

AFTER RECORDING RETURN TO:

Sydney Mallet
PO Box 129
Chandler, TX 75758



200310280034
Skagit County Auditor

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Grantor.	Edson, Mark A. and Edson, Carolyn A.
Grantee.	Mallet, Sydney B. and Mallet, Marilou R., Trustees
Abbrev. Leg.	Ptn of Block 26 TOWN OF GIBRALTER Vol. 1, p. 19
Tax Parcel Nos.	4109-026-016-0009/P73534

QUIT CLAIM DEED FOR BOUNDARY LINE ADJUSTMENT

RECITALS

MARK A. EDSON and CAROLYN A. EDSON, husband and wife, are owners of the real property currently described on EXHIBIT A (the "Edson property"), which is attached hereto and by this reference incorporated herein.

SYDNEY B. MALLET and MARILOU R. MALLET, Trustees under the Mallet Family Living Trust dated November 12, 2001, are owners the real property currently on EXHIBIT B (the Mallet property), which is attached hereto and by this reference incorporated herein.

The above named owners wish to adjust the boundaries to their properties by transferring a portion of the Edson property to the Mallet property. That portion of the Edson property described as "Tract X" on EXHIBIT C, will be adjusted to the Mallet property.

A sketch is attached hereto as EXHIBIT D.

Following the adjustment, the Edson property will be as described on EXHIBIT E, attached hereto and incorporated by this reference, and the Mallet property will be as described on EXHIBIT F, attached hereto and incorporated by this reference.

THEREFORE:

THE GRANTORS, MARK A. EDSON and CAROLYN A. EDSON, husband and wife, in consideration of ten dollars and other valuable consideration in hand paid, convey and quitclaim to

THE GRANTEES, SYDNEY B. MALLET and MARILOU R. MALLET, Trustees under the Mallet Family Living Trust dated November 12, 2001, the real property described as "Tract X" on EXHIBIT C, which is attached hereto and by this reference incorporated herein, together with all after acquired title of the grantors therein.

~~CAROLYN A. EDSO~~N

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EXHIBIT A
Edson Property Before Boundary Line Adjustment

That portion of the following described property lying Northerly of the North right-of-way margin of Gibraltar Road;

Blocks 46, 26 and that portion of Block 1 (known as Millers Reserve) and of Blocks 12 and 13, "PLAT OF THE TOWNSITE OF GIBRALTER", according to the plat recorded in Volume 1 of Plats, page 19, records of Skagit County Washington, and vacated streets and alleys adjoining, more particularly described as follows:

Beginning at the section corner coming to Sections 17, 18, 19 and 20 of Township 34 North, Range 2 East, W.M.; thence South 52 degrees 00' East along the Westerly line of Blocks 1 and 6 of said "PLAT OF THE TOWNSITE OF GIBRALTER", a distance of 542.0 feet to the most Westerly corner of Block 7 of said PLAT OF GIBRALTER; thence South 24 degrees 54' East along the Westerly line of said Block 7, a distance of 57.92 feet, more or less, to the point of intersection with the Government meander line; thence Northeasterly along said meander line to a point that is equidistant between the last described point and the intersection of said meander line and the center line of vacated Island Street as shown on said PLAT OF GIBRALTER said point being the true point of beginning of this description; thence Northwesterly to a point on the center line of the existing County Road that is equidistant between the point of intersection of said center line with the center line of vacated Island Street as shown on said PLAT OF GIBRALTER and the point of intersection of said center line and the Southwesterly line of that tract of property conveyed to Laurence E. Nicholson and Dorothy Nicholson, husband and wife, by deed dated the 5th day of January, 1962 and recorded January 19, 1962 in the Office of the Auditor of Skagit County, Washington, under Auditor's File No. 617043, records of Skagit County; thence continuing Northwesterly along the same line to the point of intersection with the West line of Oregon Street as shown on said PLAT OF GIBRALTER, produced Southerly; thence North along the West line of Oregon Street and the East line of Blocks 25 and 45 of said plat to the center line of Virginia Street; thence East along the center line of Virginia Street to the intersection of the centerline of Wyoming Street; thence South along the center line of Wyoming Street to the intersection of the centerline of Whidby Street; thence Southwesterly along the center line of Whidby Street to the intersection of the center line of Island Street; thence Southeasterly along the center line of Island Street to the Government meander line; thence Southwesterly to the point of beginning.

