



200307300182

Skagit County Auditor

AFTER RECORDING MAIL TO:

7/30/2003 Page

1 of

3 4:08PM

Name **BRIAN W. SMEAD, DANITA A. SMEAD**

Address **610 BENNETT RD.**

City, State, Zip **SEDRO WOOLLEY, WA 98284**

B74973

Filed for Record at Request First American Title of Skagit County

Quit Claim Deed

FIRST AMERICAN TITLE CO.

B74973E-1

THE GRANTOR **BRESNAN LLC** for and in consideration of **A Boundary Line Adjustment Without Consideration WAC 458-61-235** conveys and quit claims to **LYNN BRESNAN**, formerly **LYNN STELZER** and **FRANK A. BRESNAN, SR.**, wife and husband 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:

The following described portion of **Lot 6, CASCADE VISTA PARK**, as per plat recorded in **Volume 9 of Plats at pages 113 and 114**, records of **Skagit County, Washington**, labelled **Tract 1 EXCEPTING** therefrom the following described **Tract 2**; said **Tract 1** being **TOGETHER WITH** the two non-exclusive easements described as **Tracts 3 and 4** (see attached legal descriptions made a part hereof by this reference).

3789
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 30 2003

Amount Paid \$
Skagit Co. Treasurer
By Deputy

Assessor's Property Tax Parcel Account Number(s):

PTN OF 4199-000-006-0009
P 76366

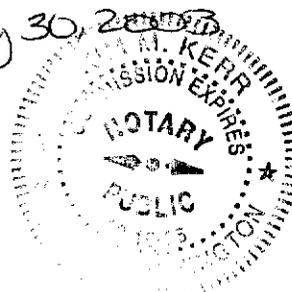
Dated **July 25, 2003**

BRESNAN LLC

STATE OF WASHINGTON }
COUNTY OF **Skagit** } ss

I certify that I know or have satisfactory evidence that **Frank Bresnan Sr.** are the persons who appeared before me, and said persons acknowledged that **he/she/they** signed this instrument, on oath stated that **he/she/they** authorized to execute the instrument and acknowledged it as the **owner** of **BRESNAN LLC** to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: **July 30, 2003**



Kerri M. Kerr
Notary Public in and for the State of Washington
Residing at **Mount Vernon**
My appointment expires: **12/15/05**

Escrow Number **B74973**

TRACT 1: Beginning at the Northwest corner of said Lot 6; thence S07°30'55"E along the West line thereof, a distance of 152.90 feet; thence N80°23'19"E, a distance of 62.95 feet; thence S10°30'55" E, a distance of 124.98 feet to a point on the curved South line of Lot 6 which is 15.82 feet arc distance Westerly from the Southeast corner of Lot 6; thence Easterly along said curve through a central angle of 1°19'15", an arc thence N14°15'16"W along the East line of Lot 6, a distance of 267.67 feet to the Northeast corner of Lot 6; thence N88°56'29"W along the North line of Lot 6, a distance of 53.09 feet to the Northwest corner of Lot 6 and the point of beginning of this description.

TRACT 2: Beginning at a point on the West line of said Lot 6 which lies S 07°02'19"E, a distance of 152.90 feet from the Northwest corner of said Lot 6; thence N 80°23'19" E, a distance of 62.95 feet; thence N 10°30'55"W a distance of 2.61 feet; thence N 80° 13' 45" E, a distance of 2.86 feet; thence N 9° 46' 15" W, a distance of 46.36 feet; thence S 80° 13' 45" W, a distance of 63.45 feet to the West line of said Lot 6; thence S 07° 02' 19"E along said W line, a distance of 48.85 feet to the point of beginning.

TRACT 3:

A NON-EXCLUSIVE EASEMENT for ingress, egress and utilities described as follows: Beginning at the Northwest corner of said Lot 6; thence S 07° 02' 19" E along the West line thereof, a distance of 152.90 feet; thence N 80° 23' 19" E, a distance of 62.95 feet to the True Point of Beginning:

Thence S10° 30' 55"E along the East line of said portion of Lot 6, a distance of 124.98 feet to a point on the curved North line of McGarigle Road from which the radius point lies N. 12° 55' 58" W, a distance of 686.20 feet; thence Westerly along said curve through a central angle of 00° 20' 55". An arc distance of 4.17 feet; thence N 10° 36' 59" W, a distance of 59.02 feet; thence N 18° 09' 59" W, a distance of 4.44 feet; thence N 10° 04' 06" W, a distance of 24.25 feet; thence N 7° 13' 35" W, a distance of 37.58 feet to a point bearing S 80° 23' 19" W, a distance of 2.52 feet from the True Point of Beginning; thence N 80° 23' 19" E, a distance of 2.52 feet to the True Point of Beginning of this description.

TRACT 4:

A NON-EXCLUSIVE EASEMENT for ingress, egress and utilities described as follows:

That portion of Tract 2 above lying Northerly and Easterly of the following described line;

Beginning at a point on the West line of said Lot 6 which lies S 7° 02' 19" E, a distance of 108.31 feet from the Northwest corner thereof; thence N 81° 22' 35" E, a distance of 34.16 feet; thence N 80° 14' 05" E, a distance of 24.50 feet; thence S 9° 45' 55" E, a distance of 36.35 feet; thence S 7° 13' 35" E, a distance of 7.68 feet to the South line of Tract 2 above and the terminal point of this description.

Jeroldine Hallberg
City of Sedro Woolley Planning Director

This conveyance replaces in toto all conveyances implied by the recording of a Boundary Line Adjustment as Auditor's File No. 200005120071, including the 8 foot wide easement for ingress, egress and utilities along the West line of Lot 6.

