



200210230150

Skagit County Auditor

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Parcel No.: 4109-013-004-0001/P73511 + P73483  
Legal Desc.: Ptn Par. 3, Survey 200101230028, Miller's Reserve, Gibraltar

**QUIT CLAIM DEED**

**THE GRANTORS**, Ralph Alan Etter, Gwenn Lee Etter Maxfield, Cynthia Lou Etter Chang, each as their separate property, and Gwenn Maxfield, Personal Representative of the Estate of William G. Etter, deceased, for and in consideration of NO MONETARY CONSIDERATION, boundary line adjustment purposes only, conveys and quit claims to David A Mankoff and Jean H. Cho, 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**

The above described property will be combined or aggregated with contiguous property owned by the grantee. This boundary adjustment is not for the purposes of creating an additional building lot.

**DATED** this 12<sup>TH</sup> day of October, 2002.

Ralph Alan Etter  
Ralph Alan Etter

Gwenn Lee Etter Maxfield  
Gwenn Lee Etter Maxfield

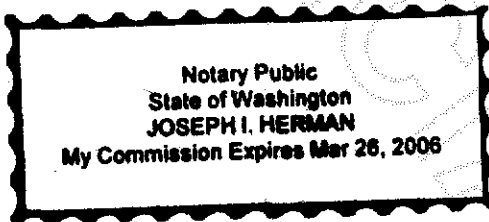
Cynthia L. Etter Chang  
Cynthia Lou Etter

Gwenn Maxfield  
Estate of William G. Etter  
Gwenn Maxfield, Per. Rep.

STATE OF WASHINGTON }  
County of King } ss  
Skagit

I hereby certify that I know or have satisfactory evidence that Ralph Alan Etter is the person who appeared personally before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 12 day of October, 2002.



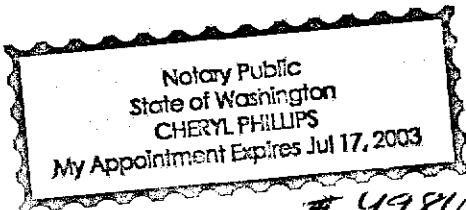
Joseph I. Herman  
Notary Public in and for the State of Washington, residing at Snodgrass

My appointment expires 3/26/06

STATE OF WASHINGTON }  
County of King } ss  
Skagit

I hereby certify that I know or have satisfactory evidence that Gwenn Lee Etter Maxfield is the person who personally appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 12<sup>th</sup> day of October, 2002.



Cheryl Phillips  
Notary Public in and for the State of Washington, residing at Seattle

My appointment expires July 17, 2003

# 4980  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 23 2002

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

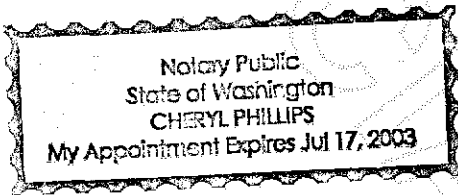


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STATE OF WASHINGTON }  
County of ~~Skagit~~ <sup>King</sup> } ss

I hereby certify that I know or have satisfactory evidence that Cynthia Lou Etter is the person who personally appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 12<sup>th</sup> day of October, 2002.



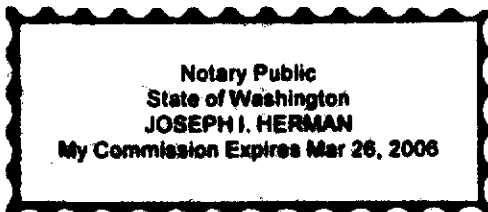
Cheryl Phillips  
Notary Public in and for the State  
of Washington, residing at  
Seattle

My appointment expires July 17, 2003

STATE OF WASHINGTON }  
County of ~~Skagit~~ <sup>King</sup> } ss

I hereby certify that I know or have satisfactory evidence that Gwenn Maxfield is the person who personally appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of William G. Etter, deceased, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated this 12 day of October, 2002.



Joseph I. Herman  
Notary Public in and for the  
State of Washington, residing at  
Snellson, Sh

My appointment expires 3/26/06



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**LISSER & ASSOCIATES, PLLC**

320 Milwaukee PO Box 1109 Mount Vernon WA 98273 (360) 419-7442 FAX (360) 419-0581

**EXHIBIT "A"**

October 9, 2002

**Boundary Line Adjustment Description**

Grantor: Gwenn-Lee Etter Maxfield, et al  
Grantee: David A. Mankoff and Jean H. Cho, husband and wife

That portion of Miller's Reserve "Plat of the Townsite of Gibraltar" according to the plat thereof recorded in Volume 1 of Plats, page 19, records of Skagit County, Washington and vacated streets and alleys adjoining, lying southerly of the South right-of-way margin of Gibraltar Road and being more particularly described as follows:

BEGINNING at the Northwest corner of that certain parcel described on Statutory Warranty Deed to David A. Mankoff and Jean H. Cho, husband and wife, recorded under Skagit County Auditor's File No.200201100102, also being shown as Parcel 2 on that certain Record of Survey map recorded under Skagit County Auditor's File Number 200101230028; thence North 64°28'08" East along the North line of said Mankoff-Cho parcel, also being the centerline of vacated Miller Street, 240.20 feet, to the Northeast corner of said Mankoff-Cho parcel; thence North 25°31'52" West on a northerly projection of the easterly line of said Mankoff-Cho parcel, 87.60 feet, more or less, to said southerly right-of-way margin of Gibraltar Road; thence South 52°08'14" West along said southerly margin, 251.56 feet, more or less, to a point bearing North 34°50'46" West from the POINT OF BEGINNING, also being the Northeast corner of Lot 3, Skagit County Short Plat No. 13-86 (revised) approved March 11, 1987 and recorded April 9, 1987 in Volume 7 of Short Plats, pages 171 and 172 under Skagit County Auditor's File No. 8704090001; thence South 34°50'46" East along the East line of said Lot 3, 34.33 feet, more or less, to the POINT OF BEGINNING.

