

AFTER RECORDING RETURN TO:

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



200402270177

Skagit County Auditor

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Grantor.	Zirbel, William D. and Marcia J.
Grantee.	Howard, Kenneth W. and Laura J.
Abbrev. Leg.	Ptn SE ¼ of Sec. 11, T34N, R1E, WM; Ptn NE ¼ of Sec. 14, T34N, R1E, WM
Tax Parcel Nos.	340111-4-002-0501/P19190; 340111-4-010-0006/P19207; 340114-1-001-0208/P19377

## **QUIT CLAIM DEED For Boundary Line Adjustment**

### **RECITALS**

WILLIAM D. ZIRBEL and MARCIA J. ZIRBEL, husband and wife, are owners of the real property currently described on EXHIBIT A (the "Zirbel property"), which is attached hereto and by this reference incorporated herein.

KENNETH W. HOWARD and LAURA J. HOWARD, husband and wife, are owners of the real property currently described on EXHIBIT B (the "Howard 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 Zirbel property to the Howard property while reserving to the Zirbel property a permanent easement for ingress, egress and utilities, and also a temporary easement over an existing driveway. That portion of the Zirbel property described as "Tract X" on EXHIBIT C will be adjusted to the Howard property with the reservation of access and utility easements for the benefit of the remaining Zirbel property.

Following the adjustment, the Zirbel property will be as described on EXHIBIT D, attached hereto and incorporated by this reference, and the Howard property will be as described on EXHIBIT E, which is attached hereto and incorporated by this reference.

A sketch is attached hereto as EXHIBIT F.

### **THEREFORE:**

**THE GRANTORS**, WILLIAM D. ZIRBEL and MARCIA J. ZIRBEL, husband and wife, for purpose of boundary line adjustment, convey and quitclaim to:

**THE GRANTEES**, KENNETH W. HOWARD and LAURA J. HOWARD, husband and wife, that parcel of 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,

RESERVING HOWEVER TO THEMSELVES and the future owners of the remaining Zirbel property for the benefit of the Zirbel property described on EXHIBIT D, Zirbel/Howard/QCD

AND ALSO RESERVING TO THEMSELVES and the future owners of the remaining Zirbel property for the benefit of the Zirbel property described on EXHIBIT D, attached hereto, an easement over, under and through the existing driveway, which approximate location is shown on the sketch attached as EXHIBIT F. PROVIDED HOWEVER, the easement in that portion of the existing driveway which lies outside the 60 foot strip described on EXHIBIT C shall terminate automatically when a replacement driveway to serve the Zirbel property is constructed within the said 60 foot strip easement.

Dated: February 7, 2004.

Marcia J. Zirbel  
MARCIA J. ZIRBEL

I certify that I know or have satisfactory evidence that **WILLIAM D. ZIRBEL** and **MARCIA J. ZIRBEL** 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.

#897  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

**FEB 27 2004**

Amount Paid \$  
Skagit County Treasurer  
By: Deputy

See attached

Printed Name: \_\_\_\_\_  
 NOTARY PUBLIC in and for the State of  
 Washington, residing at \_\_\_\_\_

My appointment expires:

2



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**Skagit County Auditor**

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

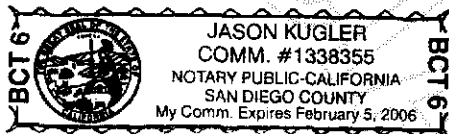
County of SAN DIEGO

SS.

On 2/7/04, before me, JASON KUGLER, NOTARY PUBLIC,  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
personally appeared William D. Zirbel and Marcia J. Zirbel,  
Name(s) of Signer(s)

- ☐ personally known to me  
☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he~~/she/they executed the same in ~~his~~/her/their authorized capacity(ies), and that by ~~his~~/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Place Notary Seal Above

Signature of Notary Public

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: Quit Claim Deed

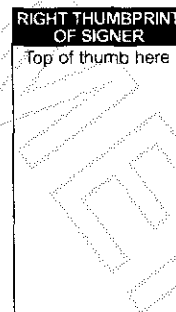
Document Date: 2/7/04 Number of Pages: 2 + Ack

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer

- Signer's Name: \_\_\_\_\_
- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



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**EXHIBIT A**  
**Zirbel Property Before Boundary Line Adjustment**

**Parcel A**

The East 20 acres of the Northeast Quarter of the Northeast Quarter of Section 14, Township 34 North, Range 1 East, W.M.

