



202508190024

08/19/2025 11:47 AM Pages: 1 of 14 Fees: \$316.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025-2674
AUG 19 2025

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

Filed for record at the request of:

DOCUMENT TITLE: QUIT CLAIM DEED FOR BOUNDARY LINE ADJUSTMENT
GRANTORS: COOK, TERRI E., and THE ESTATE OF JAMES A. COOK, Deceased,
as to PARCEL D
GRANTEES: TURNER, SHANE and TURNER, JORDAN, as to PARCEL A
ELK PROPERTIES LLC, as to PARCEL B
LEGAL DESC.: PORTIONS OF BLOCKS 15, 18 AND 19, IN THE PLAT OF THE TOWN OF
MONTBORNE, VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT
COUNTY, WASHINGTON.
TAX PARCEL NOS.: PARCEL A: P74599 / 4135-015-016-0000
PARCEL B: P74600 / 4135-015-018-0008
PARCEL D: P74606 / 4135-019-018-0000

QUIT CLAIM DEED For BOUNDARY LINE ADJUSTMENT

Whereas, TERRI E. COOK, as her separate estate, and the Heirs and Devisees of the Estate of JAMES A. COOK, Deceased, are the owners of that real property hereinafter described as Parcel D in the attached Exhibit "A" (Before Legal), which is incorporated herein by this reference, and,

Whereas, SHANE TURNER and JORDAN TURNER, husband and wife, are the owners of that real property hereinafter described as Parcel A in the attached Exhibit "A" (Before Legal), which is incorporated herein by this reference, and,

Whereas, ELK PROPERTIES LLC, a Washington Limited Liability Company, is the owner of that real property hereinafter described as Parcel B in the attached Exhibit "A" (Before Legal), which is incorporated herein by this reference, and,

Whereas, the parties hereto wish to reconfigure and adjust the boundaries amongst the said parcels, with a portion of the Grantors above-described real property, Parcel D, to be incorporated into the respective Grantees above-described real properties, Parcel A and Parcel B, through Boundary Line Adjustments as described herein,

Now, Therefore, the Grantors, for good and valuable consideration, and for the purpose of the Boundary Line Adjustments described herein, hereby Quit Claim to SHANE TURNER and JORDAN TURNER, husband and wife, Grantees, all of their interest in and to that real property as described in the attached Exhibit "C" as the Conveyance Parcel #P74606 (Parcel D) to Parcel #P74599 (Parcel A).

Further, the Grantors, for good and valuable consideration, and for the purpose of the Boundary Line Adjustments described herein, hereby Quit Claim to ELK PROPERTIES LLC, a Washington Limited Liability Company, Grantee, all of their interest in and to that real property as described in the attached Exhibit "C" as the Conveyance Parcel #P74606 (Parcel D) to Parcel #P74600 (Parcel B).

The legal descriptions of the respective Parcels A, B and D after the Boundary Line Adjustments are as set forth in the attached Exhibit "B" (After Legals), and as depicted as Parcels A, B and D on that Record of Survey recorded on August 19, 2025, under Auditor's File No. 202508190023.

The above described properties shall be combined or aggregated with contiguous properties owned by the respective parties as described herein. These boundary line adjustments are not for the purpose of creating an additional building lot.

Reviewed and Approved in Accordance with
SCC Chapter 14.18.700 on August 9, 2025.


SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

Terri E Cook
TERRI E. COOK

By: Terri E Cook
TERRI E. COOK, Personal Representative


SHANE TURNER

Jordan Turner
JORDAN TURNER

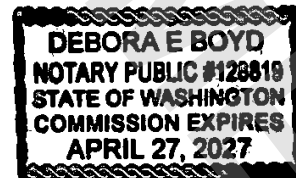
By: TERRI E COOK
TERRI E. COOK, Managing Member

STATE OF WASHINGTON)
) ss.
County of SKAGIT)

On this day personally appeared before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, TERRI E. COOK, individually and as the Personal Representative of the Estate of JAMES A. COOK, Deceased, and who executed the foregoing instrument and acknowledged the said instrument to be her free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that she is authorized to execute the said instrument.

Witness my hand and official seal this 4 day of August, 2025.

