

AFTER RECORDING RETURN TO:

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



200401210031
Skagit County Auditor

1/21/2004 Page 1 of 12 9:57AM

Grantor. Irving, William C. and N. Marilee; Cornish, Mark R. and Sandra A.
Grantee. Irving, William C. and N. Marilee; Cornish, Mark R. and Sandra A.
Abbrev. Leg. Tracts 9, 10, and 11, 518-81, Hidden Meadows, AFN 810707003
Pfn of Section 32 and 33, T36N, R4E, WM, and Sec. 4 T35N, R4E, WM
Tax Parcel Nos. 360433-3-003-0006/P50625; 360433-3-003-0204/P50627; 360433-3-003-0105/P50626

**QUIT CLAIM DEED
TO DIVIDE PROPERTY AMONG TENANTS IN COMMON,
RELEASE FIRST RIGHT OF REFUSAL AND
RELEASE EASEMENT**

RECITALS

WILLIAM C. IRVING and N. MARILEE IRVING, husband and wife, are owners of the real property currently described on EXHIBIT A, which is attached hereto and by this reference incorporated herein.

MARK R. CORNISH and SANDRA A. CORNISH, husband and wife, are owners of the real property currently described on EXHIBIT B, which is attached hereto and by this reference incorporated herein.

WILLIAM C. IRVING and N. MARILEE IRVING, husband and wife, and MARK R. CORNISH and SANDRA A. CORNISH, husband and wife, are owners, as tenants in common, with a one-half interest as to each marital community, of the real property currently described on EXHIBIT C, which is attached hereto and by this reference incorporated herein.

The above named owners wish to adjust to divide their jointly owned property (Exhibit C) by transferring a portion of the Exhibit C property to the Exhibit A and Exhibit B properties. That portion of the property described on Exhibit C being transferred to the Irvings is described on EXHIBIT D, which is attached hereto and by this reference made a part hereof, and that portion of the property described on Exhibit C being transferred to Cornish is described on EXHIBIT E, which is attached hereto and by this reference made a part hereof.

Following the adjustment, the Exhibit A property will be as described on EXHIBIT F, attached hereto and incorporated by this reference, and the Exhibit B property will be as described on EXHIBIT G, which is attached hereto and incorporated by this reference.

A sketch is attached hereto as EXHIBIT H.

THEREFORE:

THE GRANTORS, WILLIAM C. IRVING and N. MARILEE IRVING, husband and wife, and MARK R. CORNISH and SANDRA A. CORNISH, husband and wife, for and in consideration of division of property between tenants in common, convey and quitclaim to:

THE GRANTEES, WILLIAM C. IRVING and N. MARILEE IRVING, husband and wife, the real property described on Exhibit D, and MARK R. CORNISH and SANDRA A. CORNISH, husband and wife, the real property described on Exhibit E, which Exhibits are attached hereto and by this reference incorporated herein, together with all after acquired title of the Grantors therein.

RELEASE OF FIRST RIGHT OF REFUSAL

The property described on EXHIBIT C is subject to a First Right of Refusal in favor of the parties hereto created by unrecorded agreement dated April 26, 2000.

The undersigned owners hereby release and relinquish all rights under said first right of refusal and hereby declare that said first right of refusal shall be void and of no further force and effect.

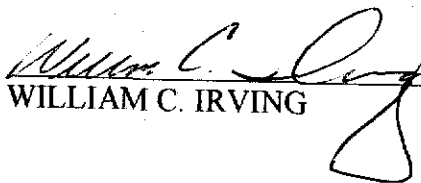
RELEASE OF EASEMENT

The property described on EXHIBITS B and C is subject to an easement for ingress, egress and utilities for the benefit of the properties described on EXHIBITS B and C, and other property.

The parties hereto, as owners of the benefited properties described on EXHIBITS B and C, hereby hereby release, relinquish and quit claim to each other and the future owners of the properties described on EXHIBITS B and C all rights under said easement and hereby declare that said easement shall be void and of no further force and effect.

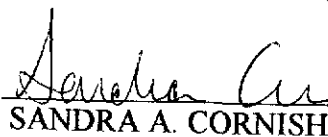
The covenants contained herein shall run with lands described herein and shall extend to and be binding on the heirs, successors, and assigns of the owners of said lands.

