



200402250060

Skagit County Auditor

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AFTER RECORDING RETURN TO:

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

COVER SHEET

Document Title: Quit Claim Deed for Boundary Line Adjustment

Reference Number(s) of Documents Assigned or Released: N/A

Grantor(s):

1. Dietrich, R. Dean and Lois, h/w
2. Hilde, Jack and Joan, h/w

Grantee(s):

1. Moser, Michael R. and Betty J., h/w
2. Engberg, James A. and Susan L., h/w
3. Geisendorf, Carolyn L., AHSE
4. Vanderpol, Margaret, AHSE
5. Holleman, Sadie, AHSE
6. Annema, Glenda, AHSE
7. Annema, Ida, AHSE
8. Rambo, Joseph V., AHSE
9. Paulk, Brian H. and Lisa K., h/w

Abbreviated Legal Description: Ptn of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec. 27, T35N, R4E, WM

Assessor's Property Tax Parcel/Account Number(s): 350427-2-001-0009/P37844;
3987-000-013-0006/P68558; 3987-000-014-0005/P68559; 3987-000-015-0004/P68560;
3987-000-016-0003/P68561; 3987-000-028-0009/P68573; 3987-000-030-0013/P68577;
3987-000-030-0100/P112787

AFTER RECORDING RETURN TO:

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**AGREEMENT AND QUIT CLAIM DEED
FOR BOUNDARY LINE ADJUSTMENT**

RECITALS

R. DEAN DIETRICH and LOIS DIETRICH, husband and wife, SUNSET WEST MANAGEMENT COMPANY, LLC, and JACK HILDE and JOAN HILDE, husband and wife, are owners of the real property currently described below (the "Dietrich-Hilde property"):

The North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 27, Township 35 North, Range 4 East, of the Willamette Meridian;
EXCEPT County road;
AND ALSO EXCEPT the South 392 feet of the East 456 feet.

Situate in the County of Skagit, State of Washington.

The above described property adjoins the north border of the plat of ROLLING RIDGE ESTATES, NO. 1.

MICHAEL R. MOSER and BETTY J. MOSER, husband and wife, JAMES A. ENGBERG and SUSAN L. ENGBERG, husband and wife, CAROLYN L. GEISENDORF, as her separate estate, MARGARET VANDERPOL, as her separate estate, SADIE HOLLEMAN, as her separate estate, GLENDA ANNEMA, as her separate estate, and IDA ANNEMA, JOSEPH V. RAMBO, as his separate estate, BRIAN H. PAULK and LISA K. PAULK, husband and wife, are owners of lots and portions of lots within the plat ROLLING RIDGE ESTATES NO. 1, which lots are on the north side of the plat and adjoin the DIETRICH-HILDE property described above.

A sketch including a portion of a survey of the above referenced properties is attached hereto as EXHIBIT H.

A recent survey has disclosed that existing lines of occupation do not follow the boundary lines between the Dietrich-Hilde property and the Rolling Ridge properties as those boundaries are described in the legal descriptions



The parties to this agreement wish to establish the existing lines of occupation as the boundaries between their properties, pursuant to RCW 58.04.007, and other relevant law.

The above named owners wish to adjust the boundaries to their properties by transferring a portion of the Dietrich-Hilde property to the owners of the lots within Rolling Ridge referenced above. The portions of the Dietrich-Hilde property and the persons to whom the portions are to be conveyed are described on Exhibits A through G, attached hereto.

THEREFORE, for the purposes of resolving the boundary question and establishing a common boundary line between their properties, and in consideration of the mutual agreements and covenants between the parties,

THE GRANTORS, R. DEAN DIETRICH and LOIS DIETRICH, husband and wife, SUNSET MANAGEMENT LLC, and JACK HILDE and JOAN HILDE, husband and wife, convey and quitclaim to:

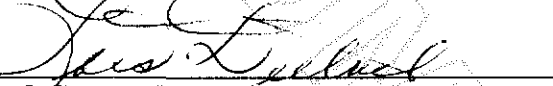
THE GRANTEES, MICHAEL R. MOSER and BETTY J. MOSER, husband and wife, as to Exhibit A; JAMES A. ENGBERG and SUSAN L. ENGBERG, husband and wife, as to Exhibit B; CAROLYN L. GEISENDORF, as her separate estate, as to Exhibit C; MARGARET VANDERPOL, as her separate estate, SADIE HOLLEMAN, as her separate estate, GLENDA ANNEMA, as her separate estate, and IDA ANNEMA, as her separate estate, as to Exhibit D; JOSEPH V. RAMBO, as his separate estate, as to Exhibit E; and BRIAN H. PAULK and LISA K. PAULK, husband and wife, as to Exhibits F and G; together with all after acquired title of the Grantors therein.

