

AFTER RECORDING RETURN TO:

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



200410010078

Skagit County Auditor

10/1/2004 Page 1 of 9 11:04AM

Grantor. Sanger, Wayne D. and Marla I.
Grantee. Sanger, Wayne D. and Marla I.
Abbrev. Leg. Lots 1 through 10, Blk 2, CENTRAL ADDITION TO MOUNT VERNON
Sec. 20, T34N, R4E, W.M.
Tax Parcel Nos. 3711-002-005-0005; 3711-002-009-0001; 3711-002-010-0008

QUIT CLAIM DEED

RECITALS

WAYNE D. SANGER and MARLA I. SANGER, husband and wife, are owners of the real property currently described as:

Lots 1 through 10, Block 2, CENTRAL ADDITION TO MOUNT VERNON, as per plat recorded in Volume 2 of Plats, page 103, records of Skagit County, Washington.

Situate in Skagit County, Washington.

The improvements on the lots, together with the relatively small area of each of the lots, make it necessary to aggregate portions of lots together in such a way as to allow each parcel to have enough land to accommodate the existing structure and/or the ability (if unimproved) to construct a structure meeting City of Mount Vernon building code.

Accordingly, the above named parties wish to adjust the boundaries to their properties into a different configuration of six parcels, as described on EXHIBITS A, B, C, D, E, and F, which are attached hereto and by this reference incorporated herein.

An illustration is attached hereto as EXHIBIT G.

THEREFORE:

THE GRANTORS, WAYNE D. SANGER and MARLA I. SANGER, husband and wife, for and in consideration of boundary line adjustment with no monetary consideration, convey and quitclaim to:

GRANTEES, WAYNE D. SANGER and MARLA I. SANGER, husband and wife, those parcels of real property described on EXHIBITS A, B, C, D, E, and F, which are attached hereto and by this reference incorporated herein, together with all after acquired title of the grantor(s) therein.

APPROVAL

The City of Mount Vernon hereby approves the reconfiguration of the ten (10) lots into the six parcels described on EXHIBITS A, B, C, D, E, and F, attached hereto.

APPROVED

The foregoing Quit Claim Deed adjusting boundary lines is hereby approved this 16th day of July, 2004.

CITY OF MOUNT VERNON

By: Robert C. Bandieri
Its Assistant Engineering Service Manager

5356
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 01 2004

GRANTOR/GRANTEES:

Wayne D. Sanger
WAYNE D. SANGER

Marla I. Sanger
MARLA I. SANGER

Amount Paid
By [Signature] Deputy

STATE OF WASHINGTON)

: ss

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that WAYNE D. SANGER and MARLA I. SANGER, 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: Sept. 30,, 2004.

BRUCE G. LISSER
STATE OF WASHINGTON
NOTARY ---- PUBLIC
My Commission Expires 7-14-2008

[Signature]
Printed Name: Bruce G. Lissier
NOTARY PUBLIC in and for the State of
Washington, residing at Mount Vernon

My appointment expires: 7-14-08

Sanger/BLA deed



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Skagit County Auditor

EXHIBIT A

Parcel "A"

Lot 1, Block 2, "Central Addition to Mount Vernon", as per plat recorded in Volume 2 of Plats, page 103, records of Skagit County, Washington; EXCEPT the South 10.00 feet of the East 54.79 feet (as measured perpendicular to the South and East lines) of said Lot 1;

TOGETHER WITH the West 45.21 feet (as measured perpendicular to the West line of said Lot) of Lot 2, Block 2, said Plat of "Central Addition to Mount Vernon";

EXCEPT from all of the above those portions conveyed to the State of Washington for Highway by Deed dated June 3, 1953, recorded July 15, 1953 under Auditor's File No. 490547 and by Deed dated October 19, 1972, recorded February 5, 1973, under Auditor's File No. 780239, records of Skagit County, Washington.

ALL BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, courts causes and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Containing 3,678 square feet



Exhibit "B"

Parcel "B"

The South 10.00 feet of the East 54.79 feet (as measured perpendicular to the South and East lines) of Lot 1, Block 2, "Central Addition to Mount Vernon" as per Plat recorded in Volume 2 of Plats, page 103, records of Skagit County, Washington.

