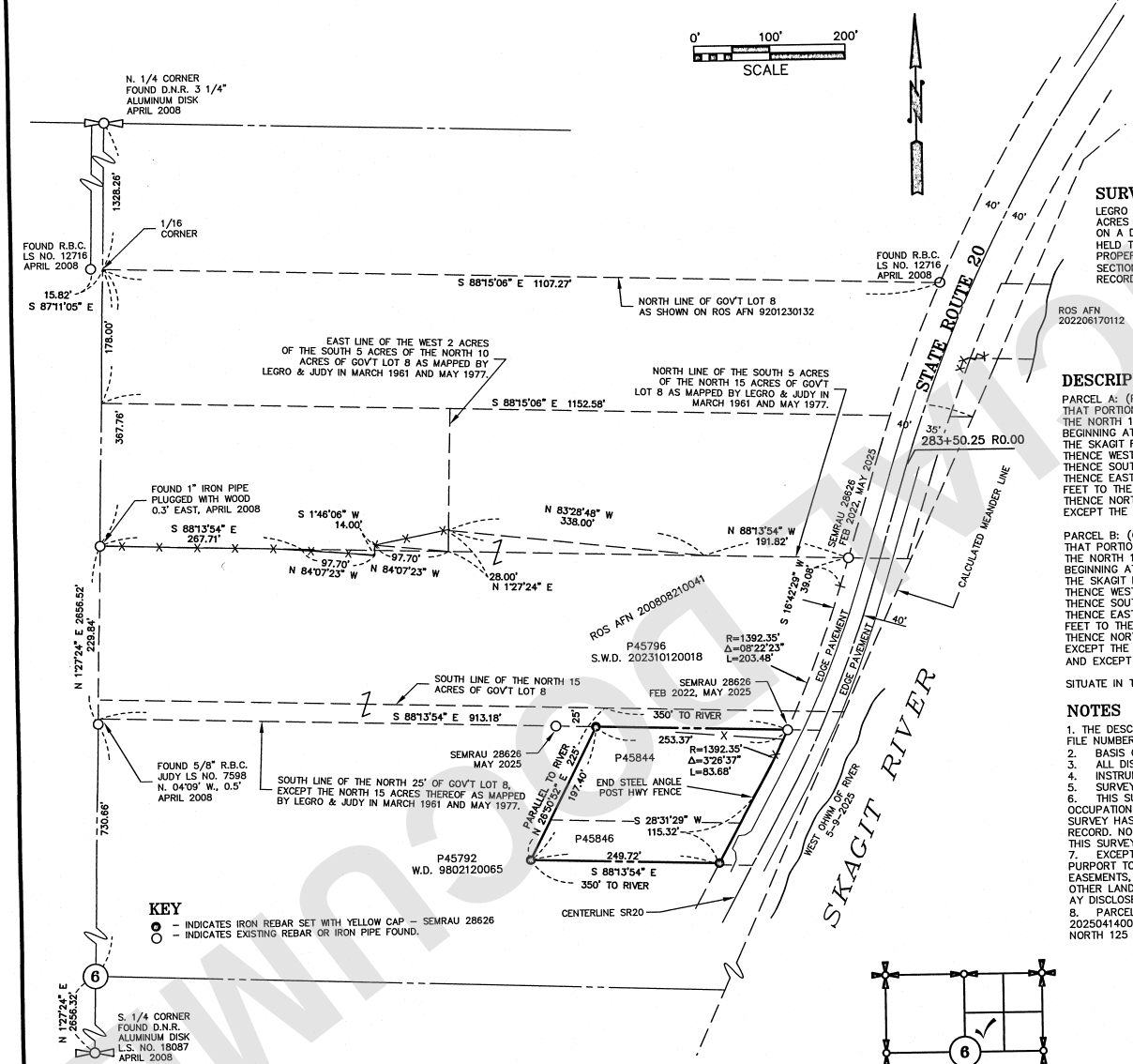


AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 11 DAY OF June, 2025 AT 11:47 AM. UNDER AUDITOR'S FILE # 202506110041, AT THE REQUEST OF SEMRAU ENGINEERING AND SURVEYING, PLLC.

Sandra Perkins — SKAGIT COUNTY AUDITOR

Odalis — DEPUTY AUDITOR

SURVEYOR'S NOTE

LEGRO AND JUDY, ENGINEER AND LAND SURVEYOR, SURVEYED THE SOUTH 5 ACRES OF THE NORTH 15 ACRES OF GOVERNMENT LOT 8 OF SECTION 6, T. 35 N., R. 11 E., WM, FOR VIRGIL SHANKS AS SHOWN ON A DRAWING DATED MARCH 9, 1961 AND AS REVISED AUGUST 4, 1967, AND MAY 25, 1977. WE HAVE HELD THE DIMENSION SHOWN FROM THE NORTH 1/4 CORNER TO THE NW CORNER OF SAID TRACT, THE PROPERTY DIMENSIONS SHOWN AND THE ANGLE SHOWN FROM THE NORTH-SOUTH CENTERLINE OF SAID SECTION 6. SEE RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 200808210041, RECORDS OF SKAGIT COUNTY.

