UNOFFICIAL DOCUMENT

202605080019
05/08/2026 09:45 AM Pages: 1 of 7 Fees: $309.50
Skagit County Auditor

AFTER RECORDING MAIL TO:

Gateway Village, LLC
103 N. Township St.
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2026.1370
MAY 08 2026
Amount Paid $ -0-
Skagit Co. Treasurer
By CT Deputy

WARRANTY DEED FOR BOUNDARY LINE ADJUSTMENT

GRANTOR:	**GATEWAY VILLAGE, LLC,** a Washington limited liability company
GRANTEE:	**GATEWAY VILLAGE, LLC,** a Washington limited liability company
Abbreviated Legal:	Ptn SE ¼, SW ¼ Section 23, Township 35, Range 04 E.W.M.
Additional Legal on page(s):	Exhibits "A" & "B"
Assessor's Tax Parcel Nos.:	350423-3-013-0007 / P37331 350423-0-053-0004 / P37206

WHEREAS: GATEWAY VILLAGE, LLC, a Washington limited liability company, is the owner of the following described real estate situate in the County of Skagit, State of Washington, together with all after-acquired title therein, to-wit:

See attached Exhibit "A" which is incorporated herein by this reference.

WHEREAS: GATEWAY VILLAGE, LLC, a Washington limited liability company, wishes to adjust the above-described parcels through boundary line adjustments.

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GATEWAY VILLAGE, LLC CONVEYANCE

NOW THEREFORE, **GATEWAY VILLAGE, LLC**, a Washington limited liability company, in consideration of the boundary line adjustment described herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in consideration of the mutual covenants and promises herein, does hereby convey and warrant to **GATEWAY VILLAGE, LLC**, a Washington limited liability company, the following described real estate situate in the County of Skagit, State of Washington, together with all after-acquired title therein, to-wit:

See attached Exhibit "B" which is incorporated herein by this reference.

After completion of the boundary line adjustment contained herein, the parcels owned by **GATEWAY VILLAGE, LLC**, a Washington limited liability company, shall be described as shown on attached Exhibit "B".

A map of the parcels before and after this boundary line adjustment is attached hereto as Exhibit C.

The above-described property will be combined or aggregated with contiguous property owned by the Grantee. This boundary line adjustment is not for the purpose of creating an additional lot.

THE FOREGOING WARRANTY DEED ADJUSTING BOUNDARY LINES IS HEREBY APPROVED THIS 30th DAY OF April, 2026.

CITY OF SEDRO WOOLLEY

By _____

Its Planning Director

CITY OF SEDRO WOOLLEY

By: _____

Its: CITY ENGINEER

GATEWAY VILLAGE, LLC,
a Washington limited liability company

_____

By: Rob Janicki

Its: Member

Date: 4-30-2026

STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Rob Janicki is the person who appeared before me, and said person acknowledged that s/he signed this instrument, on oath stated that s/he was authorized to execute the instrument and acknowledged it as the Executing Member of **GATEWAY VILLAGE, LLC**, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 30, 2026

Carrie Veldman
(Signature)
NOTARY PUBLIC
Carrie M Veldman
Print Name of Notary
My appointment expires: 4-30-27

NOTARY PUBLIC
STATE OF WASHINGTON
CARRIE M VELDMAN
License # 152680
Commission Expires
April 30th, 2027

UNOFFICIAL DOCUMENT

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EXHIBIT "A"

LEGAL DESCRIPTIONS BEFORE BLA

ACCORDING TO RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT RECORDED ON ***DECEMBER 20, 2024,*** *UNDER SKAGIT COUNTY AUDITOR'S FILE NO.* ***202412200052:***

PARCEL A (P37331):

THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 23, THENCE **NORTH 0° 59' 30" EAST** ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION A DISTANCE OF **860.63 FEET** TO THE **TRUE POINT OF BEGINNING;**

THENCE CONTINUING **NORTH 0° 59' 30" EAST** ALONG SAID EAST LINE A DISTANCE OF **455.14 FEET** TO THE NORTH LINE OF SAID SOUTHEAST QUARTER;

