

UNOFFICIAL DOCUMENT

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KATHY HILL
SKAGIT COUNTY AUDITOR

'98 OCT 23 A9:35

9810230010

RECORDED _____ FILED _____
REQUEST OF _____

Filed for Record at Request of

BRADFORD E. FURLONG
ATTORNEY AT LAW
904 SOUTH THIRD STREET
MOUNT VERNON, WASHINGTON 98273
(360) 336-6508

Document Title: Quit Claim Deed (Boundary Line Adjustment)

Reference Number(s) of Documents Assigned or Released: N/A

Grantor: Caldwell, Donald M.

Grantees: Caldwell, Donald M.

Partial Legal Description: (See Exhibit A attached hereto for complete legal)

That portion of the Southeast 1/4 of the Southwest 1/4 and of the Southwest 1/4 of the Southwest 1/4 of Section 14, Township 34, Range 1 East, W.M.

Parcel Nos. 340114-3-005-0300, P111926

26139
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

OCT 23 1998

Amount Paid \$
By: Skagit County Treasurer Deputy
W

9810230010

BK 1886 PG 0537

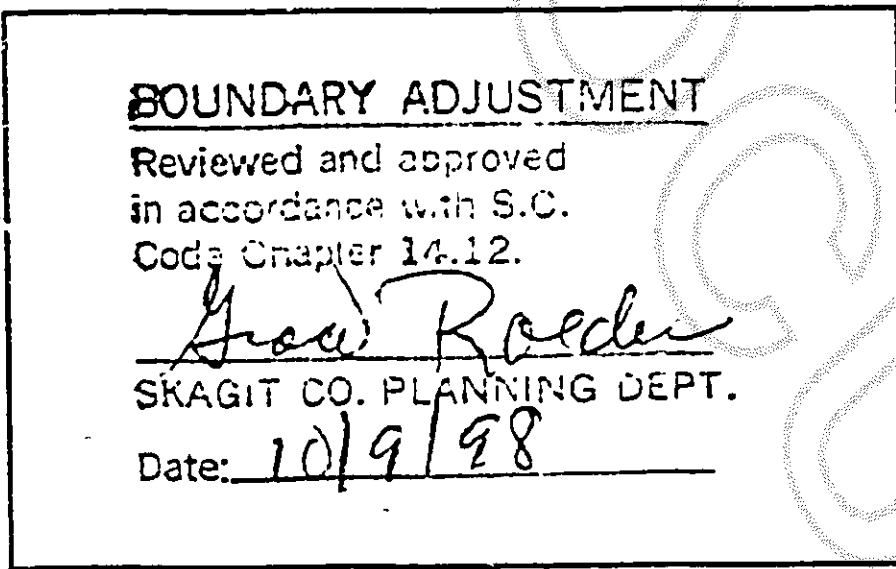
**BOUNDARY LINE ADJUSTMENT DEED
(Correcting Legal Description)**

The Grantor, Donald M. Caldwell, a married man, as his separate property, hereby conveys and quit claims, without warranty, to Grantee, Donald M. Caldwell, a married man, as his separate property, for purposes of a boundary line adjustment and to correct the legal description in that certain deed recorded on July 30, 1997, under Skagit County Auditor's File No. 9707300103 and affecting the legal description contained in that certain Quit Claim Deed filed on July 30, 1997, under Skagit County Auditor's File No. 9707300102, the following described real property:

See Attached Legal Description.

This boundary line adjustment and description revises current ownership boundary lines of those parcels described in documents recorded under Auditor's File Numbers 9707300102 and 9707300103 and is not for the purpose of creating an additional building lot.

Boundary Line Adjustment:



Dated this 16th day of October, 1998.

Donald M. Caldwell
Donald M. Caldwell

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me Donald M. Caldwell to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged

that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 16 day of October 1998.