Debra E Boyd
NOTARY PUBLIC
Printed Name: Debra E Boyd
My appointment expires: 4/27/21

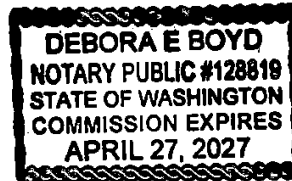


STATE OF WASHINGTON)
) ss.
 County of SKAGIT)

On this day personally appeared before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, SHANE TURNER and JORDAN TURNER, who executed the foregoing instrument and acknowledged the said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal this 4 day of August, 2025.

Debora E Boyd
 NOTARY PUBLIC
 Printed Name: Debora E Boyd
 My appointment expires: 4/27/27
 STATE OF WASHINGTON)



) ss.
 County of SKAGIT)

On this day personally appeared before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, TERRI E. COOK, known to me to be the Managing Member of ELK PROPERTIES LLC and who executed the foregoing instrument and acknowledged the said instrument to be her free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that she is authorized to execute the said instrument.

Witness my hand and official seal this 4 day of August, 2025.

Debora E Boyd
 NOTARY PUBLIC
 Printed Name: Debora E Boyd
 My appointment expires: 4/27/27

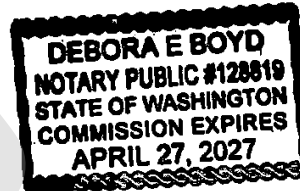


Exhibit "A"**Legal Descriptions Before Boundary Line Adjustment:**

(Per First American Title Insurance Company Subdivision Guarantee Number 5003353-0009540e)

Parcel #P74599 (Parcel A)

LOTS 3, 4, 12, 13, 14, 15, AND 16, BLOCK 15, PLAT OF THE TOWN OF MONTBORNE, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER

TOGETHER WITH THOSE PORTIONS OF STREETS AND ALLEYS VACATED BY DEED RECORDED UNDER SKAGIT COUNTY RECORDING NUMBER 201908260136 AND SKAGIT COUNTY CONTRACT NUMBER €20190366 THAT UPON VACATION ATTACHED BY OPERATION OF LAW.

Parcel #P74600 (Parcel B)

LOTS 1, 2, 17 AND 18, BLOCK 15, PLAT OF THE TOWN OF MONTBORNE, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THOSE PORTIONS OF STREETS AND ALLEYS VACATED BY DEED RECORDED UNDER SKAGIT COUNTY RECORDING NUMBER 201908260136 AND SKAGIT COUNTY CONTRACT NUMBER €20190366 THAT UPON VACATION ATTACHED BY OPERATION OF LAW.

Parcel #P74606 (Parcel D)

LOT 1 AND LOT 18, BLOCK 19, PLAT OF THE TOWN OF MONTBORNE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THE SOUTHEASTERLY 4.94 FEET OF LOT 17 OF SAID BLOCK 19;

ALSO, TOGETHER WITH THE SOUTHEASTERLY 4.94 FEET AND THE NORTHEASTERLY 60.00 FEET OF LOT 2 OF SAID BLOCK 19;

AND ALSO, TOGETHER WITH THE NORTHEASTERLY 60.00 FEET OF LOTS 3, 4, AND 5 OF SAID BLOCK 19;

AND ALSO, TOGETHER WITH THE NORTHEASTERLY 60.00 FEET OF THE SOUTHEASTERLY HALF OF LOT 6 OF SAID BLOCK 19;

AND ALSO, TOGETHER WITH THOSE PORTIONS OF STREETS AND ALLEYS VACATED BY DEED RECORDED UNDER SKAGIT COUNTY RECORDING NUMBER 201908260136 AND SKAGIT COUNTY CONTRACT NUMBER €20190366 THAT UPON VACATION ATTACHED BY OPERATION OF LAW;

ALSO, TOGETHER WITH THOSE PORTIONS OF VACATED SHERIDAN STREET, VACATED WASHINGTON STREET, VACATED OREGON STREET, VACATED ALLEY, ALL OF LOT 10 AND THAT PORTION OF LOT 9, BLOCK 18 OF SAID PLAT OF THE TOWN OF MONTBORNE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINES OF SAID SHERIDAN STREET AND SAID WASHINGTON STREET;

THENCE SOUTH $43^{\circ}01'21''$ EAST ALONG THE CENTERLINE OF SAID WASHINGTON STREET 59.50 FEET;

