



First American Title Insurance Company

Filed for Record at Request of

Name Robert G. & Phyllis J. Miller
Address 10939 84th Place NE
City and State Kirkland, WA 98034

THIS SPACE PROVIDED FOR RECORDER'S USE:
JERRY MCINTURK
SKAGIT CO. CLERK
93 FEB -4 P3:31
J. Miller
9302040071

Quit Claim Deed

THE GRANTOR Marvin Sims and Barbara Sims, Husband and Wife
for and in consideration of boundary line adjustment without consideration
conveys and quit claims to Robert G. Miller and Phyllis J. Miller, Husband and Wife
the following described real estate, situated in the County of Skagit State of Washington,
together with all after acquired title of the grantor(s) therein:

See attached legals

489
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

FEB 04 1993

Amount Paid \$ -0-
By Skagit Co. Treasurer
Lp Deputy

BOUNDARY ADJUSTMENT

Reviewed and approved
in accordance with S.C.
Code Chapter 14.12.

SKAGIT CO. PLANNING DEPT.
Date: 2/4/93

Dated Jan 6, 1993

Marvin Sims
(Individual)
Barbara Sims
(Individual)

By _____
(President)
By _____
(Secretary)

STATE OF WASHINGTON

COUNTY OF Skagit ss.

On this day personally appeared before me

marvin sims
Barbara Sims
to me known to be the individual(s) described in and who
executed the within and foregoing instrument, and
acknowledged that they signed the same
as their free and voluntary act and deed,
for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this
6th day of January, 1993
Sharon R. Anthony
Notary Public in and for the State of Washington, residing at
Mount Vernon

STATE OF WASHINGTON

COUNTY OF _____ ss.

On this _____ day of _____, 19____,
before me, the undersigned, a Notary Public in and for the State of Washington, duly com-
missioned and sworn, personally appeared _____

_____ President and _____ Secretary,
respectively, of _____
the corporation that executed the foregoing instrument, and acknowledged the said instru-
ment to be the free and voluntary act and deed of said corporation, for the uses and purposes
therein mentioned, and on oath stated that _____
authorized to execute the said instrument and that the seal affixed is the corporate seal of said
corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington, residing at _____

9302040071

BK 1160PG0266

Exhibit "A"

The below described property will be combined or aggregated with contiguous property owned by the purchaser. This Boundary Adjustment is not for the purpose of creating an additional building lot.

Legal Description:

That portion of the properties described on Exhibit "B" hereto which lie Southeasterly of the Northeasterly extension of the Northwesterly line of those certain premises conveyed to Robert G. Miller, et ux, by Deed recorded August 19, 1987 as Auditor's File No. 8708190025.

9302040071

BK 1160 PG 0267

0209 1993

0500 0571

PARCEL NO. 62

Exhibit "B"

PARCEL "A":

That portion of the 100 foot wide railroad right-of-way, commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway) lying between the Northeasterly extensions of the Northwestern and Southeasterly lines of the following described Tract "X" and Westerly of Line "RR" described below:

Tract "X":

That portion of Block 55 and vacated Lakeside Boulevard abutting, of "PLAT OF THE TOWN OF MONTBORNE", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, lying within the following described tract: Commencing at the Northeasterly corner of Lot 1, Block 43 of said "PLAT OF THE TOWN OF MONTBORNE"; thence North 47 degrees 25'45" East along a projection of the Northerly line of said Lot 1, a distance of 50.22 feet; thence South 37 degrees 10' 00" East parallel with the Easterly line of said Block 43 and along the original centerline of the Northern Pacific Railroad a distance of 236.94 feet to the point of beginning; thence continuing South 37 degrees 10' 00" East along said parallel line and along centerline a distance of 133.05 feet to a point of curvature in said centerline; thence along the arc of said curve to the right having a radius of 1146.28 feet, through a central angle of 1 degree 35'49", an arc distance of 31.95 feet; thence South 59 degrees 11'37" West 119 feet, more or less, to the shore line of Big Lake; thence Northwesterly along said shore line 166 feet, more or less, to a point which is South 60 degrees 10'00" West from the point of beginning; thence North 60 degrees 10' 00" East 115 feet, more or less, to the point of beginning.

LINE "RR": Begin at a point on the North line of the South 1/2 of Government Lot 6 of Section 6, Township 33 North, Range 5 East W.M., which is midway between the centerline of the original 100 foot wide right-of-way of the Seattle Lake Shore and Eastern Railway and the centerline of the last mainline track of the Northern Pacific Railway as it existed in 1970; thence Northerly on a line drawn midway between the centerline of the original 100 foot wide right-of-way and the centerline of the above described mainline track to the point of intersection of said centerlines, said point being the terminus of this line description.

PARCEL "B":

Those portions of the following described properties lying Westerly of the centerline of the last mainline track of the Northern Pacific Railway as it existed in 1970:

That portion of the 100 foot wide railroad right-of-way commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway), adjoining the Westerly line of Block 2 of the vacated plat of "RESERVE ADD. TO THE TOWN OF MONTBORNE", as per plat recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington, which lies Northerly of the Southerly line of said Block 2 extended West to the centerline of the last mainline track of the Northern Pacific Railway as it existed in 1970, and Westerly of said centerline, and Southerly of the centerline of vacated Alder Street extended West to said railway centerline;

TOGETHER WITH Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 2, of the vacated plat of "RESERVE ADD. TO THE TOWN OF MONTBORNE", as per plat recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington, TOGETHER WITH that portion of vacated Alder Street which has reverted thereto by operation of law;

TOGETHER WITH Lots 1, 2, 3, 4, 9 and 10, Block 51, of the vacated plat of "THE TOWN OF MONTBORNE", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, TOGETHER WITH that portion of vacated Alder Street which has reverted thereto by operation of law;

EXCEPT from all of the above those portions thereof lying within the South 650 feet of Government Lot 6 of Section 6, Township 33 North, Range 5 East W.M.; ALSO EXCEPT those portions thereof, if any, lying within the South 1/2 of said Government Lot 6.

EXCEPT that portion thereof lying Westerly of the following described Line "RR":

LINE "RR": Begin at a point on the North line of the South 1/2 of Government Lot 6 of Section 6, Township 33 North, Range 5 East W.M., which is midway between the centerline of the original 100 foot wide right-of-way of the Seattle Lake Shore and Eastern Railway and the centerline of the last mainline track of the Northern Pacific Railway as it existed in 1970; thence Northerly on a line drawn midway between the centerline of the original 100 foot wide right-of-way and the centerline of the above described mainline track to the point of intersection of said centerlines, said point being the terminus of this line description.

Said Parcels "A" and "B" being subject to a 15 foot wide sewer line easement, the exact location of which shall be determined later, in favor of Ray Kemp.

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