(Also known as Parcel 1 of that survey recorded January 23, 2001 under Skagit County Auditor's File No. 200101230028).

EXHIBIT B
Mallet Property Before Boundary Line Adjustment

Lots 12 through 16, inclusive, in vacated Block 19, PLAT OF THE TOWNSITE OF GIBRALTER, SKAGIT CO., WASHINGTON, USA, according to the plat thereof recorded in Volume 1 of Plats, pages 19-20, records of Skagit County, Washington,

TOGETHER WITH such portions of vacated Island Street, vacated Whidbey Street, and vacated Wilkes Street, as upon vacation reverted to said premises by operation of law,

EXCEPT that portion of said premises, if any, lying within the right of way of a public street or highway.

Situate in Skagit County, Washington.



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EXHIBIT C
Boundary Line Adjustment Parcel

Tract X

That portion of vacated Block 26 "Plat of the Townsite of Gibraltar", according to the Plat recorded in Volume 1 of Plats, page 19, records of Skagit County, Washington TOGETHER WITH those portions of vacated Georgia Street, Wyoming Street, and Whidbey Street (shown as Whidby on the face of said Plat) that upon vacation reverted to said premises by operation of law; being more particularly described as follows:

BEGINNING at the intersection of said vacated Whidbey Street and vacated Island Street, being the Northwest corner of that certain parcel conveyed to Sydney B. Mallet and Marilou R. Mallet, Trustees for The Mallet Family Living Trust, by Quit Claim Deed recorded under Skagit County Auditor's File Number 200201240277;
thence North 64°28'08" East along the centerline of said vacated Whidbey Street, also being the northerly line, or northerly line extended, of said Mallet parcel, for a distance of 262.94 feet, more or less, to an intersection with the centerline of vacated Wyoming Street;
thence North 0°42'19" West along said centerline of vacated Wyoming Street for a distance of 138.30 feet, more or less, to an intersection with the centerline of said vacated Georgia Street;
thence South 89°22'01" West along said centerline of vacated Georgia Street for a distance of 238.64 feet, more or less, to a point bearing North 0°42'19" West from the POINT OF BEGINNING;
thence South 0°42'19" East for a distance of 249.00 feet, more or less, to the POINT OF BEGINNING.