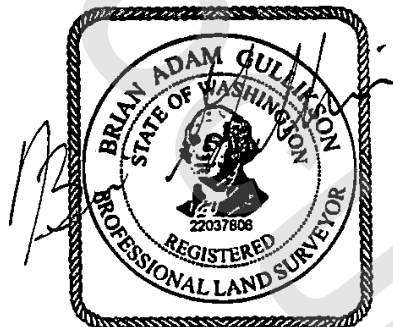
THENCE NORTH $47^{\circ}38'15''$ EAST PARALLEL WITH THE CENTERLINE OF SAID SHERIDAN STREET 193.43 FEET;

THENCE NORTH $22^{\circ}46'33''$ WEST 39.80 FEET TO A LINE PARALLEL WITH AND 22.00 FEET SOUTHEASTERLY OF THE CENTERLINE OF SAID SHERIDAN STREET;

THENCE NORTH $47^{\circ}38'15''$ EAST ALONG SAID PARALLEL LINE 111.88 FEET TO THE CENTERLINE OF SAID OREGON STREET;

THENCE $43^{\circ}01'21''$ WEST ALONG THE CENTERLINE OF SAID OREGON STREET 22.00 FEET TO THE CENTERLINE OF SAID SHERIDAN STREET;

THENCE SOUTH $47^{\circ}38'15''$ WEST ALONG THE CENTERLINE OF SAID SHERIDAN STREET 319.09 FEET TO THE POINT OF BEGINNING.



8-19-2025

Exhibit "B"**Legal Descriptions After Boundary Line Adjustment:****Parcel #P74599 (Parcel A)**

LOTS 3, 4, 12, 13, 14, 15, AND 16, BLOCK 15, PLAT OF THE TOWN OF MONTBORNE, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THOSE PORTIONS OF STREETS AND ALLEYS VACATED BY DEED RECORDED UNDER SKAGIT COUNTY RECORDING NUMBER 201908260136 AND SKAGIT COUNTY CONTRACT NUMBER €20190366 THAT UPON VACATION ATTACHED BY OPERATION OF LAW;

ALSO, TOGETHER WITH THOSE PORTIONS OF VACATED OREGON STREET AND LOT 6, BLOCK 19, OF SAID PLAT OF THE TOWN OF MONTBORNE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF VACATED SHERIDAN STREET AND SAID VACATED OREGON STREET;

THENCE NORTH 43°01'21" WEST ALONG THE CENTERLINE OF SAID OREGON STREET, A DISTANCE OF 114.88 FEET TO A POINT ALONG THE PROLONGED SOUTHEASTERLY LINE OF SAID LOT 16, BLOCK 15, OF SAID PLAT OF THE TOWN OF MONTBORNE, AND THE POINT OF BEGINNING;

THENCE NORTH 43°01'21" EAST ALONG THE CENTERLINE OF SAID OREGON STREET, A DISTANCE OF 139.78 FEET;

THENCE SOUTH 47°38'15" WEST A DISTANCE OF 44.18 FEET TO A POINT ALONG THE NORTHEASTERLY MARGIN OF A 50' INGRESS, EGRESS, AND UTILITY EASEMENT RECORDED UNDER AUDITORS FILE NO. 202412100057;

THENCE NORTH 89°06'09" EAST A DISTANCE OF 5.82 FEET ALONG THE NORTHEASTERLY MARGIN OF SAID 50' INGRESS, EGRESS, AND UTILITY EASEMENT;

THENCE SOUTHEASTERLY ALONG A TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 95.00 FEET, THROUGH A CENTRAL ANGLE OF 55°43'58", AN ARC LENGTH OF 92.41 FEET;

THENCE SOUTH 35°09'53" EAST A DISTANCE OF 16.35 FEET;

THENCE SOUTH 33°40'18" EAST A DISTANCE OF 22.35 FEET;

THENCE SOUTHEASTERLY ALONG A TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF 11°28'09", AN ARC LENGTH OF 15.01 FEET;

THENCE LEAVING SAID NORTHEASTERLY MARGIN OF SAID 50' INGRESS, EGRESS, AND UTILITY EASEMENT, BEARING NORTH 47°38'15" EAST A DISTANCE OF 19.24 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Parcel #P74600 (Parcel B)

