

Return Address

Stiles & Lehr Inc., P.S.
P. O. Box 228
Sedro-Woolley, WA 98284

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20252595
Date 08/12/2025

Document Title(s) (or transactions contained therein):

1. Corrected Quit Claim Deed – Boundary Line Adjustment

Reference Number(s) of Documents corrected: AF#202406200148, AF#202407120044

Grantor(s) (Last name first, then first name and initials):

1. SKAGIT FLATS LIVING LLC, a Washington limited liability company
2. GRANDVIEW'S CASCADE VILLAGE, LLC, a Washington limited liability company

Grantee(s) (Last name first, then first name and initials):

1. SKAGIT FLATS LIVING LLC, a Washington limited liability company

Legal description (abbreviated):

P62643 – Ptn of Tract 3 of Skagit County Short Plat No. 40-77, Burlington Acreage
Property in SE ¼ of Section 31, Township 35 North, Range 4 East

P62636 – Ptn of Tract 1 of Skagit County Short Plat No. 40-77, Burlington Acreage
Property in SE ¼ of Section 31, Township 35 North, Range 4 East

P62618 – Ptn of S 332 ft of E ½ of Lot 49, Plat of Burlington Acreage Property in SE ¼ of
Section 31, Township 35 North, Range 4 East

P62634 – 1/3 interest in Ptn of S 332 ft of Tract 49 wtn a strip of land 25 feet in width
Full legals in Exhibit A and Exhibit E.

Assessor's Property Tax Parcel/Account Number(s)

P62643, P62636, P62618, P62634

**CORRECTED
QUIT CLAIM DEED
BOUNDARY LINE ADJUSTMENT**

THE GRANTORS, Skagit Flats Living LLC, a Washington limited liability company, and Grandview's Cascade Village, LLC, a Washington limited liability company, and the GRANTEE, Skagit Flats Living LLC, a Washington limited liability company for and with no monetary consideration, hereby corrects and supersedes the Quit Claim Deed recorded on 6/20/2024 under Skagit County AF#202406200148, and the Quit Claim Deed recorded on 7/12/2024 under Skagit County AF#202407120044.

RECITALS

1. Skagit Flats Living LLC is the owner of Parcels P62643, P62636, and P62618, which are legally described in **Exhibit A**. Parcels P62643 and P62636 include a 1/3 interest in the 25-foot strip of land legally described in **Exhibit E**. Grandview's Cascade Village, LLC is the owner of Parcel P62634 which also includes a 1/3 interest in the 25-foot strip of land legally described in **Exhibit E**. Skagit Flats Living LLC and Grandview's Cascade Village LLC wish to adjust the boundaries between said parcels, relocate the 25-foot strip of land, and establish new boundary lines.
2. The Grantors parcels BEFORE the boundary line adjustment are depicted in the attached survey map. **Exhibit B**.
3. The Grantors parcels AFTER the boundary line adjustment are depicted in the attached survey map. **Exhibit C**.
4. The Grantors parcels AFTER the boundary line adjustment are legally described in the attached **Exhibit D**.
5. Grandview's Cascade Village, LLC's 1/3 interest in the 25-foot strip of land AFTER the boundary line adjustment as legally described in **Exhibit F**, and Skagit Flats Living LLC retains ownership of all the remaining property legally described in the attached **Exhibits D & Exhibit F**.

CONVEYANCE

The Grantors, Skagit Flats Living LLC, a Washington limited liability company, and Grandview's Cascade Village, LLC, a Washington limited liability company, for and with no monetary consideration, hereby conveys and quit claims to the Grantee, Skagit Flats Living LLC, a Washington limited liability company, the real property described in **Exhibit A and Exhibit E** except for Grandview's Cascade Village, LLC's 1/3 interest in the 25-foot strip legally described in **Exhibit F**, and adjusts the boundaries ownership to the descriptions in the attached **Exhibit D and Exhibit F**.

Date: 8/7/25

BY

Brandon Atkinson – Manager

Date: 8/7/2025

BY

Scott Wammack – Manager

DATED this 7 day of August 2025.