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

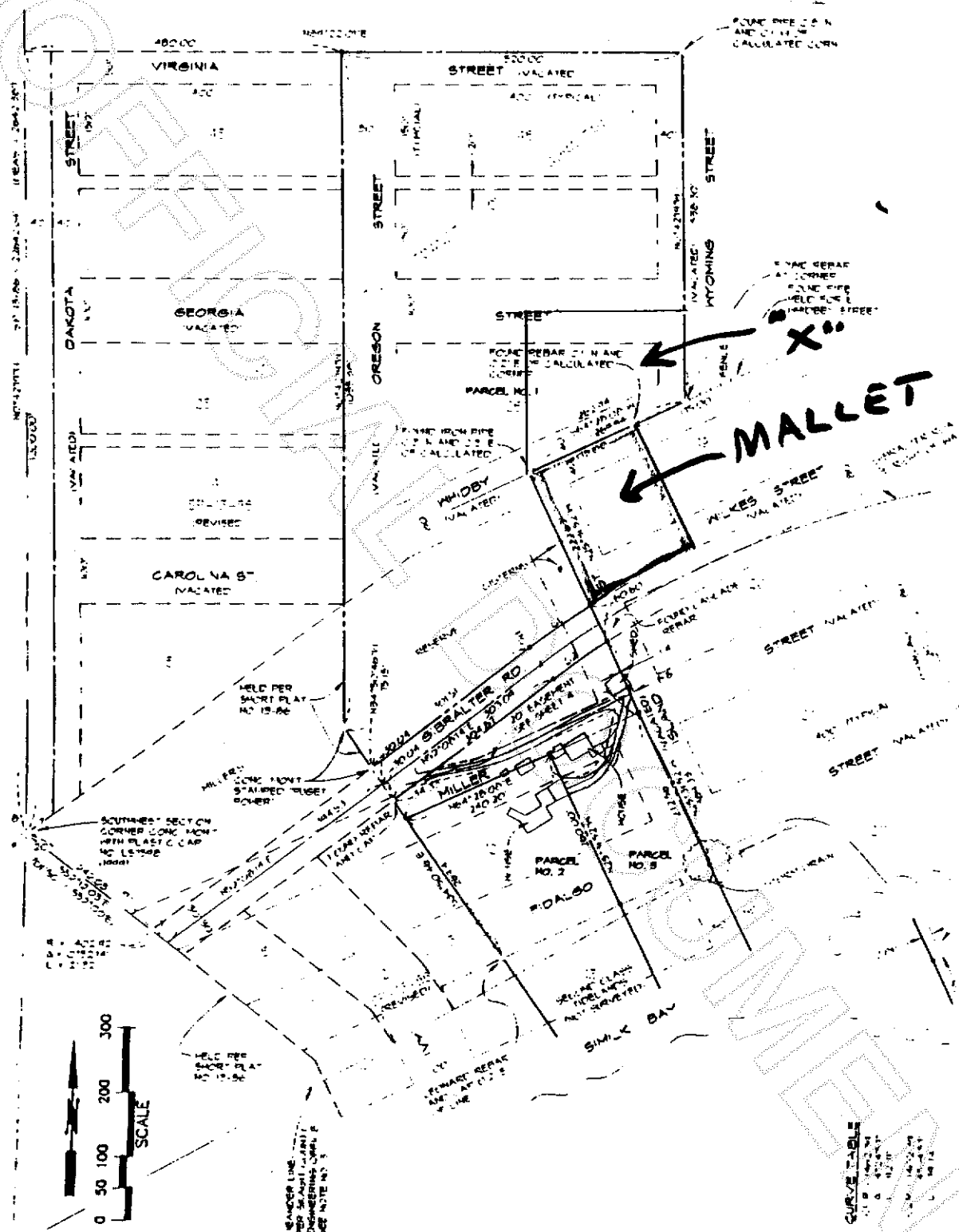
Situate in the County of Skagit, State of Washington.

Containing 46,213 square feet, 1.06 acres

For basis of survey description and meridian see those certain Record of Survey maps recorded under Skagit County Auditor's File Numbers 200101230028 and 200105080105.



EXHIBIT D Sketch



Edson/MalletBLA deed

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EXHIBIT E
Edson Property After Boundary Line Adjustment

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Blocks 46, 26 and that portion of Block 1 (known as Millers Reserve) and of Blocks 12 and 13, "PLAT OF THE TOWNSITE OF GIBRALTER", according to the plat recorded in Volume 1 of Plats, page 19, records of Skagit County Washington, and vacated streets and alleys adjoining, more particularly described as follows:

Beginning at the section corner coming to Sections 17, 18, 19 and 20 of Township 34 North, Range 2 East, W.M.; thence South 52 degrees 00' East along the Westerly line of Blocks 1 and 6 of said "PLAT OF THE TOWNSITE OF GIBRALTER", a distance of 542.0 feet to the most Westerly corner of Block 7 of said PLAT OF GIBRALTER; thence South 24 degrees 54' East along the Westerly line of said Block 7, a distance of 57.92 feet, more or less, to the point of intersection with the Government meander line; thence Northeasterly along said meander line to a point that is equidistant between the last described point and the intersection of said meander line and the center line of vacated Island Street as shown on said PLAT OF GIBRALTER said point being the true point of beginning of this description; thence Northwesterly to a point on the center line of the existing County Road that is equidistant between the point of intersection of said center line with the center line of vacated Island Street as shown on said PLAT OF GIBRALTER and the point of intersection of said center line and the Southwesterly line of that tract of property conveyed to Laurence E. Nicholson and Dorothy Nicholson, husband and wife, by deed dated the 5th day of January, 1962 and recorded January 19, 1962 in the Office of the Auditor of Skagit County, Washington, under Auditor's File No. 617043, records of Skagit County; thence continuing Northwesterly along the same line to the point of intersection with the West line of Oregon Street as shown on said PLAT OF GIBRALTER, produced Southerly; thence North along the West line of Oregon Street and the East line of Blocks 25 and 45 of said plat to the center line of Virginia Street; thence East along the center line of Virginia Street to the intersection of the centerline of Wyoming Street; thence South along the center line of Wyoming Street to the intersection of the centerline of Whidby Street; thence Southwesterly along the center line of Whidby Street to the intersection of the center line of Island Street; thence Southeasterly along the center line of Island Street to the Government meander line; thence Southwesterly to the point of beginning.