LOTS 1, 2, 17 AND 18, BLOCK 15, PLAT OF THE TOWN OF MONTBORNE, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THOSE PORTIONS OF STREETS AND ALLEYS VACATED BY DEED RECORDED UNDER SKAGIT COUNTY RECORDING NUMBER 201908260136 AND SKAGIT COUNTY CONTRACT NUMBER €20190366 THAT UPON VACATION ATTACHED BY OPERATION OF LAW;

ALSO TOGETHER WITH THAT PORTION OF THE NORTHWESTERLY 22.00 FEET OF THE SOUTHEASTERLY HALF OF VACATED SHERIDAN STREET LYING ADJACENT AND COINCIDENTAL WITH SAID BLOCK 15 OF SAID PLAT OF THE TOWN OF MONTBORNE;

AND ALSO, TOGETHER WITH THOSE PORTIONS OF VACATED OREGON STREET, VACATED SHERIDAN STREET, AND LOT 6, BLOCK 19, OF SAID PLAT OF THE TOWN OF MONTBORNE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF VACATED SHERIDAN STREET AND VACATED OREGON STREET;

THENCE NORTH 43°01'21" WEST ALONG THE CENTERLINE OF SAID OREGON STREET, A DISTANCE OF 114.88 FEET TO A POINT ALONG THE PROLONGED NORTHWESTERLY LINE OF SAID LOT 17, BLOCK 15, OF SAID PLAT OF THE TOWN OF MONTBORNE;

THENCE SOUTH 47°38'15" WEST A DISTANCE OF 19.24 FEET TO A POINT ALONG THE NORTHEASTERLY MARGIN OF A 50' INGRESS, EGRESS, AND UTILITY EASEMENT RECORDED UNDER AUDITORS FILE NO. 202412100057;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY MARGIN OF SAID 50' INGRESS, EGRESS, AND UTILITY EASEMENT BEING A TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF 7°22'24", AN ARC DISTANCE OF 9.65 FEET;

THENCE SOUTH 14°49'46" EAST A DISTANCE OF 108.05 FEET;

THENCE SOUTHEASTERLY ALONG A TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF $14^{\circ}49'46''$, AN ARC DISTANCE OF 19.41 FEET;

THENCE SOUTH $00^{\circ}00'00''$ EAST A DISTANCE OF 12.72 FEET;

THENCE SOUTHEASTERLY ALONG A TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF $43^{\circ}42'05''$, AN ARC DISTANCE OF 7.63 FEET;

THENCE LEAVING SAID NORTHEASTERLY MARGIN OF SAID 50' INGRESS, EGRESS, AND UTILITY EASEMENT, BEARING NORTH $47^{\circ}38'15''$ WEST A DISTANCE OF 96.94 FEET TO THE CENTERLINE OF SAID VACATED OREGON STREET;

THENCE NORTH $43^{\circ}01'21''$ WEST ALONG THE CENTERLINE OF SAID OREGON STREET A DISTANCE OF 22.00 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Parcel #P74606 (Parcel D)

LOT 1 AND LOT 18, BLOCK 19, PLAT OF THE TOWN OF MONTBORNE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THE SOUTHEASTERLY 4.94 FEET OF LOT 17 OF SAID BLOCK 19;

ALSO, TOGETHER WITH THE SOUTHEASTERLY 4.94 FEET AND THE NORTHEASTERLY 60.00 FEET OF LOT 2 OF SAID BLOCK 19;

AND ALSO, TOGETHER WITH THE NORTHEASTERLY 60.00 FEET OF LOTS 3, 4, AND 5 OF SAID BLOCK 19;

AND ALSO, TOGETHER WITH THE NORTHEASTERLY 60.00 FEET OF THE SOUTHEASTERLY HALF OF LOT 6 OF SAID BLOCK 19;

AND ALSO, TOGETHER WITH THOSE PORTIONS OF STREETS AND ALLEYS VACATED BY DEED RECORDED UNDER SKAGIT COUNTY RECORDING NUMBER 201908260136 AND SKAGIT COUNTY CONTRACT NUMBER 20190366 THAT UPON VACATION ATTACHED BY OPERATION OF LAW;