See attached sketch with city approval of the Boundary Line Adjustment.

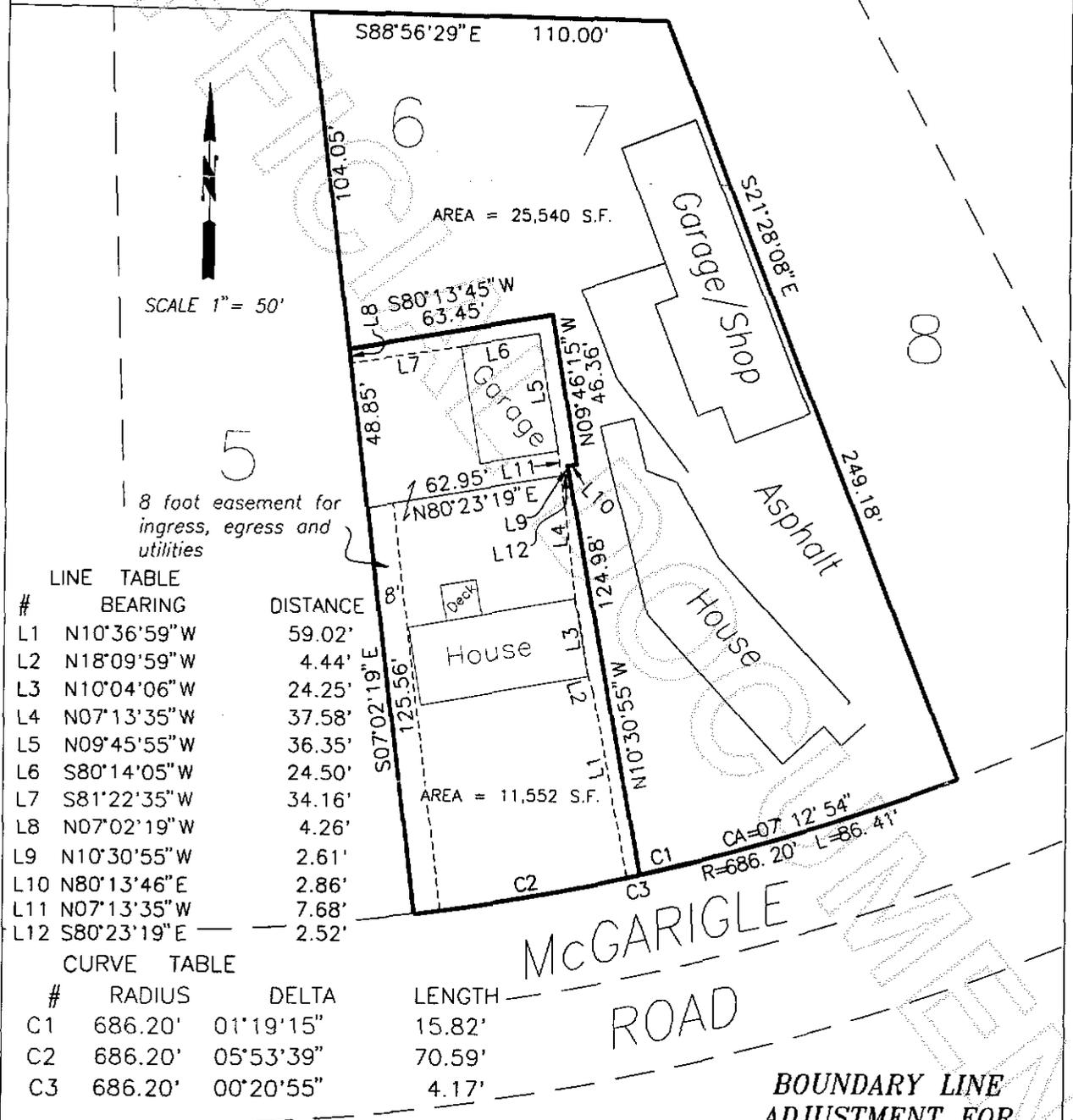


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CASCADE VISTA PARK recorded in Volume 9 of Plats at page 113 and 114, records of Skagit County, Washington.

Approval as Boundary Line Adjustment
 This conveyance is approved as a Boundary Line Adjustment. The real property described herein shall be combined with the adjoining property of Grantee, and shall not constitute a separate legal lot without compliance with the City of Sedro-Woolley subdivision codes.

Dated July 11, 2003
Jeroldine Hallberg
 Jeroldine Hallberg
 City of Sedro-Woolley Planning Director



8 foot easement for ingress, egress and utilities

LINE #	BEARING	DISTANCE
L1	N10°36'59"W	59.02'
L2	N18°09'59"W	4.44'
L3	N10°04'06"W	24.25'
L4	N07°13'35"W	37.58'
L5	N09°45'55"W	36.35'
L6	S80°14'05"W	24.50'
L7	S81°22'35"W	34.16'
L8	N07°02'19"W	4.26'
L9	N10°30'55"W	2.61'
L10	N80°13'46"E	2.86'
L11	N07°13'35"W	7.68'
L12	S80°23'19"E	2.52'

CURVE #	RADIUS	DELTA	LENGTH
C1	686.20'	01°19'15"	15.82'
C2	686.20'	05°53'39"	70.59'
C3	686.20'	00°20'55"	4.17'

After Boundary Line Adjustment

BOUNDARY LINE ADJUSTMENT FOR FRANK AND LYNN

SKAGIT SURVEYORS, INC 806 METCALF ST. SEDRO-WOOLLEY, WA

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