

FILED AT REQUEST OF:

William R. Allen
PO Box 437
Sedro-Woolley, WA 98284



200401090030

Skagit County Auditor

1/9/2004 Page

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6 11:03AM

Grantor. Harwood, Jane L.
Grantee. Harwood, Jane L.
Abbrev. Leg. Block 5, Plat of Reserve Addition to Mountborne, Sec. 6, T33N, R5E, W.M.
Tax Parcel #: 4136-005-010-0006/P74725

QUIT CLAIM DEED

THE GRANTOR, JANE L. HARWOOD, as her separate estate, in consideration of a boundary line adjustment, and for no monetary consideration, conveys and quitclaims to:

THE GRANTEE, JANE L. HARWOOD, as her separate estate,

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:


See attached Exhibit A, by this reference made a part hereof.

Dated 12/3, 2003.


JANE L. HARWOOD

#112
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JAN 09 2004

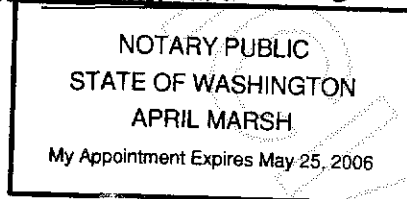
Amount Paid \$
Skagit County Treasurer
By:  Deputy

STATE OF WASHINGTON)

Whateam : ss
COUNTY OF ~~SKAGIT~~)

I certify that I know or have satisfactory evidence that JANE L. HARWOOD is the person who 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 December 3, 2003.



April Marsh
NOTARY PUBLIC

Print name: April Marsh
Residing at: Lynden

My appointment expires: May 25 2006



EXHIBIT A

Parcel A

That portion of the below described Tract "X" lying Northwesterly of the following described line:

Commencing at the intersection of the centerline of Therese Avenue (SR No. 9) and vacated Sheridan Avenue as shown on the "Plat of Reserve Addition to the Town of Montborne", recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington and more recently depicted on that certain Record of Survey map recorded under Skagit County Auditor's File No. 9401210047;

thence South $43^{\circ}01'21''$ East along the centerline of said Therese Avenue (SR No. 9) for a distance of 222.13 feet to the TRUE POINT OF BEGINNING of said line description;

thence South $47^{\circ}38'15''$ West parallel with the centerline of said vacated Sheridan Avenue (as shown on said Record of Survey map recorded under Skagit County Auditor's File No. 9401210047) for a distance of 40.00 feet to the Northeasterly line of Lot 6, Block 5 said "Plat of Reserve Addition to the Town of Montborne";

thence continue South $47^{\circ}38'15''$ West for a distance of 142.84 feet, more or less, to the Southwesterly line of said Lot 6, Block 5;

thence continue South $47^{\circ}38'15''$ West for a distance of 44.46 feet, more or less, to the below described "RR" line and being the terminus of said line description.

Tract "X"

The Northwesterly half of Hancock Street as said street is shown on the "Plat of Reserve Addition to the Town of Montborne", in Skagit County, Washington as per plat recorded in Volume 2 of Plats, page 59, and the abutting railroad right of way commonly known as the Northern Pacific

Railway (and originally conveyed to the Seattle Lakeshore and Eastern Railway) lying between the South line of Therese Avenue and line "RR" described below.

TOGETHER WITH Lots 1 through 10 of Block 5 "Plat of Reserve Addition to the Town of Montborne", as per plat recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington.



Exhibit A, continued

ALSO THAT portion of the 100 foot wide Railroad right of way commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lakeshore and Eastern Railway) lying Easterly of the line "RR" described below and lying Easterly of that portion of the centerline of said right of way lying Northerly of line "RR" and lying between the Southwesterly extensions of the centerline of Sheridan Street and the Northerly line of Hancock Street as said streets are delineated on the above referenced "Plat of the Reserve Addition to the Town of Montborne.

TOGETHER WITH that portion of Sheridan Street lying Southeasterly of the centerline and lying between Block 5 and Block 6, said "Plat of the Town of Montborne."

Line RR

BEGINNING at a point on the North line of the South 1/2 of Government Lot 6 of Section 6, Township 33 North, Range 5 East, W.M., which is midway between the centerline of the original 100 foot wide right of way of Seattle Lakeshore and Eastern Railway and the centerline of the last mainline tract of the Northern Pacific Railway as it existed in 1970; thence Northerly on a line drawn midway between the centerline of the original 100 foot right of way and the centerline of the above described mainline tract to the point of intersection of said centerlines, said point being the terminus of this line description.

ALL OF THE ABOVE 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.

