

When Recorded Return to:

Elliott W Johnson Inc PS
711 S. First St
Mount Vernon, WA 98273



200408190097

Skagit County Auditor

8/19/2004 Page 1 of 5 12:12PM

Quit Claim Deed

Grantor(s): Terrence F. Flaherty and Virginia C. Flaherty
Grantee(s): Terrence F. Flaherty and Virginia C. Flaherty
Legal Description (abbreviated): Ptn of E SE SE S30, T35N R3EWM
Assessor's Tax Parcel Number: Ptn of P35053

For and in consideration of no monetary consideration and for boundary adjustment purposes only, **Terrence F. Flaherty and Virginia C. Flaherty**, husband and wife ("Grantor") conveys and quit claims to **Terrence F. Flaherty and Virginia C. Flaherty**, husband and wife ("Grantee") the following described real estate, situated in the County of Skagit, State of Washington, together with all after-acquired title of Grantor therein:

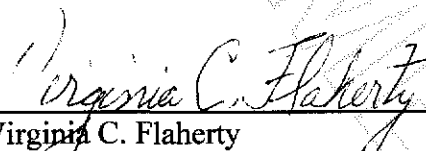
As attached hereto

The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot.

This boundary line adjustment is creating a parcel that will have a split zoning designation. Each zoned portion of the new parcel may not be developed, sub-divided, or used consistent with the applicable zoning district's use regulations. The new parcel will be entitled to one development right like a uniformly zoned parcel would.

Dated as of August 5, 2004.


Terrence F. Flaherty


Virginia C. Flaherty

Quit Claim Deed

Page 1

H:\EWJ\Flaherty\Landon Sale\408 Boundary Adjustment Deed.wpd
8/5/4 8:04

Elliott W. Johnson Inc. P.S.
711 South First Street
Mount Vernon, WA 98273
(360) 336-6502 Fax 336-5616
Email Info@EWJLaw.com

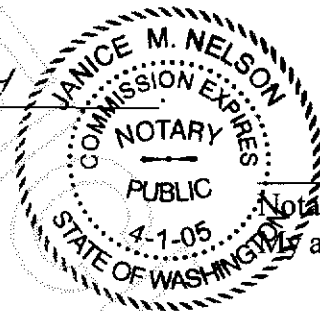
State of Washington)

) ss.

County of Skagit)

I certify that I know or have satisfactory evidence that Terrence F. Flaherty and Virginia C. Flaherty, husband and wife appeared before me and acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 8-5-04



Janice M Nelson

Notary Public

My appointment expires: 4-1-05

BOUNDARY ADJUSTMENT

Reviewed and approved

in accordance with S.C.

Code Chapter 14.18

Grace Roeder

SKAGIT CO. PLANNING & PERMIT CNTR

Date: 8/17/2004

1395
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 19 2004

Amount Paid \$
By Skagit Co. Treasurer Deputy

Rp

Quit Claim Deed

Page 2

H:\EWJ\Flaherty\Landon Sale\408 P
8/5/4 8:04



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8/19/2004 Page 2 of 5 12:12PM

Elliott W. Johnson Inc. P.S.
711 South First Street
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July 28, 2004

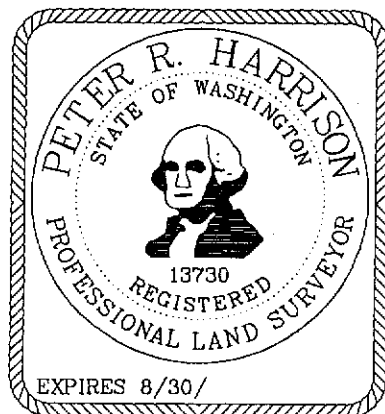
**LEGAL DESCRIPTION FOR CONVEYANCE FROM PARCEL "A" TO PARCELS
"B" AND "C"**

All that portion of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 30, Township 35 North, Range 3 East, W.M., lying South and West of the following described line:

Commencing at the Southeast corner of said Section 30, as said point is shown on that certain Record of Survey recorded in Book 6 of Surveys at pages 75 and 76, under Auditor's File No. 8505090031, records of Skagit County, Washington; **thence** North $89^{\circ}40'20''$ West along the South line thereof, a distance of 165.10 feet to the Southwest corner of that certain tract of land conveyed to Mark R. Olson and Carrie A. Olson, husband and wife, by instrument dated July 30, 1991 and recorded under Auditor's File No. 9108020039, records of said County and State, said point being the **TRUE POINT OF BEGINNING** of said described line; **thence** North $20^{\circ}34'20''$ West along the Westerly line of said Olson tract, a distance of 144.35 feet to its Northwest corner; **thence** South $83^{\circ}34'01''$ West, a distance of 452.35 feet to a point on the West line of said East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 30, said point lying North $0^{\circ}40'34''$ East, a distance of 81.60 feet from the Southwest corner thereof, said point being the end of said described line.

SUBJECT TO public or private easements, covenants, restrictions, or other encumbrances of record.

Situate in the County of Skagit, State of Washington.