THENCE **NORTH 89° 26' 04" WEST** ALONG SAID NORTH LINE A DISTANCE OF **420.71 FEET;**

THENCE **SOUTH 0° 59' 30" WEST,** PARALLEL WITH SAID EAST LINE, A DISTANCE OF **452.02 FEET;**

THENCE **SOUTH 89° 00' 30" EAST** A DISTANCE OF **420.70 FEET** TO THE **TRUE POINT OF BEGINNING.**

SITUATE WITHIN THE CITY LIMITS OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON.

CONTAINS **190,821 SQUARE FEET ±**

PARCEL B (P37206):

THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 23, THENCE **NORTH 0° 59' 30" EAST** ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION A DISTANCE OF **501.13 FEET** TO THE **TRUE POINT OF BEGINNING;**

THENCE **SOUTH 89° 56' 10" WEST** A DISTANCE OF **636.17 FEET;**

THENCE **NORTH 0° 59' 12" EAST,** PARALLEL WITH THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER, A DISTANCE OF **821.63 FEET** TO THE NORTH LINE OF SAID SOUTHEAST QUARTER;

THENCE **SOUTH 89° 26' 04" EAST** ALONG SAID NORTH LINE A DISTANCE OF **215.44 FEET;**

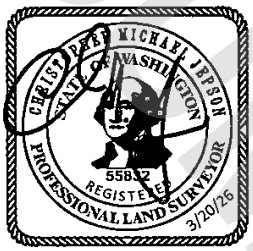
THENCE **SOUTH 0° 59' 30" WEST,** PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF **452.02 FEET;**

THENCE **SOUTH 89° 00' 30" EAST** A DISTANCE OF **420.70** FEET TO A POINT ON SAID EAST LINE;

THENCE **SOUTH 0° 59' 30" WEST** ALONG SAID EAST LINE A DISTANCE OF **359.50 FEET** TO THE **TRUE POINT OF BEGINNING.**

SITUATE WITHIN THE CITY LIMITS OF SEDRO-WOOLLEY,
SKAGIT COUNTY, WASHINGTON.

CONTAINS **329,592 SQUARE FEET ±**



PREPARED BY JEPSON & ASSOCIATES, P.S.
REGISTERED PROFESSIONAL LAND SURVEYORS
222 GRAND AVE., SUITE C, BELLINGHAM, WA 98225
PHONE: (360) 733-5760 | FAX: (360) 647-8939
EMAIL: CHRIS@JEPSONSURVEYING.COM
JOB NO. 19097.03 | 3/20/2026

SHEET 1 of 1

UNOFFICIAL DOCUMENT

EXHIBIT "B"

LEGAL DESCRIPTIONS AFTER BLA

PARCEL A (P37331):

THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 23, THENCE **NORTH 0° 59' 30" EAST** ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION A DISTANCE OF **877.54 FEET TO THE POINT OF BEGINNING;**

THENCE CONTINUING **NORTH 0° 59' 30" EAST** ALONG SAID EAST LINE A DISTANCE OF **438.23 FEET** TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;

THENCE **NORTH 89° 26' 04" WEST** ALONG SAID NORTH LINE **420.71 FEET;**

THENCE **SOUTH 0° 59' 30" WEST 33.66 FEET;**

THENCE **SOUTH 89° 00' 13" EAST 9.99 FEET;**

THENCE **SOUTH 0° 59' 45" WEST 160.00 FEET;**

THENCE **NORTH 89° 00' 15" WEST 9.98 FEET;**

THENCE **SOUTH 0° 59' 30" WEST 290.85 FEET;**

THENCE **SOUTH 89° 00' 30" EAST 229.04 FEET** TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF **71.50 FEET;**

THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF **46.78 FEET** THROUGH A CENTRAL ANGLE OF **37° 29' 10";**

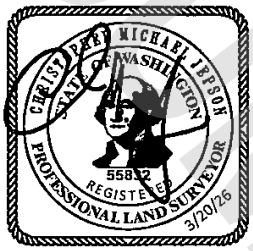
THENCE **NORTH 53° 30' 21" EAST 25.04 FEET** TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF **94.00 FEET;**

THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF **61.50 FEET** THROUGH A CENTRAL ANGLE OF **37° 29' 10";**

THENCE **SOUTH 89° 00' 30" EAST 71.08 FEET** TO THE **POINT OF BEGINNING.**

SITUATE WITHIN THE CITY OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON.