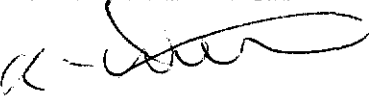
The above named Grantees, by accepting this deed acknowledge that they accept the below described parcels as the boundary line between their properties and the Dietrich-Hilde property and forego any future claims based on adverse possession to property lying north of the new agreed line.


Dated: January 9th, 2004.

SUNSET MANAGEMENT LLC, BY


R. DEAN DIETRICH


LOIS DIETRICH


R. DEAN DIETRICH


LOIS DIETRICH


JACK HILDE


JOAN HILDE



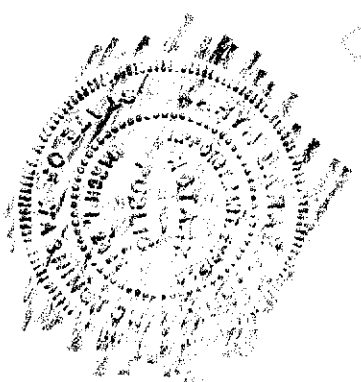
STATE OF WASHINGTON)

: SS

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that R. DEAN DIETRICH and LOIS DIETRICH 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 9TH, 2004.



Karyn Larae Clark

Printed Name: KARYN LARAE CLARK
NOTARY PUBLIC in and for the State of
Washington, residing at Burlington

My appointment expires: 03/01/07

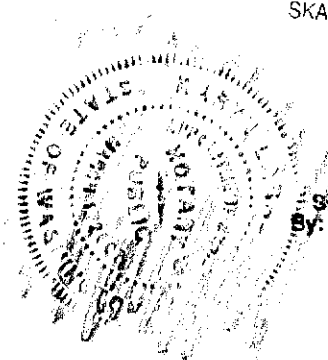
STATE OF WASHINGTON)

: SS

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that R. DEAN DIETRICH and LOIS DIETRICH are the persons who appeared before me, and said persons acknowledged that they signed this instrument and on oath stated that they were authorized to execute the instrument and acknowledged it as members of Sunset West Management LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: January 9TH, 2004.



SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

825

FEB 25 2004

Amount Paid \$ 0
By: [Signature]
Skagit County Treasurer Deputy

Karyn Larae Clark

Printed Name: KARYN L. CLARK
NOTARY PUBLIC in and for the State of
Washington, residing at Burlington

My appointment expires: 03/01/07



STATE OF WASHINGTON)

: ss

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that JACK HILDE and JOAN HILDE 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 9TH, 2004.

Karyn LaRae Clark

Printed Name: KARYN LARAE CLARK
NOTARY PUBLIC in and for the State of
Washington, residing at BURLINGTON

My appointment expires: 03/01/07



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EXHIBIT A

Legal Description
Parcel A
Dietrich to Moser

A portion of the Northeast Quarter of the Northwest Quarter of Section 27, Township 35 North, Range 4 East, W.M., being more particularly described as follows

Beginning at the Northwest corner of Lot 13 of Rolling Ridge Estates No. 1, approved on November 8, 1965 and recorded on November 9, 1965 under Auditor's File No. 674317; thence North 89 Degrees 36'19" East along the North line of said Rolling Ridge Estates No. 1, a distance of 125.02 feet to the Northeast corner of said Lot 13; thence North 1 Degree 21'17" West a distance of 25.00 feet; thence South 89 Degrees 36'19" West parallel to said North line of Rolling Ridge Estates No. 1, a distance of 125.02 feet to the West line of said Northeast Quarter of the Northwest Quarter; thence South 1 Degree 21'17" East along the West line of said Northeast Quarter of the Northwest Quarter, a distance of 25.00 feet to the Point of Beginning.

TOGETHER WITH an easement for ingress, egress and utilities under, over and through the west half of Ridge Place, extended north a distance of 25 feet.

Said parcel is to be combined and aggregated with adjacent property and is not for the purposes of creating an additional building site.



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EXHIBIT B

**Legal Description
Parcel B
Dietrich to Engberg**

A portion of the Northeast Quarter of the Northwest Quarter of Section 27, Township 35 North, Range 4 East, W.M., being more particularly described as follows

Beginning at the Northwest corner of Lot 14 of Rolling Ridge Estates No. 1, approved on November 8, 1965 and recorded on November 9, 1965 under Auditor's File No., 674317; thence North 89 Degrees 36'19" East along the North line of said Rolling Ridge Estates No. 1, a distance of 100.00 feet to the Northeast corner of said Lot 14; thence North 0 Degrees 23'41" West a distance of 25.00 feet; thence South 89 Degrees 36'19" West parallel to said North line of Rolling Ridge Estates No. 1 a distance of 100.41 feet; thence South 1 Degree 21'17" East a distance of 25.00 feet to the Point of Beginning.