SUBJECT TO a ten (10) foot wide utility easement for the benefit of the grantor over, under and across a portion of the above-described tract, said ten (10) foot wide easement being five (5) feet left and five (5) feet right of the following described centerline:

Commencing at the Northeast corner of the above-described parcel;



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thence South 52°08'14" West along the southerly right-of-way margin of Gibraltar Road, 60.87 feet, to the TRUE POINT OF BEGINNING of said centerline description;

thence South 78°55'52" East, 74.08 feet, more or less, to the easterly line of the above-described parcel and being the terminus of said centerline, (sidelines of said ten (10) foot wide easement to be lengthened or shortened as necessary to conform to parcel boundary lines).

AND ALSO 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 above-described parcel is to be combined or aggregated with contiguous property to the South owned by the grantee, P- 73512.

This Boundary Line Adjustment is not for the purpose of creating an additional building lot.

### **APPROVED**

Reviewed and approved in accordance with Skagit County Code, Chapter 14.18.700

Skagit County

By: Graed Roeder

Date: 10/22/2002

Title: Associate Planner

### **RELINQUISHMENT OF EASEMENT**

As a consideration of this Boundary Line Adjustment, a portion of that certain 20.00-foot wide ingress, egress and utilities easement described on Statutory Warranty Deed to David A. Mankoff and Jean H. Cho, husband and wife, recorded under Skagit County Auditor File No. 200201100102 is to be relinquished and terminated, the portion to be eliminated lies 10.00 feet left and 10.00 feet right of the following described centerline.

COMMENCING at the Northeast corner of Lot 3, Skagit County Short Plat No. 13-86 (revised) approved March 11, 1987 and recorded April 9, 1987 in Volume 7 of Short Plats, pages 171 and 172 under Skagit County Auditor's File No. 8704090001, being a portion of the Southwest 1/4 of Section 17, Township 34 North, Range 2 East and a portion of



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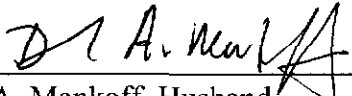
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Government Lot 1, Section 20, Township 34 North, Range 2 East, said point being on the southerly margin of Gibraltar Road; thence North 52°08'14" East along said South margin of Gibraltar Road 60.00-feet; thence North 75°47'54" East 84.95 feet to a point 10.00-feet South of the North margin of vacated Miller Street, as shown on the Plat of the Townsite of Gibraltar, recorded in Volume 1 of Plats, page 19; thence North 64°28'08" East parallel with said North margin of vacated Miller Street 243.84 feet, more or less, to a point 10.00-feet southwesterly (as measured perpendicular) of the center line of vacated Island Street; thence South 11°53'51" West 12.59 feet to the TRUE POINT OF BEGINNING of said centerline; thence continue South 11°53'51" West 82.72 feet; thence South 43°21'35" West 39.74 feet; thence South 64°28'08" West 45.00 feet, more or less, to the West line of Lot 4, Block 12, said Plat of the Townsite of Gibraltar, at a point bearing South 25°31'52" East 20.00-feet from the Northwest corner of said Lot 4, Block 12, said point also being the terminus of said center line.

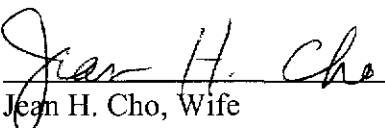
SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Acceptance and Acknowledgment of the termination of the above-described Relinquishment of Easement.

  
\_\_\_\_\_  
David A. Mankoff, Husband

Date: 10/14/02

  
\_\_\_\_\_  
Jean H. Cho, Wife

Date: 10/14/02



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State of Washington )  
 ) ss  
County of King )

I hereby certify that I know or have satisfactory evidence that David A. Mankoff is the person who personally appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 17th day of October, 2002.

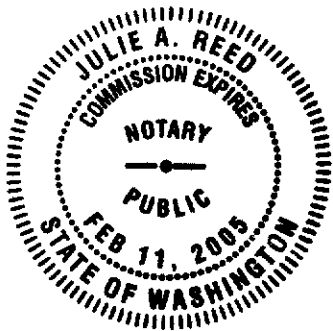


[Signature]  
Notary Public in and for the State of  
Washington, residing at  
1959 NE Pacific  
My appointment expires 12-4-03

State of Washington )  
 ) ss  
County of King )

I hereby certify that I know or have satisfactory evidence that Jean H. Cho is the person who personally appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 14th day of October, 2002.



[Signature]  
Notary Public in and for the State of  
Washington, residing at  
1959 NE Pacific  
My appointment expires 2/11/05



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Skagit County Auditor