



200502110025

Skagit County Auditor

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3 9:21AM

RETURN TO:

Charles and Kaye Lederle
428 Jameson
Sedro-Woolley, WA 98284

113121-P

LAND TITLE OF SKAGIT COUNTY
LAND TITLE OF SKAGIT COUNTY

DOCUMENT TITLE(S) (or transactions contained herein):

QUIT CLAIM DEED

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR(S) (Last name, first name and initials):

1. Lowe, Randall R.

2.

GRANTEE(S) (Last name, first name and initials):

1. Lederle, Charles David and Kaye

2.

LEGAL DESCRIPTION (Abbreviated: i.e., lot, block, plat or quarter, quarter, section, township and range).

Portion of the NW 1/4 of the NW 1/4 of Section 28, Township 35 North, Range 6 East, W.M.,

Portion of the SW 1/4 of the SW 1/4 of Section 21, Township 35 North, Range 6 East, W.M., (Easement)

ASSESSOR'S PARCEL/TAX I.D. NUMBER: P 41936 and P41808 (Easement)

QUIT CLAIM DEED

The Grantor, **Randall R. Lowe, as his separate property**, for and in consideration of a mutual boundary line adjustment, and not for monetary consideration, conveys and quit claims to **Charles David Lederle and Kaye Lederle, husband and wife**, including any after-acquired interest of Grantors, the real property legally described as follows:

That portion of the Northwest quarter of the Northwest quarter of Section 28, Township 35 North, Range 6 East, W. M., being more particularly described as follows:
Beginning at the Northeast corner of the said Northwest quarter of the Northwest quarter; thence North 90 deg. 00' 00" West along the North line of said Section 28, a distance of 149.41 feet; thence South 67 deg. 37' 42" West a distance of 197.05 feet to a point lying 75.00 feet South of said North line of Section 28, as measured perpendicular to said North line; thence South 90 deg. 00' 00" East parallel to said North line of said Section 28, a distance of 332.94 feet to a point on the East line of said Northwest quarter of the Northwest quarter; thence North 0 deg. 59' 44" West along said East line of the Northwest quarter of the Northwest quarter, a distance of 75.01 feet to the point of beginning; Situated in Skagit County, Washington;
Subject to and together with easements of record.

Together with and subject a perpetual non-exclusive easement for utilities as now situated on the ground, and also for ingress, egress and utilities over, across and under that road as now constructed shown on the survey recorded July 14, 2000 in Skagit County Auditor File No. 200007140063, being not less than 12 feet in width but of sufficient width for emergency vehicle access as required by Skagit County, on that property owned by, and to be conveyed to Lowe, for the use and benefit of that property described above and adjacent property owned by Lederle. This existing road on the Lowe property is legally described as follows:

A strip of land 12 feet in width in the Southwest quarter of the Southwest quarter of Section 21, Township 35 North, Range 6 East, W.M., lying 6 feet on each side of the following described centerline:
Commencing at the Southeast corner of the Southwest quarter of the Southwest quarter of said Section 21; thence North 90 deg. 00' 00" West along the South line of said Southwest quarter of the Southwest quarter a distance of 111.73 feet to the true point of beginning; thence North 19 deg. 54' 00" East a distance of 48.64 feet; thence North 8 deg. 29' 14" East a distance of 51.20 feet, more or less, to the Southerly right-of-way margin of the road known as South Skagit Highway; the sides of the 12 foot easement to be either shortened or extended to intersect with adjacent property and right-of-way boundaries; Situated in Skagit County, Washington.

This easement is a covenant appurtenant to the affected real property. This easement shall be binding on the heirs, devisees, successors and assigns of the grantor and grantees.

This conveyance is a boundary line adjustment, and not for monetary consideration.



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DATED this 5th day of November, 2004.

Randall R. Lowe
Randall R. Lowe

Approval by Skagit County for Boundary Line Adjustment

This conveyance is approved as a boundary line adjustment. The property described herein shall be combined with the adjoining property of Grantee, and shall neither be conveyed separately, not constitute a separate building lot, without compliance with the Skagit County subdivision code.

Approved this 29 day of October, 2004.

SKAGIT COUNTY PLANNING AND PERMIT CENTER

By: Grace Roeder

#662
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 11 2005

STATE OF WASHINGTON)
) SS.
COUNTY OF SKAGIT)

Amount Paid \$
Skagit Co. Treasurer
County

On this day personally appeared before RANDALL R. LOWE ~~Charles David Lederle and Kaye Lederle~~, personally known to me to be the person~~s~~ described in and who executed the within and foregoing instrument, and acknowledged that ~~they~~ signed the same as ~~their~~ free and voluntary act and deed, for the uses and purposes therein mentioned. his

Given under my hand and official seal this 5th day of November, 2004.

Colleen Van Buren
Notary Public in and for the State of
Washington, residing at BOW
My Commission Expires: 10-9-06
Print Name: Colleen Van Buren



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