Print Name Bradley Sloan
NOTARY PUBLIC in and for the State of
Washington.

Residing at: Mount Vernon
My commission expires: 6-28-2028

Shirley D. Stearns
Print Name Shirley D. Stearns
NOTARY PUBLIC in and for the State of
Washington,
Residing at: Arlington
My commission expires: 8/29/2006

CITY APPROVAL

Reviewed and approved for boundary line adjustment only and meets conditions of approval identified in city permit LUP 8-23. No other development approved.

Dated: AUGUST 6, 2025

City of Burlington

BOUNDARY LINE
ADJUSTMENT ONLY
NO OTHER DEVELOPMENT
REVIEWED OR
APPROVED.

Print Name BRAD JOHNSON

Title COMMUNITY DEVELOPMENT
DIRECTOR

LOT A BEFORE

THAT PORTION OF THE SOUTH 332 FEET OF THE EAST 1/2 OF TRACT 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WESTERLY OF THE WEST LINE OF A TRACT DEEDED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED DATED JANUARY 5, 1972, RECORDED FEBRUARY 17, 1972, UNDER AUDITOR'S FILE NO. 764264;

EXCEPT THE WEST 100 FEET OF THE SOUTH 162 FEET THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



Legal Description of Parcel P62618
Exhibit A

LOT B BEFORE

TRACT 3 OF SKAGIT COUNTY SHORT PLAT NO. 40-77, APPROVED JULY 20, 1977 AND RECORDED JULY 21, 1977 IN BOOK 2 OF SHORT PLATS, PAGE 88, UNDER AUDITOR'S FILE NO. 861106, BEING A PORTION OF TRACT 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY" AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH AN UNDIVIDED 1/3RD INTEREST IN THE FOLLOWING DESCRIBED TRACT:

THAT PORTION OF THE SOUTH 332 FEET OF TRACT 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WITHIN A STRIP OF LAND 25 FEET IN WIDTH, THE EASTERLY LINE OF WHICH IS CONTIGUOUS TO THE FOLLOWING DESCRIBED RIGHT OF WAY LINE:

BEGINNING AT A POINT OPPOSITE HIGHWAY ENGINEER'S STATION 330 + 50 ON THE CENTERLINE SURVEY OF STATE HIGHWAY ROUTE NO. 5, SKAGIT RIVER TO JCT. SR 20, AND 175 FEET WESTERLY THEREFROM;

THENCE NORTHEASTERLY TO A POINT OPPOSITE HIGHWAY ENGINEER'S STATION 334 + 93.95 ON SAID CENTERLINE SURVEY AND 119.51 FEET WESTERLY THEREFROM AND THE END OF THIS RIGHT OF WAY LINE DESCRIPTION.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



Legal Description for Parcel P62643
Exhibit A

LOT C BEFORE

TRACT 1 OF SKAGIT COUNTY SHORT PLAT NO. 40-77, APPROVED JULY 20, 1977 AND RECORDED JULY 21, 1977 IN BOOK 2 OF SHORT PLATS, PAGE 88, UNDER AUDITOR'S FILE NO. 861106, BEING A PORTION OF TRACT 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY" AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH AN UNDIVIDED 1/3RD INTEREST IN THE FOLLOWING DESCRIBED TRACT:

THAT PORTION OF THE SOUTH 332 FEET OF TRACT 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WITHIN A STRIP OF LAND 25 FEET IN WIDTH, THE EASTERLY LINE OF WHICH IS CONTIGUOUS TO THE FOLLOWING DESCRIBED RIGHT OF WAY LINE:

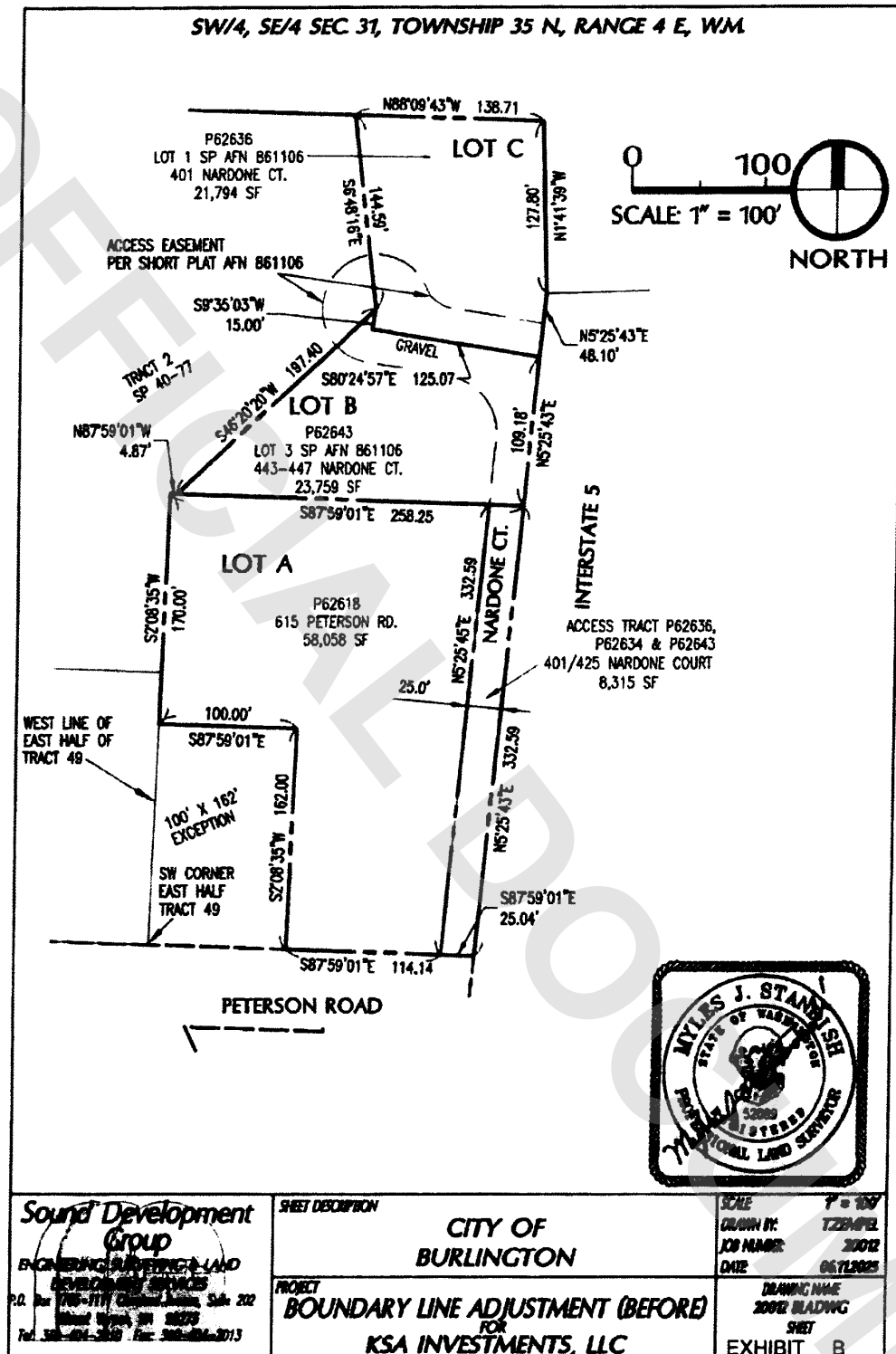
BEGINNING AT A POINT OPPOSITE HIGHWAY ENGINEER'S STATION 330 + 50 ON THE CENTERLINE SURVEY OF STATE HIGHWAY ROUTE NO. 5, SKAGIT RIVER TO JCT. SR 20, AND 175 FEET WESTERLY THEREFROM;