CONTAINS **4.51 ACRES,** MORE OR LESS.



PREPARED BY JEPSON & ASSOCIATES, P.S.
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EMAIL: CHRIS@JEPSONSURVEYING.COM
JOB NO. 19097.03 | 3/20/2026

UNOFFICIAL DOCUMENT

EXHIBIT "B"

LEGAL DESCRIPTIONS AFTER BLA

PARCEL B (P37206):

THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 23, THENCE **NORTH 0° 59' 30" EAST** ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION A DISTANCE OF **501.13 FEET TO THE POINT OF BEGINNING;**

THENCE **SOUTH 89° 56' 10" WEST 636.17 FEET;**

THENCE **NORTH 0° 59' 12" EAST,** PARALLEL WITH THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF **821.63 FEET** TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;

THENCE **SOUTH 89° 26' 04" EAST** ALONG SAID NORTH LINE A DISTANCE OF **215.44 FEET;**

THENCE **SOUTH 0° 59' 30" WEST 33.66 FEET;**

THENCE SOUTH **89° 00' 13" EAST 9.99 FEET;**

THENCE SOUTH **0° 59' 45" WEST 160.00 FEET;**

THENCE **NORTH 89° 00' 15" WEST 9.98 FEET;**

THENCE SOUTH **0° 59' 30" WEST 290.85 FEET;**

THENCE **SOUTH 89° 00' 30" EAST 229.04 FEET** TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF **71.50 FEET;**

THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF **46.78 FEET** THROUGH A CENTRAL ANGLE OF **37° 29' 10";**

THENCE **NORTH 53° 30' 21" EAST 25.**04 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF **94.00 FEET;**

THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF **61.50 FEET** THROUGH A CENTRAL ANGLE OF **37° 29' 10";**

THENCE **SOUTH 89° 00' 30" EAST 71.08 FEET** TO SAID EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;

THENCE **SOUTH 0° 59' 30" WEST** ALONG SAID EAST LINE **376.41 FEET** TO THE **POINT OF BEGINNING.**

SITUATE WITHIN THE CITY OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON.

CONTAINS **7.44 ACRES,** MORE OR LESS.



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JOB NO. 19097.03 | 3/20/2026