PATRICIA H. SUNDGREN
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
APRIL 9, 2002

Patricia H. Sundgren
Notary Public in and for the State of Washington,
residing at Bellevue, wa. 98005

PRINTED NAME: PATRICIA H. SUNDGREN

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That portion of the Southeast 1/4 of the Southwest 1/4 and of the Southwest 1/4 of the Southwest 1/4 of Section 14, Township 34 North, Range 1 East, W.M., described as follows:

BEGINNING at the Southeast corner of said Southeast 1/4 of the Southwest 1/4 (South 1/4 corner);
thence North 00° 41' 43" West 738.52 feet along the East line thereof;
thence North 89° 26' 35" West 1281.30 feet parallel with the North line of said Southeast 1/4 of the Southwest 1/4 to the East line of the West 66.00 feet of said Southeast 1/4 of the Southwest 1/4;
thence South 00° 09' 45" East 83.43 feet along said East line to the South line of the North 1/2 of said Southeast 1/4 of the Southwest 1/4;
thence North 89° 49' 02" West 66.00 feet along said South line to the Southwest corner thereof;
thence South 6° 02' 18" West 676.21 feet to the South line of said Southwest 1/4, at a point North 89° 48' 31" East 1281.02 feet from the Southwest corner of said Section 14;
thence North 89° 48' 31" East 1427.11 feet along said South line of the Southwest 1/4 of Section 14 to the **POINT OF BEGINNING**

TOGETHER WITH an easement for ingress, egress and utilities over, across and under a strip of land 60.00 feet in width in the North 1/2 of the Southwest 1/4 of Section 14, Township 34 North, Range 1 East, W.M., Skagit County, Washington, lying 30.00 feet on each side of the following described center line:

Beginning at the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 14;
thence North 00° 09' 45" West along the West line of said Northwest 1/4 a distance of 342.12 feet;
thence South 88° 40' 52" East parallel with the North line of said Northwest 1/4 a distance of 98.54 feet;
thence North 01° 45' 38" East 330.00 feet to the North line of said Northwest 1/4, said North line being also the center line of the county road;
thence South 88° 40' 52" East along said North line and said center line, a distance of 408.45 feet to the beginning of a curve to the right, from which a radial line bears South 01° 19' 08" West to the radius point;
thence Southeasterly along said curve to the right, being also along said center line, having a radius of 200.00 feet, through a central angle of 38° 29' 19", an arc distance of 134.35 feet to the **TRUE POINT OF BEGINNING** of said easement center line;
thence South 22° 40' 39" West 264.16 feet;
thence South 55° 03' 04" West 273.07 feet;
thence South 35° 44' 14" West 233.22 feet;
thence South 08° 59' 04" West 227.43 feet;
thence South 21° 30' 46" East 133.03 feet;
thence South 75° 41' 16" East 204.00 feet;
thence South 38° 16' 05" East 269.28 feet;
thence South 55° 16' 05" East 56.50 feet;
thence South 77° 47' 49" East 197.15 feet;
thence North 83° 27' 28" East 124.92 feet;
thence North 06° 32' 32" West 320.00 feet to the terminus of said easement center line;

EXHIBIT

A 1 of 2

9810230010

BK 1886 PG 0540

ALSO TOGETHER WITH a perpetual non-exclusive easement and right of way for unrestricted ingress and egress and for public and/or private utilities over, along, under and across a certain sixty foot (60') wide strip of land, the center line of said easement being described as follows:

Beginning at a point on the westerly line of said Lot 10 as shown on Survey filed August 5, 1976, under Auditor's File No. 840303, at Page 197, Book 1 of Surveys, Records of Skagit County, Washington, from which the Southwest corner of said Lot 10 bears South $0^{\circ} 17' 40''$ East a distance of 314.62 feet;
thence South $75^{\circ} 41' 16''$ East 19.23 feet to the point of tangency with a curve to the right, said curve having a radius of 150 feet, a central angle of $62^{\circ} 21' 31''$ and an arc-distance of 163.25 feet;
thence following said curve for said arc distance;
thence South $13^{\circ} 19' 45''$ East for 100.20 feet to the point of tangency with a 300 foot radius curve to the right;
thence following said 300 foot radius curve for an arc-distance of 103.81 feet to a point of tangency on the North line of the Southeast 1/4 of the Southwest 1/4;
thence South $06^{\circ} 29' 48''$ West 591.48 feet to the South line of the North 588.30 feet of said Southeast 1/4 of the Southwest 1/4 and the terminus of said easement.

AND ALSO BEING SUBJECT TO AND TOGETHER WITH easements, reservations, restrictions, covenants, liens and other instruments of record.

Situate in the County of Skagit, State of Washington.

EXHIBIT A 2 of 2

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