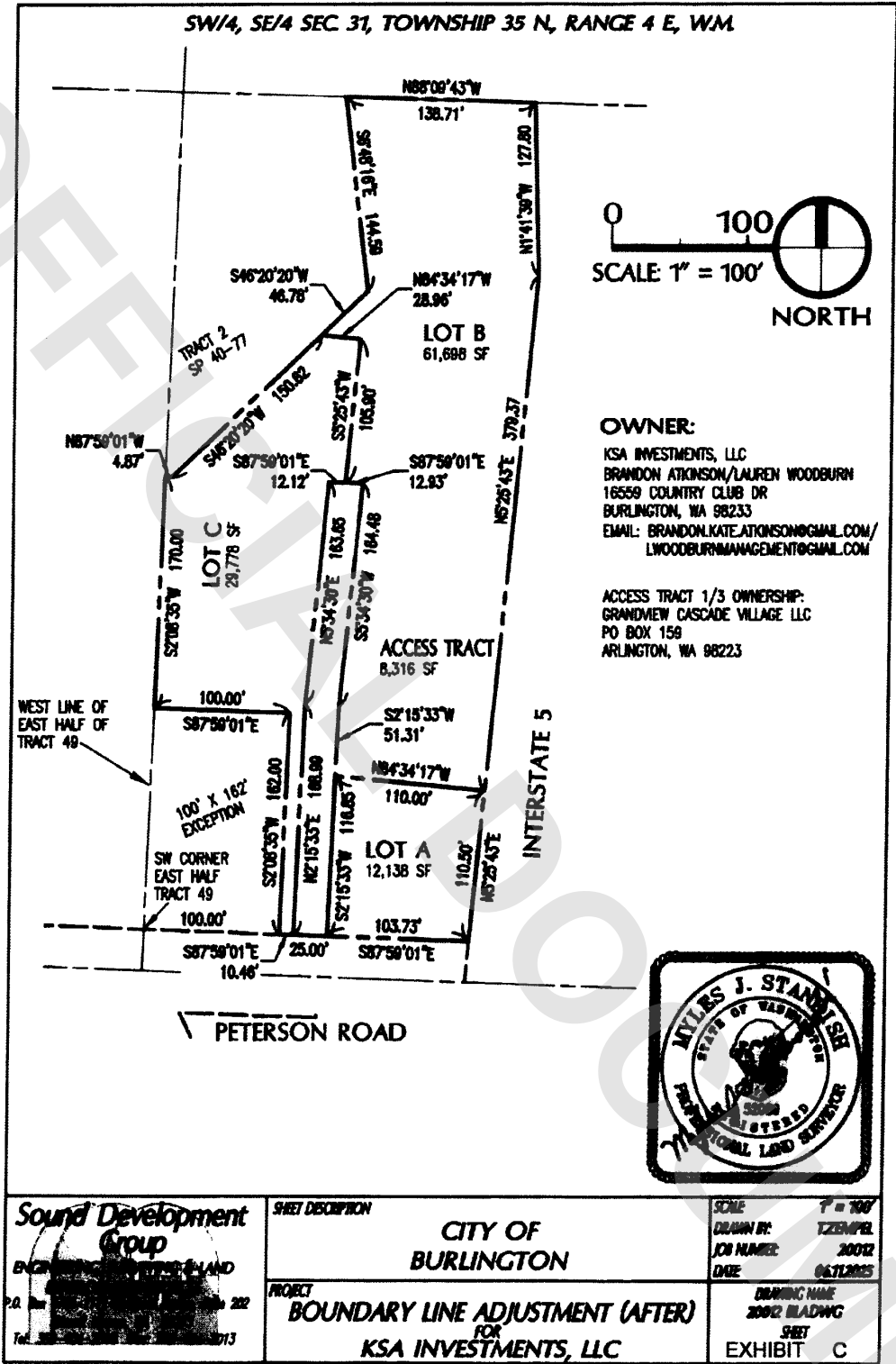
THENCE NORTHEASTERLY TO A POINT OPPOSITE HIGHWAY ENGINEER'S STATION 334 + 93.95 ON SAID CENTERLINE SURVEY AND 119.51 FEET WESTERLY THEREFROM AND THE END OF THIS RIGHT OF WAY LINE DESCRIPTION.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