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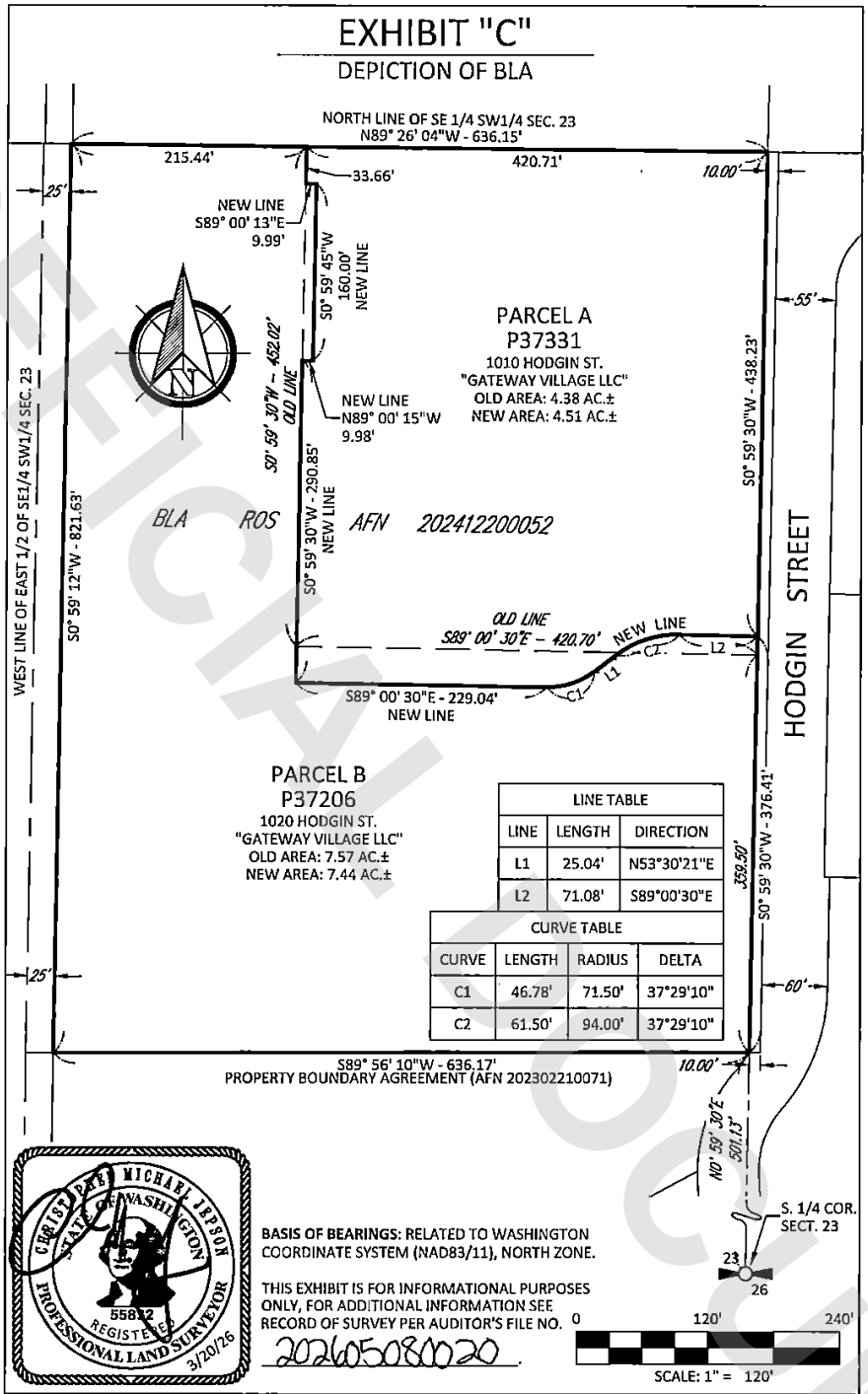
EXHIBIT "C"

DEPICTION OF BLA



LINE TABLE		
LINE	LENGTH	DIRECTION
L1	25.04'	N53°30'21"E
L2	71.08'	S89°00'30"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	46.78'	71.50'	37°29'10"
C2	61.50'	94.00'	37°29'10"

CHRISTOPHER MICHAEL JEPSON
STATE OF WASHINGTON
55812
REGISTERED
PROFESSIONAL LAND SURVEYOR
3/20/26

BASIS OF BEARINGS: RELATED TO WASHINGTON COORDINATE SYSTEM (NAD83/11), NORTH ZONE.

THIS EXHIBIT IS FOR INFORMATIONAL PURPOSES ONLY, FOR ADDITIONAL INFORMATION SEE RECORD OF SURVEY PER AUDITOR'S FILE NO. 202605080020.

PTN. SE 1/4 SW 1/4, SEC. 23, TWP. 35 N., RGE. 4 E. W.M.
CITY OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON

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CLIENT:	RJ GROUP	
JOB NO.:	19097.03	
DWG. NO.:	19097.03-BLA-DEED	
ISSUE DATE:	3/20/2026	
DRAWN BY:	RRC	SHEET NO.:
CHECKED BY:	CMJ	1 of 1