TOGETHER WITH the East 54.79 feet (as measured perpendicular to the East line) of Lot 2, Block 2, said Plat of "Central Addition to Mount Vernon";

TOGETHER WITH Lot 3, Block 2, said Plat of "Central Addition to Mount Vernon";

EXCEPT from all the above, those portions conveyed to the State of Washington for Highway by Deed dated June 3, 1953, recorded July 15, 1953 under Auditor's File No. 490547 and by Deed dated October 19, 1972, recorded February 5, 1973, under Auditor's File No. 780239, records of Skagit County, Washington.

SUBJECT TO and TOGETHER WITH a non-exclusive mutually beneficial easement over Parcel "B" to benefit "Parcel A" for pedestrian ingress and egress and utility line or lines over, under and across the existing as-constructed route of said pedestrian and/or utility route. The easements shall run with the land and are to be mutually maintained by the underlying property owners of said Parcels "A" and "B".

ALL BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, courts causes and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Containing 4,149 square feet



EXHIBIT C

Parcel "C"

Lot 4, Block 2, "Central Addition to Mount Vernon", as per plat recorded in Volume 2 of Plats, page 103, records of Skagit County, Washington;

TOGETHER WITH the North 1/2 (as measured along the East and West lines) of Lot 5, Block 2, said Plat of "Central Addition to Mount Vernon";

EXCEPT from all the above, those portions conveyed to the State of Washington for Highway by Deed dated June 3, 1953, recorded July 15, 1953 under Auditor's File No. 490547 and by Deed dated October 19, 1972, recorded February 5, 1973, under Auditor's File No. 780239, records of Skagit County, Washington.

ALL BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, courts causes and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Containing 4,420 square feet



EXHIBIT D

Parcel "D"

The South 1/2 (as measured along the East and West lines) of Lot 5, Block 2, "Central Addition to Mount Vernon", as per Plat recorded in Volume 2 of Plats, page 103, records of Skagit County, Washington;

TOGETHER WITH Lots 6 and 7, Block 2, said Plat of "Central Addition to Mount Vernon";

EXCEPT from all the above, those portions conveyed to the State of Washington for Highway by Deed dated June 3, 1953, recorded July 15, 1953 under Auditor's File No. 490547 and by Deed dated October 19, 1972, recorded February 5, 1973, under Auditor's File No. 780239, records of Skagit County, Washington.

ALL BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, courts causes and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Containing 7,500 square feet



EXHIBIT E

Parcel "E"

Lot 8, Block 2, "Central Addition to Mount Vernon" as per Plat recorded in Volume 2 of Plats, page 103, records of Skagit County, Washington;

TOGETHER WITH the North 18.55 feet of the West 50.69 feet (as measured perpendicular to the North and West lines) of Lot 9, Block 2, said Plat of "Central Addition to Mount Vernon";

EXCEPT from all the above, those portions conveyed to the State of Washington for Highway by Deed dated June 3, 1953, recorded July 15, 1953 under Auditor's File No. 490547 and by Deed dated October 19, 1972, recorded February 5, 1973, under Auditor's File No. 780239, records of Skagit County, Washington.

ALL BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, courts causes and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Containing 3,940 square feet



EXHIBIT F

Parcel "F"

Lot 9, Block 2, "Central Addition to Mount Vernon", as per Plat recorded in Volume 2 of Plats, page 103, records of Skagit County, Washington EXCEPT the North 18.55 feet of the West 50.69 feet (as measured perpendicular to the North and West lines) of said Lot 9,

TOGETHER WITH Lot 10, Block 2, said Plat of "Central Addition to Mount Vernon";

EXCEPT from all the above, those portions conveyed to the State of Washington for Highway by Deed dated June 3, 1953, recorded July 15, 1953 under Auditor's File No. 490547 and by Deed dated October 19, 1972, recorded February 5, 1973, under Auditor's File No. 780239, records of Skagit County, Washington.

ALL BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, courts causes and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Containing 5,060 square feet



EXHIBIT G **Sketch**