Legal Description for Parcel P62636
Exhibit A





LOT A AFTER

THAT PORTION OF THE EAST HALF OF TRACT 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY" AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, EXCEPT THE SOUTH 162.00 FEET OF THE WEST 100.00 FEET AND EXCEPT TRACT 2 OF SKAGIT COUNTY SHORT PLAT NO. 40-77, APPROVED JULY 20, 1977 RECORDED JULY 21, 1977 IN BOOK 2 OF SHORT PLATS, PAGE 88, UNDER AUDITOR'S FILE NO. 861106 IN RECORDS OF SKAGIT COUNTY, WASHINGTON ALL LYING WEST OF STATE HIGHWAY RIGHT OF WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF THENCE SOUTH 87°59'01" EAST ALONG THE NORTH RIGHT OF WAY OF PETERSON ROAD 135.46 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87°59'01" EAST ALONG THE NORTH RIGHT OF WAY OF PETERSON ROAD TO THE WESTERLY RIGHT OF WAY OF STATE HIGHWAY 103.73 FEET; THENCE NORTH 5°25'43" EAST ALONG SAID WEST RIGHT OF WAY 110.50 FEET; THENCE NORTH 84°34'17" WEST 110.00 FEET; THENCE SOUTH 02°15'33" WEST 116.85 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

CONTAINING +\-,12,138 SQ.FT.



Legal Description of Parcel P62618
Exhibit D

LOT 8 AFTER

THAT PORTION OF THE EAST HALF OF TRACT 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY" AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, EXCEPT THE SOUTH 162.00 FEET OF THE WEST 100.00 FEET AND EXCEPT TRACT 2 OF SKAGIT COUNTY SHORT PLAT NO. 40-77, APPROVED JULY 20, 1977 RECORDED JULY 21, 1977 IN BOOK 2 OF SHORT PLATS, PAGE 88, UNDER AUDITOR'S FILE NO. 861106 IN RECORDS OF SKAGIT COUNTY, WASHINGTON ALL LYING WEST OF STATE HIGHWAY RIGHT OF WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF THENCE SOUTH 87°59'01" EAST ALONG THE NORTH RIGHT OF WAY OF PETERSON ROAD TO THE WESTERLY RIGHT OF WAY OF STATE HIGHWAY 239.18 FEET; THENCE NORTH 5°25'43" EAST ALONG SAID WEST RIGHT OF WAY 110.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG WESTERLY RIGHT OF WAY NORTH 5°25'43" EAST 379.37 FEET; THENCE CONTINUING ALONG WESTERLY RIGHT OF WAY NORTH 01°41'39" WEST TO THE NORTH LINE OF SAID TRACT 49 A DISTANCE OF 127.80 FEET; THENCE ALONG SAID NORTH LINE OF TRACT 49 NORTH 88°09'43" WEST 138.71 FEET; THENCE SOUTH 06°48'16" EAST 144.59 FEET; THENCE SOUTH 46°20'20" WEST 46.78 FEET; THENCE SOUTH 84°34'17" EAST 28.96 FEET; THENCE SOUTH 05°25'43" WEST 105.90 FEET; THENCE SOUTH 87°59'01" EAST 12.93 FEET; THENCE SOUTH 05°34'30" WEST 164.48 FEET; THENCE SOUTH 02°15'33" WEST 51.31 FEET; THENCE SOUTH 84°34'17" EAST TO THE WESTERLY RIGHT OF WAY OF SAID STATE HIGHWAY 110.00 FEET, TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

CONTAINING +\ -61,698 SQ.FT.