Gross Area 48,690 square feet, 1.1 acres (inclusive of road right of way)
Net Area 39,804 square feet, 0.9 acres (exclusive of road right of way)



This description is based upon that certain Record of Survey map recorded under Skagit County Auditor's File Number 9401210047.

The above-described property is a consolidation of various contiguous substandard platted lots and vacated rights of way that when aggregated as described above meet the current minimum lot standards for Skagit County Lot Certification. This Boundary Line Adjustment is not for the purpose of creating an additional building lot.

APPROVAL

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

Skagit County

By: Good Roeder

Date: 1/7/2004

Title: Associate Planner



ATTACHMENT TO HARWOOD BOUNDARY LINE ADJUSTMENT
BLOCK 5, PLAT OF RESERVE ADDITION TO MOUNTBORNE
SECTION 6, T. 33 N., R. 5 E. W.M.
FOR: JANE HARWOOD

CENTERLINE / CENTERLINE
PER ROS A.F. NO. 9401210047

SHERIDAN ST. (VACATED)

STATE ROUTE NO. 1
(THERESE AVENUE)

PARCEL 1

PARCEL 2

PARCEL 3

PARCEL 4

PARCEL 5

PARCEL 6

PARCEL 7

PARCEL 8

PARCEL 9

PARCEL 10

PARCEL 11

PARCEL 12

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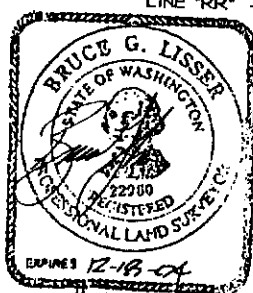
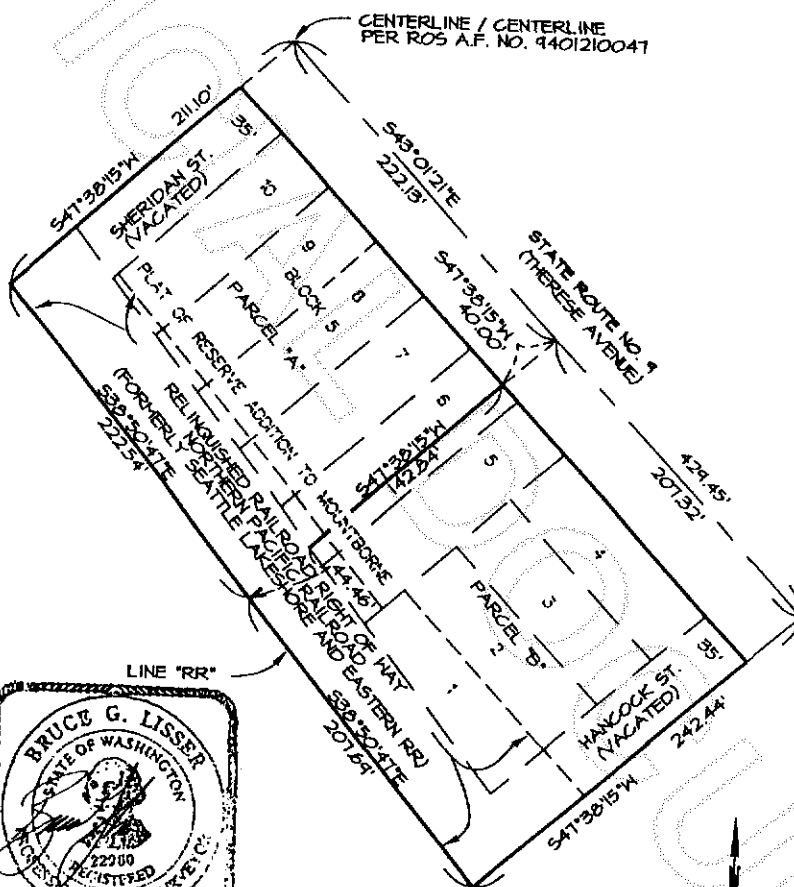
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PARCEL 317

PARCEL 318

PARCEL 319

ATTACHMENT TO HARWOOD BOUNDARY LINE ADJUSTMENT
BLOCK 5, PLAT OF RESERVE ADDITION TO MOUNTBORNE
SECTION 6, T. 33 N., R. 5 E. W.M.
FOR: JANE HARWOOD



77-5-83
FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION
SEE RECORD OF SURVEY MAPS RECORDED UNDER
SKAGIT COUNTY AUDITOR'S FILE NUMBERS
9106270116 AND 9401210047

SCALE
1"=80'

JOB NO. 03-059



20040107000
Skagit County Auditor