**Parcel B**

The right to use that existing road as it existed February 11, 1966, crossing the Southwest corner of the West Half of the Southeast Quarter of the Southeast Quarter of Section 11, Township 34 North, Range 1 East, W.M., as created by agreement recorded under Auditor's File No. 681677, records of Skagit County, Washington.

**Parcel C**

A nonexclusive easement for ingress and egress over, along, under and across the North 60 feet of the Northeast Quarter of the Northeast Quarter of Section 14, Township 34 North, Range 1 East, W.M.,

EXCEPT the East 20 acres thereof.

All situate in Skagit County, Washington.



**EXHIBIT B**  
**Howard Property Before Boundary Line Adjustment**

Parcel A

Lot 2 of Skagit County Short Plat No. 3-83, approved February 14 ,1983, and recorded in Volume 6 of Short Plats, page 50, being a portion of the Southeast Quarter of Section 11, Township 34 North, Range 1 East, W.M.,

EXCEPT that triangular portion of said Lot 2 lying North of Sharpe Road.

Parcel B

That triangular portion of the Northeast Quarter of the Southeast Quarter of Section 11, Township 34 North, Range 1 East, W.M., lying South of Sharpe Road and West of the West line of Skagit County Short Plat No. 25-75, as approved August 28, 1975, and recorded in Volume 1 of Short Plats, page 51, records of Skagit County, Washington.

All situate in Skagit County, Washington.



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**EXHIBIT C**  
**Boundary Line Adjustment Parcel With Reservation of Easement**

**Tract X**

That portion of the east 20 acres of the northeast quarter of the northeast quarter of Section 14, Township 34 North, Range 1 East, W.M. described as follows:

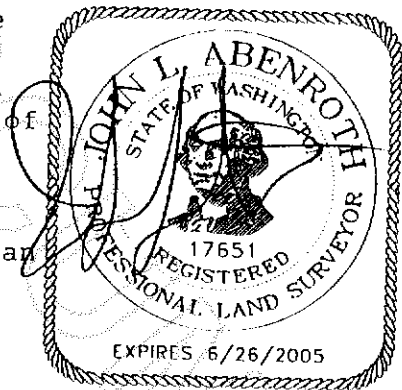
Beginning at the northeast corner of said Section 14; thence N87°13'43"W along the north line of said Section 14, a distance of 644.87 feet to the northwest corner of said east 20 acres; thence S02°28'03"W along the west line of said east 20 acres, a distance of 164.00 feet; thence N83°36'10"E, a distance of 652.67 feet to a point on the east line of said Section 14 that lies 60.00 feet from the point of beginning; thence N02°28'23"E along said east line a distance of 60.00 feet to the point of beginning.

Containing 1.66 acres.

RESERVING a non-exclusive easement 60 feet wide for ingress, egress and utilities over, under and through the above described parcel the centerline of which is described as follows:

Commencing at the northwest corner of the above described east 20 acres; thence S02°28'23"W along the west line of said east 20 acres, a distance of 30.00 feet to the initial point of this centerline description; thence S87°13'43"E, a distance of 31.43 feet to the point of curvature of a curve to the right having a radius of 115.00 feet; thence southeasterly along said curve through a central angle of 64°37'48" and an arc distance of 129.72 feet to the point of reverse curvature with a curve to the left having a radius of 115.00 feet; thence southeasterly along said curve through a central angle of 26°31'40" and an arc distance of 53.24 feet to the south line of the above described boundary adjustment parcel and terminal point of this centerline description.

Situate in Skagit County, Washington.



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**EXHIBIT D**  
**Zirbel Property After Boundary Line Adjustment**

Parcel A

The East 20 acres of the Northeast Quarter of the Northeast Quarter of Section 14, Township 34 North, Range 1 East, W.M.

EXCEPT THE FOLLOWING DESCRIBED "TRACT X"

Tract X

That portion of East 20 acres of the Northeast Quarter of the Northeast Quarter of Section 14, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at the northeast corner of said Section 14;  
Thence N87°13'43"W along the north line of said Section 14, a distance of 644.87 feet to the northwest corner of said east 20 acres;  
Thence S02°28'03"W along the west line of said east 20 acres, a distance of 164.00 feet;  
Thence N83°36'10"E, a distance of 652.67 feet to a point on the east line of said Section 14 that lies 60 feet from the point of beginning;  
Thence N02°28'23"E along said east line a distance of 60 feet to the point of beginning.