Dated: January 19, 2004.


WILLIAM C. IRVING


N. MARILEE IRVING


MARK R. CORNISH

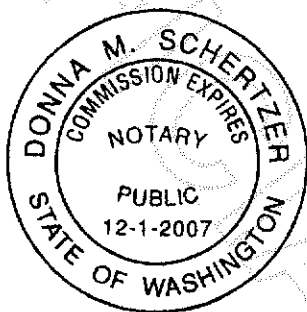

SANDRA A. CORNISH



STATE OF WASHINGTON)
 : SS
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that WILLIAM C. IRVING and N. MARILEE IRVING are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 19, 2003.



Donna M Schertzer
Printed Name: DONNA M SCHERTZER
NOTARY PUBLIC in and for the State of
Washington, residing at Burlington
My appointment expires: 12-01-2007

STATE OF WASHINGTON)
 : SS
COUNTY OF SKAGIT)

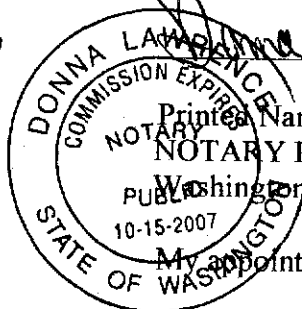
I certify that I know or have satisfactory evidence that MARK R. CORNISH and SANDRA A. CORNISH are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December _____, 2003.
1-15-04

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID #281

JAN 21 2004

Amount Paid \$
By: [Signature] Skagit County Treasurer Deputy



Donna Lawrence
Printed Name: Donna Lawrence
NOTARY PUBLIC in and for the State of
Washington, residing at Mapleville WA
My appointment expires: 10-15-07



200401210031
Skagit County Auditor

EXHIBIT A
Irving Property Before Boundary Line Adjustment

Tract 9 of that certain 5 acre Parcel Map No. 518-81, entitled Hidden Meadows, approved July 6, 1981, and recorded July 7, 1981, in Volume 5 of Short Plats, under Auditor's File No. 8107070003, records of Skagit County, Washington; being a portion of Sections 32 and 33, Township 36 North, Range 5 East, W.M.

Situate in Skagit County, Washington.



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Skagit County Auditor

EXHIBIT B
Cornish Property Before Boundary Line Adjustment

Lot 11 of that certain 5-acre Parcel Map No. 518-81, entitled Hidden Meadows, approved July 6, 1981, and recorded July 7, 1981, in Volume 5 of Short Plats, pages 91, 92 and 93, under Auditor's File No. 8107070003, records of Skagit County, Washington; being a portion of Sections 32 and 33, Township 36 North, Range 4 East of the Willamette Meridian and Section 4, Township 35 North, Range 4 East of the Willamette Meridian;

TOGETHER WITH that portion of Lot 10 of that certain 5-acre Parcel Map No. 518-81, entitled Hidden Meadows, approved July 6, 1981, and recorded July 7, 1981, in Volume 5 of Short Plats, pages 91, 92, and 93, under Auditor's File No. 8107070003, records of Skagit County, Washington; being a portion of Sections 32 and 33, Township 36 North, Range 4 East of the Willamette Meridian and Section 4, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of said Lot 10;

Thence South $01^{\circ}35'41''$ West, along the East line thereof, a distance of 201.00 feet to the true point of beginning;

Thence North $76^{\circ}28'51''$ West, parallel with the North line of said Lot 10, a distance of 82.00 feet;

Thence South $01^{\circ}35'41''$ West, parallel with the East line of said Lot 10, a distance of 137.00 feet;

Thence South $76^{\circ}28'51''$ East a distance of 82.00 feet;

Thence North $01^{\circ}35'41''$ East a distance of 137.00 feet to the true point of beginning

EXCEPT the following described parcels:

1. That portion of Lot 11 of that certain 5-acre Parcel Map No. 518-81, entitled Hidden Meadows, approved July 6, 1981, and recorded July 7, 1981, in Volume 5 of Short Plats, pages 91, 92 and 93, under Auditor's File No. 8107070003, records of Skagit County, Washington; being a portion of Sections 32 and 33, Township 36 North, Range 4 East of the Willamette Meridian and Section 4, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of said Lot 11;