(Also known as Parcel 1 of that survey recorded January 23, 2001 under Skagit County Auditor's File No. 200101230028).



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Exhibit E, continued:

EXCEPT THEREFROM THE FOLLOWING DESCRIBED "TRACT X"

Tract X

That portion of vacated Block 26 "Plat of the Townsite of Gibraltar", according to the Plat recorded in Volume 1 of Plats, page 19, records of Skagit County, Washington TOGETHER WITH those portions of vacated Georgia Street, Wyoming Street, and Whidbey Street (shown as Whidby on the face of said Plat) that upon vacation reverted to said premises by operation of law; being more particularly described as follows:

BEGINNING at the intersection of said vacated Whidbey Street and vacated Island Street, being the Northwest corner of that certain parcel conveyed to Sydney B. Mallet and Marilou R. Mallet, Trustees for The Mallet Family Living Trust, by Quit Claim Deed recorded under Skagit County Auditor's File Number 200201240277;
thence North $64^{\circ}28'08''$ East along the centerline of said vacated Whidbey Street, also being the northerly line, or northerly line extended, of said Mallet parcel, for a distance of 262.94 feet, more or less, to an intersection with the centerline of vacated Wyoming Street;
thence North $0^{\circ}42'19''$ West along said centerline of vacated Wyoming Street for a distance of 138.30 feet, more or less, to an intersection with the centerline of said vacated Georgia Street;
thence South $89^{\circ}22'01''$ West along said centerline of vacated Georgia Street for a distance of 238.64 feet, more or less, to a point bearing North $0^{\circ}42'19''$ West from the POINT OF BEGINNING;
thence South $0^{\circ}42'19''$ East for a distance of 249.00 feet, more or less, to the POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.

End of Exhibit E



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EXHIBIT F
Mallet Property After Boundary Line Adjustment

Lots 12 through 16, inclusive, in vacated Block 19, PLAT OF THE TOWNSITE OF GIBRALTER, SKAGIT CO., WASHINGTON, USA, according to the plat thereof recorded in Volume 1 of Plats, pages 19-20, records of Skagit County, Washington,

TOGETHER WITH such portions of vacated Island Street, vacated Whidbey Street, and vacated Wilkes Street, as upon vacation reverted to said premises by operation of law,

EXCEPT that portion of said premises, if any, lying within the right of way of a public street or highway,

AND TOGETHER WITH THE FOLLOWING DESCRIBED "TRACT X"

Tract X

That portion of vacated Block 26 "Plat of the Townsite of Gibraltar", according to the Plat recorded in Volume 1 of Plats, page 19, records of Skagit County, Washington TOGETHER WITH those portions of vacated Georgia Street, Wyoming Street, and Whidbey Street (shown as Whidby on the face of said Plat) that upon vacation reverted to said premises by operation of law; being more particularly described as follows:

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thence South 89°22'01" West along said centerline of vacated Georgia Street for a distance of 238.64 feet, more or less, to a point bearing North 0°42'19" West from the POINT OF BEGINNING;
thence South 0°42'19" East for a distance of 249.00 feet, more or less, to the POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.



APPROVAL

Reviewed and approved in accordance with Skagit County Code, Chapter 14.18.

Skagit County

By: Grace Rorden
Title: Associate Planner

Date: 10/17/2003