ALSO, TOGETHER WITH THOSE PORTIONS OF VACATED SHERIDAN STREET, VACATED WASHINGTON STREET, VACATED OREGON STREET, VACATED ALLEY, ALL OF LOT 10 AND THAT PORTION OF LOT 9, BLOCK 18 OF SAID PLAT OF THE TOWN OF MONTBORNE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINES OF SAID SHERIDAN STREET AND SAID WASHINGTON STREET;

THENCE SOUTH $43^{\circ}01'21''$ EAST ALONG THE CENTERLINE OF SAID WASHINGTON STREET 59.50 FEET;

THENCE NORTH $47^{\circ}38'15''$ EAST PARALLEL WITH THE CENTERLINE OF SAID SHERIDAN STREET 193.43 FEET;

THENCE NORTH $22^{\circ}46'33''$ WEST 39.80 FEET TO A LINE PARALLEL WITH AND 22.00 FEET SOUTHEASTERLY OF THE CENTERLINE OF SAID SHERIDAN STREET;

THENCE NORTH $47^{\circ}38'15''$ EAST ALONG SAID PARALLEL LINE 14.95 FEET TO A POINT ALONG THE NORTHEASTERLY MARGIN OF A 50' INGRESS, EGRESS, AND UTILITY EASEMENT RECORDED UNDER AUDITORS FILE NO. 202412100057;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY MARGIN OF SAID 50' INGRESS, EGRESS, AND UTILITY EASEMENT BEING A TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF $43^{\circ}42'05''$, AN ARC DISTANCE OF 7.63 FEET;

THENCE NORTH $00^{\circ}00'00''$ WEST A DISTANCE OF 12.72 FEET;

THENCE NORTHWESTERLY ALONG A TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF $14^{\circ}49'46''$, AN ARC DISTANCE OF 19.41 FEET;

THENCE NORTH $14^{\circ}49'46''$ WEST A DISTANCE OF 108.05 FEET;

THENCE NORTHWESTERLY ALONG A TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF $18^{\circ}50'33''$, AN ARC DISTANCE OF 24.66 FEET;

THENCE NORTH $33^{\circ}40'18''$ WEST A DISTANCE OF 22.35 FEET;

THENCE NORTH $35^{\circ}09'53''$ WEST A DISTANCE OF 16.35 FEET;

THENCE NORTHWESTERLY ALONG A TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 95.00 FEET, THROUGH A CENTRAL ANGLE OF $55^{\circ}43'58''$, AN ARC LENGTH OF 92.41 FEET;

THENCE SOUTH $89^{\circ}06'19''$ WEST A DISTANCE OF 5.82 FEET;

THENCE LEAVING THE NORTHWESTERLY MARGIN OF SAID 50' INGRESS, EGRESS, AND UTILITY EASEMENT BEARING SOUTH $47^{\circ}38'15''$ WEST A DISTANCE OF 50.82 FEET;

THENCE SOUTH $43^{\circ}01'21''$ EAST A DISTANCE OF 174.78 FEET;

THENCE SOUTH $47^{\circ}38'15''$ WEST A DISTANCE OF 224.08 FEET TO THE CENTERLINE OF SAID WASHINGTON STREET;

THENCE SOUTH 43°01'21" EAST ALONG THE CENTERLINE OF SAID
WASHINGTON STREET A DISTANCE OF 139.37 FEET TO THE POINT OF
BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

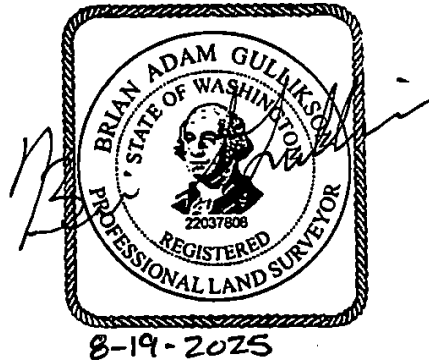


Exhibit "C"**Conveyance Legal Descriptions****Conveyance Parcel #P74606 (Parcel D) to Parcel #P74599 (Parcel A)**

THAT PORTION OF VACATED OREGON STREET AND LOT 6, BLOCK 19, PLAT OF THE TOWN OF MONTBORNE, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF VACATED SHERIDAN STREET AND SAID VACATED OREGON STREET;

