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Skagit County Auditor

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Parcel No.: P48090, P48092, P48091, P48100
Legal Desc.: Ptn W½, 23-36-3

QUIT CLAIM DEED

THE GRANTORS, Robert L. Matthews and Diane J. Tjomsland, husband and wife, for and in consideration of NO MONETARY CONSIDERATION, boundary line adjustment purposes only, conveys and quit claims to Robert L. Matthews and Diane J. Tjomsland, husband and wife, **THE GRANTEES**, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

As attached hereto and by reference made a part hereof

DATED this 10th day of January, 2002.

Robert L. Matthews

Robert L. Matthews

Diane J. Tjomsland

Diane J. Tjomsland

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#197

STATE OF WASHINGTON

County of Skagit

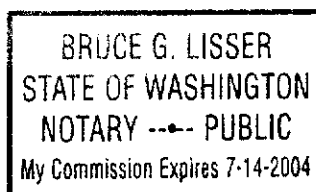
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JAN 16 2002

Amount Paid \$
Skagit Co. Treasurer
By *[Signature]* Deputy

I hereby certify that I know or have satisfactory evidence that Robert L. Matthews and Diane J. Tjomsland are the persons who personally appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 10th day of January, 2002.



[Signature]
Notary Public in and for the State
of Washington, residing at
[Signature]

My appointment expires 7-14-04

December 24, 2001

Post Boundary Line Adjustment Deed

Grantors: Robert L. Matthew and Diane J. Tjomsland, Husband and Wife
Grantees: Robert L. Matthew and Diane J. Tjomsland, Husband and Wife

Pursuant to that certain approved Boundary Line Adjustment recorded under Skagit County Auditor's File No. 200201140124. Robert L. Matthews and Diane J. Tjomsland, husband and wife, Grantors, convey and quit claim to Robert L. Matthew and Diane J. Tjomsland, husband and wife, Grantees, the following described portion of Parcels A, B and C:

Parcel "A"

That portion of the South 1/2 of the South 1/2 of the Northwest 1/4 of Section 23, Township 34 North, Range 3 East, W.M., lying East of the existing road extending over and across said fraction of Section, EXCEPT the South 100 feet thereof as measured along the East line thereof.

Parcel "B"

The South 100 feet of that portion of the South 1/2 of the South 1/2 of the Northwest 1/4 of Section 23, Township 34 North, Range 3 East, W.M., lying East of the existing road extending over and across said fraction of the Section, as measured along the East line thereof.

Parcel "C"

The North 315.34 feet (as measured along the East line thereof) of that portion of the North 1/2 of the Southwest 1/4, lying northeasterly and East of the road, as it existed on June 27, 1947, all in Section 23, Township 36 North, Range 3 East, W.M.

EXCEPT that portion thereof, if any, lying within the right-of-way of that certain 60 foot road conveyed to Skagit County by deed recorded November 14, 1956 under Auditor's File No. 544073.

Lying westerly of the following described line:

Commencing at the Northeast corner of said South 1/2 of the South 1/2 of the Northwest 1/4 of Section 23, Township 36 North, Range 3 East, W.M., said point bearing South 1°24'10" East, 1,974.05 feet, from the Northeast corner of said Northwest 1/4 (North 1/4 corner).



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thence South 89°29'19" West, 1,082.28 feet, along the North line of said South 1/2 of the South 1/2 of the Northwest 1/4 to the POINT OF BEGINNING of said line description;
thence South 1°24'10" East parallel with the East line of said Northwest 1/4, 558.14 feet, more or less, to the North line of the South 100.00 feet of said Northwest 1/4;
thence South 89°28'56" West 211.45 feet;
thence South 1°24'10" East 415.34 feet, more or less, to the South line of the North 315.34 feet (as measured along the East line thereof) of the North 1/2 of the Southwest 1/4 of said Section 23, Township 36 North, Range 3 East, W.M. and being the terminus of said described line.

BEING SUBJECT TO and TOGETHER WITH non-exclusive mutually beneficial easements for ingress, egress and utilities over, under and across the following described tracts:

Easement "A"

A 60.00-foot wide easement for ingress, egress, utilities and maintenance thereof over, under and across portions of the above-described Parcel, being 30.00-feet left and 30.00-feet right of the following described center line:

Commencing at the Northeast corner of said South 1/2 of the South 1/2 of the Northwest 1/4 of said Section 23, Township 36 North, Range 3 East, W.M., said point being South 1°24'10" East 1,974.05 feet from the Northeast corner of said Northwest 1/4 (North 1/4 corner);
thence South 89°29'19" West, 1,082.28 feet, along the North line of said South 1/2 of the South 1/2 of the Northwest 1/4;
thence South 1°24'10" East, 429.18 feet, to the centerline of an existing gravel drive and being the POINT OF BEGINNING of said centerline;
thence South 78°43'17" West, 60.84 feet, to a point of intersection of two driveways, said point to be hereafter referred to as Point "A";
thence South 75°48'33" West, 80.33 feet;
thence North 86°46'41" West, 131.68 feet;
thence South 75°30'53" West, 57.87 feet;
thence South 62°23'16" West, 79.25 feet;
thence South 88°54'35" West, 81.08 feet;
thence South 64°11'47" West, 58.03 feet;
thence South 45°17'28" West, 11.06 feet, more or less, to the easterly margin of the existing roadway shown on that certain Record of Survey recorded in Volume 9 of Surveys, page 21, records of Skagit County, Washington and being the terminus of said line.



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Easement "B"

A 50.00-foot wide easement for ingress, egress, utilities and maintenance thereof over, under and across portions of the above-described Parcel, lying 25.00-feet left and 25.00-feet right of the following described centerline:

BEGINNING at the aforementioned Point "A";
thence North 9°23'18" West 101.78 feet;
thence North 81°09'01" East 74.71 feet, more or less, to the new property line established by Boundary Line Adjustment Deed recorded under Skagit County Auditor's File No. 200201160124, and being the terminus of said line.

Easement "C"

An easement of varying widths for ingress, egress, utilities and drainfield purposes and maintenance thereof over, under and across portions of the above-described Parcels, lying 15.00-feet left and 15.00-feet right (or as additionally specified) of the following described centerline:

Commencing at the aforementioned Point "A";
thence North 9°23'18" West 111.78 feet, to the POINT OF BEGINNING of said line;
thence South 81°09'01" West, 168.31 feet;
thence (with an easement width of 15.00 feet right and 50.00 feet left) South 73°27'55" West, 64.00 feet, to the terminus of said centerline.

The sidelines of the above-described Easements A and B shall be lengthened or shortened as necessary to conform to existing property lines.

ALL OF THE ABOVE ALSO BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

The basis of bearing and subdivision used for this deed description is from that certain Record of Survey map recorded in Volume 9 of Surveys, page 21, records of Skagit County, Washington.



APPROVAL

The foregoing Deed adjusting boundary lines is hereby approved in accordance with SCC Chapter 14.18.700, this 16 day of January, 2002.

By: Grace Roeder
Its: Associate Planner



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