DESCRIPTION

PARCEL A: (P45844 AND P45846)
THAT PORTION OF GOVERNMENT LOT 8 OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 11 E., W.M., EXCEPT THE NORTH 15 ACRES THEREOF AND EXCEPT ROADS, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 15 ACRES WITH THE WEST BANK OF THE SKAGIT RIVER AS THE SAME EXISTED ON JUNE 1, 1958;
THENCE WEST ALONG THE SOUTH LINE OF THE NORTH 15 ACRES OF SAID LOT 8, A DISTANCE OF 350 FEET;
THENCE SOUTHERLY PARALLEL TO THE WEST BANK OF THE SKAGIT RIVER 225 FEET;
THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID NORTH 15 ACRES OF LOT 8, A DISTANCE OF 350 FEET TO THE SKAGIT RIVER;
THENCE NORTHERLY ALONG THE WEST BANK OF THE SKAGIT RIVER TO THE POINT OF BEGINNING.
EXCEPT THE NORTH 25 FEET;

PARCEL B: (ONLY P45846, AN OVERLAP OF PARCEL A ABOVE)
THAT PORTION OF GOVERNMENT LOT 8 OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 11 E., W.M., EXCEPT THE NORTH 15 ACRES THEREOF AND EXCEPT ROADS, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 15 ACRES WITH THE WEST BANK OF THE SKAGIT RIVER AS THE SAME EXISTED ON JUNE 1, 1958;
THENCE WEST ALONG THE SOUTH LINE OF THE NORTH 15 ACRES OF SAID LOT 8, A DISTANCE OF 350 FEET;
THENCE SOUTHERLY PARALLEL TO THE WEST BANK OF THE SKAGIT RIVER 225 FEET;
THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID NORTH 15 ACRES OF LOT 8, A DISTANCE OF 350 FEET TO THE SKAGIT RIVER;
THENCE NORTHERLY ALONG THE WEST BANK OF THE SKAGIT RIVER TO THE POINT OF BEGINNING.
EXCEPT THE NORTH 150 FEET;
AND EXCEPT THAT PORTION CONVEYED TO STATE OF WASHINGTON UNDER AUDITOR'S FILE NO. 845983.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

1. THE DESCRIPTION FOR THIS SURVEY IS FROM STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 202504140098.
2. BASIS OF BEARING: NORTH–SOUTH CENTERLINE OF SECTION 6–35–11, BEARING = N 1°27'24" E.
3. ALL DISTANCES ARE SHOWN IN FEET.
4. INSTRUMENTATION: LEICA MS50 THEODOLITE DISTANCE METER.
5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
6. THIS SURVEY MAY SHOW OCCUPATIONAL INDICATORS AS PER W.A.C. CHAPTER 332.130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY 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.
7. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ALL OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACKS LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND–USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH AY DISCLOSE.
8. PARCEL A IN THE STATUTORY WARRANTEE DEED RECORDED UNDER AUDITOR'S FILE NUMBER 202504140098 DESCRIBES ALL OF PARCELS P45844 AND P458146. PARCEL B OVERLAPS ALL EXCEPT THE NORTH 125 FEET OF PARCEL A.

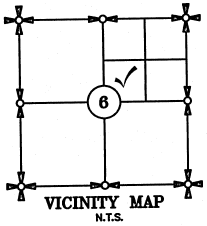
SURVEYOR'S CERTIFICATE

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 JOANDREW GOMEZ CABILLAJE IN APRIL 2025.

JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626
SEMRAU ENGINEERING & SURVEYING, P.L.L.C.
2118 RIVERSIDE DRIVE SUITE 209
MOUNT VERNON, WA 98273
PHONE 360–424–9566

DATE: 5/27/2025

JOHN B. SEMRAU — STATE OF WASHINGTON — 28626 — REGISTERED PROFESSIONAL LAND SURVEYOR



VICINITY MAP
N.T.S.

SHEET 1 OF 1

SURVEY IN A PORTION OF GOVERNMENT LOT 8
SECTION 6, T. 35 N., R. 11 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: OSCAR GALLARDO AND JOANDREW GOMEZ CABILLAJE

FB. 341 PG.134–137	SEMRAU ENGINEERING & SURVEYING SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360–424–9566	SCALE: 1"= 100'
MERIDIAN: ASSUMED		JOB NO. 6503

DRAWING FILE: 6503.DWG 5/27/2025

202506110041
06/11/2025 11:47 AM Pages: 1 of 1 Fees: $423.50
Skagit County Auditor

UNOFFICIAL DOCUMENT