TOGETHER WITH an easement for ingress, egress and utilities under, over and through the east half of Ridge Place, extended north a distance of 25 feet.

Said parcel is to be combined and aggregated with adjacent property and is not for the purposes of creating an additional building site.



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EXHIBIT C

Legal Description
Parcel C
Dietrich to Geisendorf

A portion of the Northeast Quarter of the Northwest Quarter of Section 27, Township 35 North, Range 4 East, W.M., being more particularly described as follows

Beginning at the Northwest corner of Lot 15 of Rolling Ridge Estates No. 1, approved on November 8, 1965 and recorded on November 9, 1965 under Auditor's File No. 674317; thence North 89 Degrees 36' 19" East along the North line of said Rolling Ridge Estates No. 1, a distance of ~~125.02~~ 100.00 feet to the Northeast corner of said Lot 15; thence North 0 Degrees 23' 41" West a distance of 25.00 feet; thence South 89 Degrees 36' 19" West parallel to said North line of Rolling Ridge Estates No. 1 a distance of 100.00 feet; thence South 0 Degrees 23' 41" East a distance of 25.00 feet to the Point of Beginning.

* 100.00 feet

Said parcel is to be combined and aggregated with adjacent property and is not for the purposes of creating an additional building site.



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EXHIBIT D

Legal Description
Parcel D
Dietrich to Annema

A portion of the Northeast Quarter of the Northwest Quarter of Section 27, Township 35 North, Range 4 East, W.M., being more particularly described as follows

Beginning at the Northwest corner of Lot 16 of Rolling Ridge Estates No. 1, approved on November 8, 1965 and recorded on November 9, 1965 under Auditor's File No. 674317; thence North 89 Degrees 36'19" East along the North line of said Rolling Ridge Estates No. 1, a distance of 157.91 feet to the Northeast corner of said Lot 16; thence North 0 Degrees 23'41" West a distance of 25.00 feet; thence South 89 Degrees 36'19" West parallel to said North line of Rolling Ridge Estates No. 1 a distance of 157.91 feet; thence South 0 Degrees 23'41" East a distance of 25.00 feet to the Point of Beginning.

Said parcel is to be combined and aggregated with adjacent property and is not for the purposes of creating an additional building site.



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EXHIBIT E

Legal Description
Parcel E
Dietrich to Rambo

A portion of the Northeast Quarter of the Northwest Quarter of Section 27, Township 35 North, Range 4 East, W.M., being more particularly described as follows:

Beginning at the Northwest corner of Lot 28 of Rolling Ridge Estates No. 1, approved on November 8, 1965 and recorded on November 9, 1965 under Auditor's File No. 674317; thence North 89 Degrees 36'19" East along the North line of said Rolling Ridge Estates No. 1, a distance of 164.02 feet to the Northeast corner of said Lot 28; thence North 0 Degrees 23'41" West a distance of 25.00 feet; thence South 89 Degrees 36'19" West parallel to said North line of Rolling Ridge Estates No. 1 a distance of 164.02 feet; thence South 0 Degrees 23'41" East a distance of 25.00 feet to the Point of Beginning.

Said parcel is to be combined and aggregated with adjacent property and is not for the purposes of creating an additional building site.



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EXHIBIT F

Legal Description
Parcel F
Dietrich to Paulk

A portion of the Northeast Quarter of the Northwest Quarter of Section 27, Township 35 North, Range 4 East, W.M., being more particularly described as follows:

Beginning at the Northwest corner of Lot 29 of Rolling Ridge Estates No. 1, approved on November 8, 1965 and recorded on November 9, 1965 under Auditor's file No. 674317; thence North 89 Degrees 36'19" East along the North line of said Rolling Ridge Estates No. 1, a distance of 146.68 feet; thence North 0 Degrees 23'41" West a distance of 25.00 feet; thence South 89 Degrees 36'19" West parallel to said North line of Rolling Ridge Estates No. 1 a distance of 146.68 feet; thence South 0 Degrees 23'41" East a distance of 25.00 feet to the Point of Beginning.

Said parcel is to be combined and aggregated with adjacent property and is not for the purposes of creating an additional building site.



