

FILED AT REQUEST OF:

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\_\_\_\_\_



200401090031  
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

# 111  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

JAN 09 2004

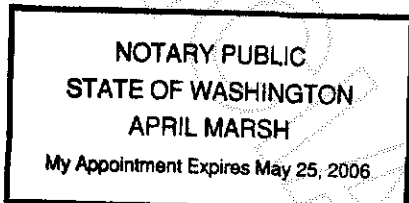
Amount Paid \$  
Skagit County Treasurer  
By:  Deputy

STATE OF WASHINGTON )

*Whatcom* : 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 B

### Tract "X"

The Northwestern 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.

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."



Exhibit A, continued.

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.

EXCEPTING from the above, described Tract "X", that portion thereof lying Northwesterly of the following lined 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°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°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°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°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.

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.

Harwood2/QCD

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Skagit County Auditor

Gross Area 48,690 square feet, 1.1 acres (inclusive of road right of way)  
Net Area 40,397 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: Gae Roeder

Date: 1/7/2004

Title: Associate Planner



# SKETCH

