



NOTES

- INDICATES REBAR SET AND CARRIED WITH TELLON CAP INSCRIBED LISSER 22960
- INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
- 1. DESCRIPTION FOR THIS SURVEY IS BASED UPON GUIT CLAM DEED AND BARGAIN AND SALE DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 20140220025.
- 2. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SHORT PLAT NO. 84-72, IN RECORDS OF SKAGIT COUNTY AUDITOR.
- 3. INSTRUMENTATION: TRIMBLE 5-5 TOTAL STATION
- 4. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- 5. MERIDIAN: ASSUMED PER SHORT PLAT NO. 64-72
- 6. BASIS OF BEARING: SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 4 EAST, 141.
- 7. BEARING: SOUTH 81°03'13" EAST
- 8. THIS SURVEY WAS PERFORMED AT THE REQUEST OF BRIAN D. HANSON AND CHARVA H. C. HANSON, HUSBAND AND WIFE, AND RODNEY A. BLUNT AND KAREE C. BLUNT, HUSBAND AND WIFE, OF THE PARTIES TO THE DEEDS. THE COMMON PROPERTY LINE OF THE DESCRIBED PROPERTIES, AS SHOWN ON THE DEEDS, IS THE BASIS OF BEARING FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO REFLECT ALL OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACKS, LINES RESTRICTING USES, ZONING REGULATIONS, ZONING OR OTHER LAND-USE REGULATIONS, NO TITLE REPORT WAS PROVIDED.
- 9. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 10. THIS SURVEY FOUND OCCUPATIONAL INDICATORS (SHED, FENCE, CONEX BOXES) AS PER IAC CHAPTER 392-180. LINES OF OCCUPATION INDICATE THE LOCATION OF THESE INDICATORS. THE SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
- 11. THE EXISTING LISSER 22960 REBARS THAT WERE FOUND WERE PART OF A PRELIMINARY PROJECT THAT WAS NEVER FINALIZED NOR RECORDED.
- 12. THE NORTH-SOUTH DIVIDING LINE FOR THE EAST AND WEST HALF OF THE FOUND CARRIED REBAR FOR THE UNRECORDED PROJECT FOR RONALD AND JANICE JENSEN, NO OCCUPATIONS FOUND TO DENOTE THE ORIGINAL INTENT OF THE DIVIDING LINE.



3-18-25

SHEET 2 OF 2 DATE: 3/18/25

SURVEY IN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 17, T. 36 N., R. 4 E., 141M, SKAGIT COUNTY, WASHINGTON FOR: BRIAN & CHARA HANSON AND RODNEY & KAREE BLUNT
 FILE 590 P64.20 LISSER & ASSOCIATES, PLLC SCALE: 1" = 60'
 SURVEYING & LAND USE CONSULTANTS 350-3014442 DWG: 25-021 ROS
 MERIDIAN: ASSUMED