EXHIBIT G

Legal Description
Parcel G
Dietrich to Paulk

A portion of the Northeast Quarter of the Northwest Quarter of Section 27, Township 35 North, Range 4 East, W.M., being more particularly described as follows:

Commencing at the Northwest corner of Lot 29 of Rolling Ridge Estates No. 1, approved on November 8, 1965 and recorded on November 9, 1965 under Auditor's File No. 74317; thence North 89 Degrees 36'19" East along the North line of said Rolling Ridge Estates No. 1, a distance of 146.68 feet to the True Point of Beginning; thence North 89 Degrees 36'19" East along said North line of Rolling Ridge Estates a distance of 42.43 feet to the West line of the East 456.00 feet of the Northeast Quarter of the Northwest Quarter of said Section 27; thence North 0 Degrees 30'30" West along said West line of the East 456.00 feet a distance of 25.00 feet; thence South 89 Degrees 36'19" West parallel to said North line of Rolling Ridge Estates No. 1 a distance of 42.38 feet; thence South 0 Degrees 23'41" East a distance of 25.00 feet to the True Point of Beginning.

Said parcel is to be combined and aggregated with adjacent property and is not for the purposes of creating an additional building site.

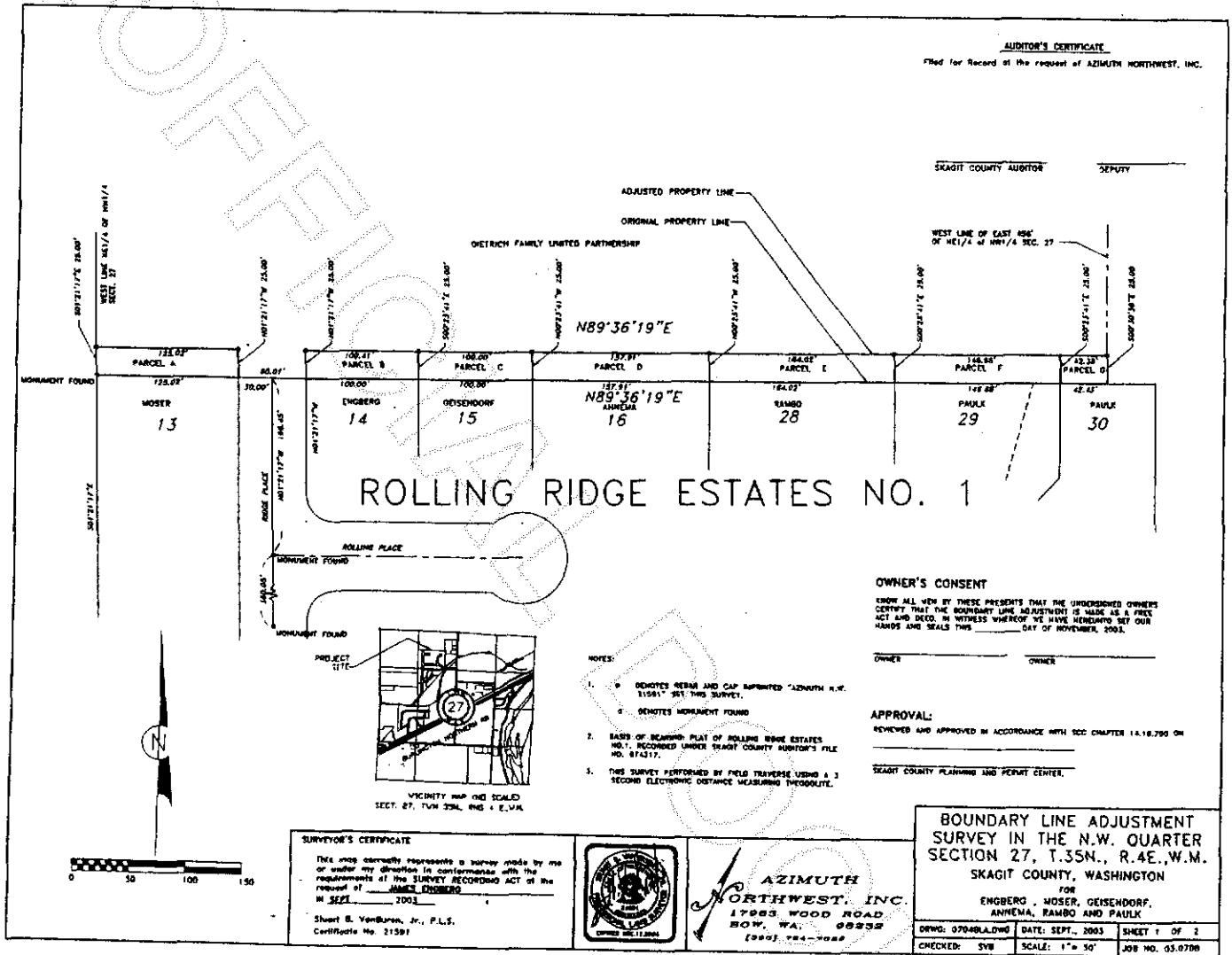


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EXHIBIT H



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APPROVAL:

The above described property is to be combined or aggregated with contiguous property to the 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: Gael Roder
Title: Associate Planner

Date: 2/25/2004