Thence South $01^{\circ}35'41''$ West, along the West line thereof, a distance of 50.00 feet;

Thence South $76^{\circ}28'51''$ East, parallel with the North line of said Lot 11, a distance of 259.03

feet, more or less, to the East line of said Lot 11;

Thence North $01^{\circ}35'41''$ East, along the East line of said Lot 11, a distance of 50.00 feet to the North line of said Lot 11;

Thence North $76^{\circ}28'51''$ West a distance of 259.03 feet, along said North line, to the point of beginning;

2. That portion of Lot 11, lying Southerly of Park Ridge Lane, of that certain 5-acre Parcel Map No. 518-81, entitled Hidden Meadows, approved July 6, 1981, and recorded July 7, 1981, in Volume 5 of Short Plats, pages 91, 92 and 93, under Auditor's File No. 8107070003, records of Skagit County, Washington; being a portion of Sections 32 and 33, Township 36 North, Range 4 East of the Willamette Meridian and Section 4, Township 35 North, Range 4 East of the Willamette Meridian, lying Northwesternly and Southwesternly of the following described line:

Beginning at the intersection of the West line of said Lot 11 with the Southerly line of Park Ridge Lane, as shown on the face of said Short Plat;

Thence South $62^{\circ}10'15''$ East, along the Southerly line of said Park Ridge Lane, a distance of 6.00 feet to the true point of beginning of this line description;

Thence South $27^{\circ}49'45''$ West, parallel with the Northwesternly line of said Lot 11, a distance of 70.00 feet;

Thence Southeasterly, in a straight line, to a point on the Easterly line of said Lot 11, 19.0 feet Northeasterly of the most Southerly corner of said Lot 11 and the terminus of this line description.

PARCEL B:

An easement for ingress, egress, and utilities over, under, and across certain roadways, shown as Tract A on the face of said Short Plat No. 518-81, and as set forth in Declaration of Easements, Covenants, and Road Maintenance Agreement recorded under Auditor's File No. 8109140012, records of Skagit County, Washington.

ALL situated in Skagit County, Washington.



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EXHIBIT C
Irving - Cornish Property Before Boundary Line Adjustment

PARCEL "A":

Tract 10, of that certain 5-acre Parcel Map No. 518-81, entitled, Hidden Meadows, approved July 6, 1981 and recorded July 7, 1981, under Auditor's File No. 8107070003, in Volume 5 of Short Plats, pages 91, 92, and 93, records of Skagit County, Washington; being a portion of Sections 32 and 33, Township 36 North, Range 4 East, W.M. and Section 4, Township 35 North, Range 4 East, W.M.,

EXCEPT that portion of said Lot 10 lying South of Park Ridge Lane delineated on the face of said Short Plat.

ALSO EXCEPT that portion described as follows:

Beginning at the Northeast corner of said Lot 10;
thence South 01 degrees 35'41" West, along the East line thereof, a distance of 201.00 feet to the true point of beginning;
thence North 76 degrees 28'51" West, parallel to the North line of said Lot 10, a distance of 82.00 feet;
thence South 01 degrees 35'41" West, parallel to the East line of said Lot 10, a distance of 137.00 feet;
thence South 76 degrees 28'51" East a distance of 82.00 feet;
thence North 01 degrees 35'41" East a distance of 137.00 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Lot 11, lying Southerly of Park Ridge Lane, of that certain 5-acre Parcel Map No. 518-81, entitled, Hidden Meadows, approved July 6, 1981 and recorded July 7, 1981, under Auditor's File No. 8107070003, in Volume 5 of Short Plats, pages 91, 92 and 93, records of Skagit County, Washington; being a portion of Sections 32 and 33, Township 36 North, Range 4 East, W.M., and Section 4, Township 35 North, Range 4 East, W.M., lying Northwesterly and Southwesterly of the following described line:

Beginning at the intersection of the West line of said Lot 11 with the Southerly line of Park Ridge Lane, as shown on the face of said Short Plat;
thence South 62 degrees 10'15" East, along the Southerly line of said Park Ridge Lane, a distance of 6.00 feet to the true point of beginning of this line description;
thence South 27 degrees 49'45" West, parallel to the Northwesterly line of said Lot 11, a distance of 70.00 feet;
thence Southeasterly, in a straight line, to a point on the Easterly line of said Lot 11, 19.0 feet Northeasterly of the most Southerly corner of said Lot 11 and the terminus of this line description.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of Lot 11, of that certain 5-acre Parcel Map No. 518-81, entitled, Hidden Meadows, approved July 6, 1981, and recorded July 7, 1981, under Auditor's File No. 8107070003, in Volume 5 of Short Plats, pages 91, 92 and 93, records of Skagit County, Washington; being a portion of Sections 32 and 33, Township 34 North, Range 4 East, W.M., and Section 4, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of said Lot 11;
thence South 01 degrees 35'41" West, along the West line thereof, a distance of 50.00 feet;
thence South 76 degrees 28'51" East, parallel to the North line of said Lot 11, a distance of 259.03 feet, more or less, to the East line of said Lot 11;
thence North 01 degrees 35'41" East, along the East line of said Lot 11, a distance of 50.00 feet to the North line of said Lot 11;
thence North 76 degrees 28'51" West a distance of 259.03 feet, along said North line to the point of beginning;

Situate in the County of Skagit, State of Washington.



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EXHIBIT D
Parcel to be Adjusted to Irving Property

The West 136 feet, as measured along the North line thereof, of that portion of Tract 10 lying Northerly of Park Ridge Lane, of that certain 5 acre Parcel Map No. 518-81, entitled Hidden Meadows, approved July 6, 1981, and recorded July 7, 1981, in Volume 5 of Short Plats, under Auditor's File No. 8107070003, records of Skagit County, Washington; being a portion of Sections 32 and 33, Township 36 North, Range 5 East, W.M.

Situate in Skagit County, Washington.



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EXHIBIT E
Parcel to be Adjusted to Cornish Property

Tract 10 of that certain 5 acre Parcel Map No. 518-81, entitled Hidden Meadows, approved July 6, 1981, and recorded July 7, 1981, in Volume 5 of Short Plats, under Auditor's File No. 8107070003, records of Skagit County, Washington; being a portion of Sections 32 and 33, Township 36 North, Range 5 East, W.M.,

EXCEPT the West 136 feet thereof, as measured along the North line, lying Northerly of Park Ridge Lane, as delineated on the face of said Short Plat.

Situate in Skagit County, Washington.



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EXHIBIT F
Irving Property After Boundary Line Adjustment

All of Tract 9 and the West 136 feet, as measured along the North line thereof, of that portion of Tract 10 lying Northerly of Park Ridge Lane, of that certain 5 acre Parcel Map No. 518-81, entitled Hidden Meadows, approved July 6, 1981, and recorded July 7, 1981, in Volume 5 of Short Plats, under Auditor's File No. 8107070003, records of Skagit County, Washington; being a portion of Sections 32 and 33, Township 36 North, Range 5 East, W.M.

Situate in Skagit County, Washington.



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EXHIBIT G
Cornish Property After Boundary Line Adjustment

All of Tract 11 and Tract 10 of that certain 5 acre Parcel Map No. 518-81, entitled Hidden Meadows, approved July 6, 1981, and recorded July 7, 1981, in Volume 5 of Short Plats, under Auditor's File No. 8107070003, records of Skagit County, Washington, being a portion of Sections 32 and 33, Township 36 North, Range 5 East, W.M.,

EXCEPT the West 136 feet of said Tract 10, as measured along the North line thereof, lying Northerly of Park Ridge Lane, as delineated on the face of said Short Plat.

Situate in Skagit County, Washington.



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EXHIBIT H
Sketch

SURVEY
AF #8109140019

P50624

136

9 P50625

10 P50626

11 P50627

12 P50628

13 P50629

S/P 518-81
(MODERN MEADOWS)

P50630

14

PARK RIDGE

P50625

P50626

P50627

P50628

12 P50628

P50637

24

23

25

26

27

28

P50638

P50639

P50640

PARK CR

600'

FRONT A

200401210031

P50824

10
P50626

P50627

P50828

P50629

S/P 518-81
(HIDDEN MEADOWS)

P50630

P50640

P50639

28

27

26

26

P50038

P.50537

24

29



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Approval

The above described property is to be combined or aggregated with contiguous property owned by the Grantees.

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: Grace Roeder

Date: 1/21/2004

Title: Associate Planner



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