THENCE NORTH 43°01'21" WEST ALONG THE CENTERLINE OF SAID OREGON STREET, A DISTANCE OF 114.88 FEET TO A POINT ALONG THE PROLONGED SOUTHEASTERLY LINE OF SAID LOT 16, BLOCK 15, OF SAID PLAT OF THE TOWN OF MONTBORNE, AND THE POINT OF BEGINNING;

THENCE NORTH 43°01'21" EAST ALONG THE CENTERLINE OF SAID OREGON STREET, A DISTANCE OF 139.78 FEET;

THENCE SOUTH 47°38'15" WEST A DISTANCE OF 44.18 FEET TO A POINT ALONG THE NORTHEASTERLY MARGIN OF A 50' INGRESS, EGRESS, AND UTILITY EASEMENT RECORDED UNDER AUDITORS FILE NO. 202412100057;

THENCE NORTH 89°06'09" EAST A DISTANCE OF 5.82 FEET ALONG THE NORTHEASTERLY MARGIN OF SAID 50' INGRESS, EGRESS, AND UTILITY EASEMENT;

THENCE SOUTHEASTERLY ALONG A TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 95.00 FEET, THROUGH A CENTRAL ANGLE OF 55°43'58", AN ARC LENGTH OF 92.41 FEET;

THENCE SOUTH 35°09'53" EAST A DISTANCE OF 16.35 FEET;

THENCE SOUTH 33°40'18" EAST A DISTANCE OF 22.35 FEET;

THENCE SOUTHEASTERLY ALONG A TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF 11°28'09", AN ARC LENGTH OF 15.01 FEET;

THENCE LEAVING SAID NORTHEASTERLY MARGIN OF SAID 50' INGRESS, EGRESS, AND UTILITY EASEMENT, BEARING NORTH 47°38'15" EAST A DISTANCE OF 19.24 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Conveyance Parcel #P74606 (Parcel D) to Parcel #P74600 (Parcel A)

THAT PORTION OF VACATED SHERIDAN STREET, VACATED OREGON STREET, LOT 1, AND LOT 2, BLOCK 18, PLAT OF THE TOWN OF MONTBORNE,

ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS,
PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF VACATED SHERIDAN STREET AND
VACATED OREGON STREET;

THENCE NORTH $43^{\circ}01'21''$ WEST ALONG THE CENTERLINE OF SAID OREGON
STREET, A DISTANCE OF 114.88 FEET TO A POINT ALONG THE PROLONGED
NORTHWESTERLY LINE OF SAID LOT 17, BLOCK 15, OF SAID PLAT OF THE
TOWN OF MONTBORNE;

THENCE SOUTH $47^{\circ}38'15''$ WEST A DISTANCE OF 19.24 FEET TO A POINT
ALONG THE NORTHEASTERLY MARGIN OF A 50' INGRESS, EGRESS, AND
UTILITY EASEMENT RECORDED UNDER AUDITORS FILE NO. 202412100057;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY MARGIN OF SAID
50' INGRESS, EGRESS, AND UTILITY EASEMENT BEING A TANGENT CURVE
TO THE RIGHT, WITH A RADIUS OF 75.00 FEET, THROUGH A CENTRAL
ANGLE OF $7^{\circ}22'24''$, AN ARC DISTANCE OF 9.65 FEET;

THENCE SOUTH $14^{\circ}49'46''$ EAST A DISTANCE OF 108.05 FEET;

THENCE SOUTHEASTERLY ALONG A TANGENT CURVE TO THE RIGHT,
WITH A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF $14^{\circ}49'46''$,
AN ARC DISTANCE OF 19.41 FEET;

THENCE SOUTH $00^{\circ}00'00''$ EAST A DISTANCE OF 12.72 FEET;

THENCE SOUTHEASTERLY ALONG A TANGENT CURVE TO THE LEFT, WITH
A RADIUS OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF $43^{\circ}42'05''$, AN
ARC DISTANCE OF 7.63 FEET;

THENCE LEAVING SAID NORTHEASTERLY MARGIN OF SAID 50' INGRESS,
EGRESS, AND UTILITY EASEMENT, BEARING NORTH $47^{\circ}38'15''$ WEST A
DISTANCE OF 96.94 FEET TO THE CENTERLINE OF SAID VACATED OREGON
STREET;

THENCE NORTH $43^{\circ}01'21''$ WEST ALONG THE CENTERLINE OF SAID OREGON
STREET A DISTANCE OF 22.00 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