Legal Description of Parcel P62643
Exhibit D

LOT C AFTER

THAT PORTION OF THE EAST HALF OF TRACT 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY" AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, EXCEPT THE SOUTH 162.00 FEET OF THE WEST 100.00 FEET AND EXCEPT TRACT 2 OF SKAGIT COUNTY SHORT PLAT NO. 40-77, APPROVED JULY 20, 1977 RECORDED JULY 21, 1977 IN BOOK 2 OF SHORT PLATS, PAGE 88, UNDER AUDITOR'S FILE NO. 861106 IN RECORDS OF SKAGIT COUNTY, WASHINGTON ALL LYING WEST OF STATE HIGHWAY RIGHT OF WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF OF TRACT 49 THENCE SOUTH 87°59'01" EAST 110.46 FEET ALONG THE NORTH RIGHT OF WAY OF PETERSON ROAD TO THE TRUE POINT OF BEGINNING; THENCE NORTH 02°15'33" EAST 168.99 FEET; THENCE NORTH 05°34'30" EAST 163.65 FEET; THENCE SOUTH 87°59'01" EAST 12.12 FEET; THENCE NORTH 05°25'43" EAST 105.90 FEET; THENCE NORTH 84°34'17" WEST 28.96 FEET; THENCE SOUTH 46°20'20" WEST 150.62 FEET; THENCE NORTH 87°59'01" WEST 4.87 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 2 OF SHORT PLAT NO. 40-77; THENCE SOUTH 02°08'35" WEST 170.00 FEET; THENCE SOUTH 87°59'01" EAST 100.00 FEET; THENCE SOUTH 02°08'35" WEST TO THE NORTH LINE OF PETERSON ROAD RIGHT OF WAY 162.00 FEET; THENCE SOUTH 87°59'01" EAST ALONG THE NORTH RIGHT OF WAY OF PETERSON ROAD 10.46 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

CONTAINING +/- 29,778 SQ.FT.



Legal Description of Parcel P62636
Exhibit D

NARDONE COURT BEFORE

THAT PORTION OF THE SOUTH 332 FEET OF TRACT 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WITHIN A STRIP OF LAND 25 FEET IN WIDTH, THE EASTERLY LINE OF WHICH IS CONTIGUOUS TO THE FOLLOWING DESCRIBED RIGHT OF WAY LINE:

BEGINNING AT A POINT OPPOSITE HIGHWAY ENGINEER'S STATION 330 + 50 ON THE CENTERLINE SURVEY OF STATE HIGHWAY ROUTE NO. 5, SKAGIT RIVER TO JCT. SR 20, AND 175 FEET WESTERLY THEREFROM;

THENCE NORTHEASTERLY TO A POINT OPPOSITE HIGHWAY ENGINEER'S STATION 334 + 93.95 ON SAID CENTERLINE SURVEY AND 119.51 FEET WESTERLY THEREFROM AND THE END OF THIS RIGHT OF WAY LINE DESCRIPTION.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



**Legal Description for Nardone Court
(25-foot strip)
EXHIBIT E**

NARDONE COURT AFTER

THAT PORTION OF THE EAST HALF OF TRACT 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY" AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, EXCEPT THE SOUTH 162.00 FEET OF THE WEST 100.00 FEET AND EXCEPT TRACT 2 OF SKAGIT COUNTY SHORT PLAT NO. 40-77, APPROVED JULY 20, 1977 RECORDED JULY 21, 1977 IN BOOK 2 OF SHORT PLATS, PAGE 88, UNDER AUDITOR'S FILE NO. 861106 IN RECORDS OF SKAGIT COUNTY, WASHINGTON ALL LYING WEST OF STATE HIGHWAY RIGHT OF WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF OF TRACT 49 THENCE SOUTH 87°59'01" EAST 110.46 FEET ALONG THE NORTH RIGHT OF WAY OF PETERSON ROAD TO THE TRUE POINT OF BEGINNING; THENCE NORTH 02°15'33" EAST 168.99 FEET; THENCE NORTH 05°34'30" EAST 163.65 FEET; THENCE SOUTH 87°59'01" EAST 12.12 FEET; THENCE SOUTH 87°59'01" EAST 12.93 FEET; THENCE SOUTH 05°34'30" WEST 164.48 FEET; THENCE SOUTH 02°15'33" WEST 168.16 FEET TO THE NORTH LINE OF SAID PETERSON ROAD RIGHT OF WAY; THENCE CONTINUING NORTH 87°59'01" WEST ALONG THE NORTH RIGHT OF WAY OF PETERSON ROAD 25.00 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

CONTAINING +/- 8,316 SQ.FT.



Legal Description Nardone Court
(25-foot strip)
EXHIBIT F