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**BEFORE
BOUNDARY LINE ADJUSTMENT**

PORTION OF
SECTION 31, TWP. 35 N., RGE. 3 E., W. M.

21

P118118

20

P35053

PARCEL A

P34920

P34922



P34924

P35061

P35055

P35058

P35055
S/P 72-78

PARCEL C

PARCEL B

P35109

P35016

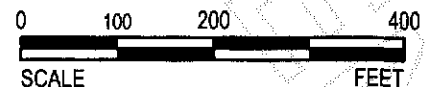


SURVEY
AF #873134

P71167

JOSH WILSON ROAD

NORTH



Leonard, Boudinot & Skodje Inc.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
603 South First Street, P.O. Box 1228
Mount Vernon, WA 98273
Tel: 360-338-5751 Fax: 360-338-3981

PROJECT

**EXHIBIT MAP
FOR**

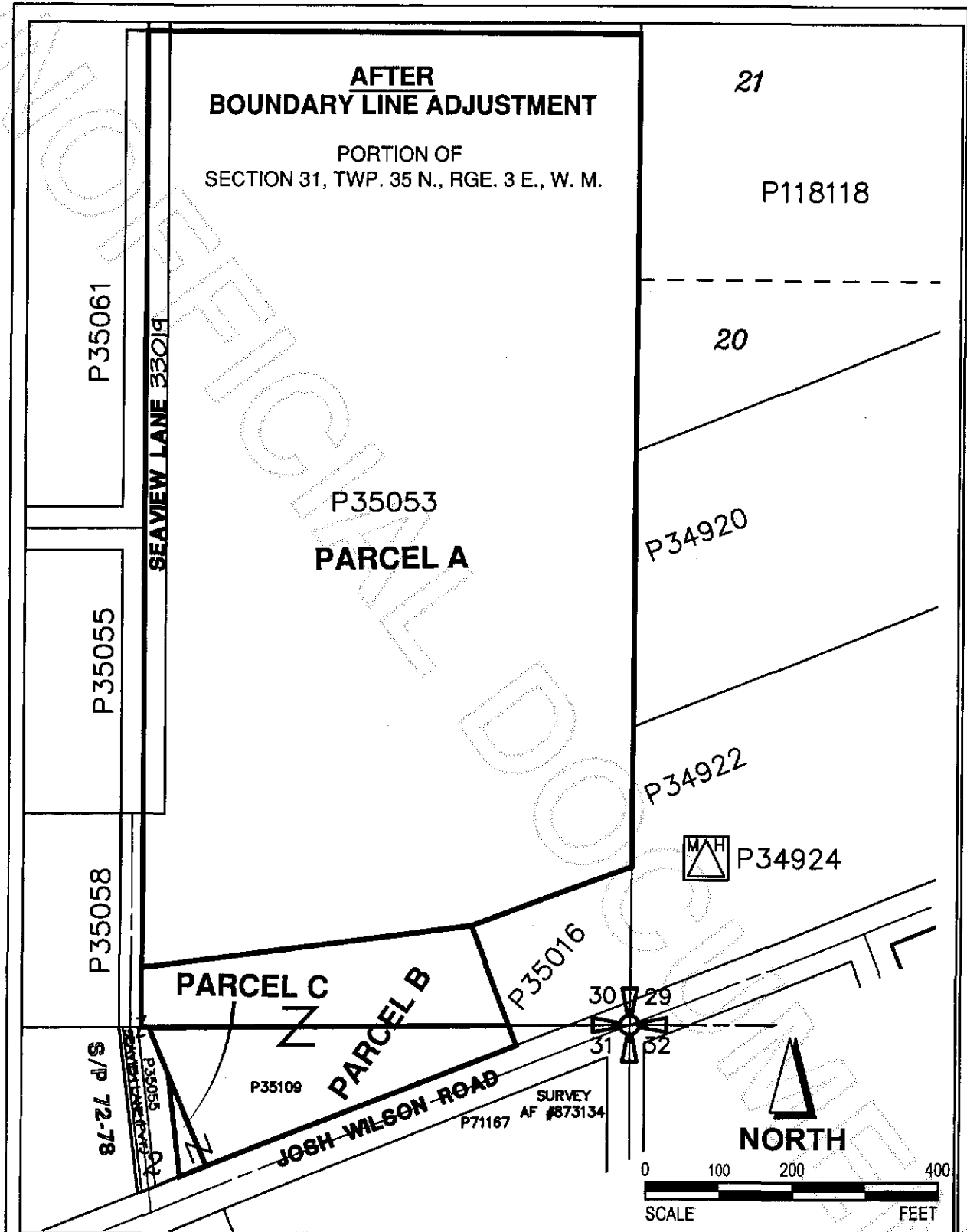
**DRAWING NO.
1 OF 2
JOB #**



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**AFTER
BOUNDARY LINE ADJUSTMENT**

PORTION OF
SECTION 31, TWP. 35 N., RGE. 3 E., W. M.



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PROJECT

**EXHIBIT MAP
FOR
BLA**

**DRAWING NO.
2 OF 2
JOB #
04100**



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