Parcel B

The right to use that existing road as it existed February 11, 1966, crossing the Southwest corner of the West Half of the Southeast Quarter of the Southeast Quarter of Section 11, Township 34 North, Range 1 East, W.M., as created by agreement recorded under Auditor's File No. 681677, records of Skagit County, Washington.

Parcel C

A nonexclusive easement for ingress and egress over, along, under and across the North 60 feet of the Northeast Quarter of the Northeast Quarter of Section 14, Township 34 North, Range 1 East, W.M.,

EXCEPT the East 20 acres thereof.

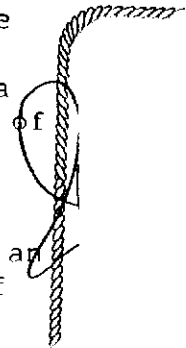


Exhibit D, Continued

Parcel D

A nonexclusive easement for the benefit of the above described Parcel A, 60 feet wide for ingress, egress and utilities over, under and through the above described "Tract X", the center line of which is described as follows:

Commencing at the northwest corner of the above described east 20 acres; thence S02°28'23"W along the west line of said east 20 acres, a distance of 30.00 feet to the initial point of this centerline description; thence S87°13'43"E, a distance of 31.43 feet to the point of curvature of a curve to the right having a radius of 115.00 feet; thence southeasterly along said curve through a central angle of 64°37'48" and an arc distance of 129.72 feet to the point of reverse curvature with a curve to the left having a radius of 115.00 feet; thence southeasterly along said curve through a central angle of 26°31'40" and an arc distance of 53.24 feet to the south line of the above described boundary adjustment parcel and terminal point of this centerline description.



Parcel E

A nonexclusive easement for the benefit of the above described Parcel A, for ingress, egress and utilities over, under and through the existing driveway, which approximate location is shown on the sketch attached as EXHIBIT F. PROVIDED HOWEVER, the easement in that portion of the existing driveway which lies outside the 60 foot strip through the above described "Tract X" shall terminate automatically when a replacement driveway to serve the above described Parcel A is constructed within the said 60 foot strip easement.

All situate in Skagit County, Washington.





**EXHIBIT E**  
**Howard Property After Boundary Line Adjustment**

Parcel A

Lot 2 of Skagit County Short Plat No. 3-83, approved February 14, 1983, and recorded in Volume 6 of Short Plats, page 50, being a portion of the Southeast Quarter of Section 11, Township 34 North, Range 1 East, W.M.,

EXCEPT that triangular portion of said Lot 2 lying North of Sharpe Road,

TOGETHER WITH the following described "Tract X"

Tract X

That portion of East 20 acres of the Northeast Quarter of the Northeast Quarter of Section 14, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at the northeast corner of said Section 14;  
Thence N87°13'43"W along the north line of said Section 14, a distance of 644.87 feet to the northwest corner of said east 20 acres;  
Thence S02°28'03"W along the west line of said east 20 acres, a distance of 164.00 feet;  
Thence N83°36'10"E, a distance of 652.67 feet to a point on the east line of said Section 14 that lies 60 feet from the point of beginning;  
Thence N02°28'23"E along said east line a distance of 60 feet to the point of beginning.

AND SUBJECT TO a nonexclusive easement over, under and through, the above described Tract X, 60 feet in width for ingress, egress and utilities, the center line of which 60 foot strip is described as follows:

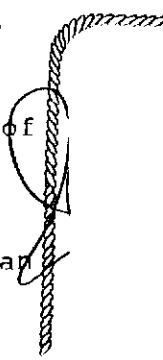
(Center line description on next page)



Exhibit E Continued:

Center line description:

Commencing at the northwest corner of the above described east 20 acres; thence  $S02^{\circ}28'23''W$  along the west line of said east 20 acres, a distance of 30.00 feet to the initial point of this centerline description; thence  $S87^{\circ}13'43''E$ , a distance of 31.43 feet to the point of curvature of a curve to the right having a radius of 115.00 feet; thence southeasterly along said curve through a central angle of  $64^{\circ}37'48''$  and an arc distance of 129.72 feet to the point of reverse curvature with a curve to the left having a radius of 115.00 feet; thence southeasterly along said curve through a central angle of  $26^{\circ}31'40''$  and an arc distance of 53.24 feet to the south line of the above described boundary adjustment parcel and terminal point of this centerline description.



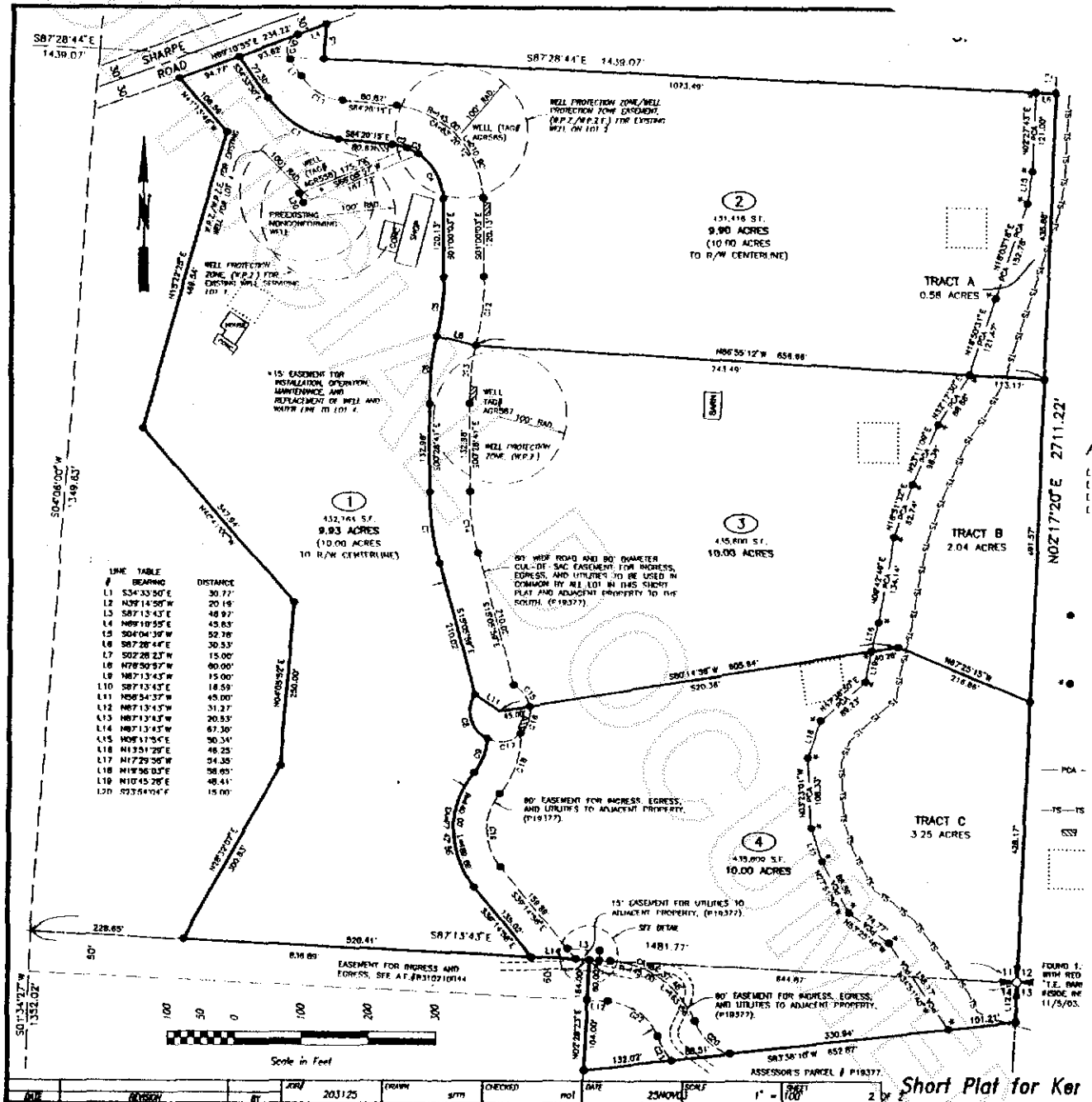
Parcel B

That triangular portion of the Northeast Quarter of the Southeast Quarter of Section 11, Township 34 North, Range 1 East, W.M., lying South of Sharpe Road and West of the West line of Skagit County Short Plat No. 25-75, as approved August 28, 1975, and recorded in Volume 1 of Short Plats, page 51, records of Skagit County, Washington.

All situate in Skagit County, Washington.



# EXHIBIT F Sketch



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## APPROVAL

The above-described parcel will be combined or aggregated with contiguous property to the north owned by the grantee.

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. \_\_\_\_\_

Skagit County

By: How Roder

Date: 1/30/2024

Title: Associate Planner

