

AFTER RECORDING RETURN TO:

Bruce Lisser  
PO Box 1109  
Mount Vernon, WA 98273



200502280339  
Skagit County Auditor

2/28/2005 Page 1 of 8 3:53PM

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Grantor.	FROST, Mark S. and Candace J.
Grantee.	FROST, Mark S., Sr.
Abbrev. Leg.	Ptn of Lot 9, Block 175, MAP OF FIDALGO CITY
Tax Parcel Nos.	4101-175-013-0005/P73245 and 4101-175-008-0002/P73244

## **QUIT CLAIM DEED FOR BOUNDARY LINE ADJUSTMENT**

### **RECITALS**

MARK S. FROST and CANDACE J. FROST, husband and wife, are owners of the real property currently described as Tract 1 on EXHIBIT A, which is attached hereto and by this reference incorporated herein.

MARK S. FROST, SR., as his separate estate, is owner of the real property currently described as Tract 2 on EXHIBIT B, 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 Tract 1 property to the Tract 2 property. That portion of the Tract 1 property described as "Tract X" on EXHIBIT C will be adjusted to the Tract 2 property.

A sketch is attached hereto as EXHIBIT D.

Following the adjustment, the Tract 1 property will be as described on EXHIBIT E, attached hereto and incorporated by this reference, and the Tract 2 property will be as described on EXHIBIT F, which is attached hereto and incorporated by this reference.

### **THEREFORE:**

**THE GRANTORS**, MARK S. FROST and CANDACE J. FROST, husband and wife, for and in consideration of boundary line adjustment with no monetary consideration, convey and quitclaim to:

**THE GRANTEE**, MARK S. FROST, SR., as his separate estate, 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.

Dated: February 23, 2005.

Mark S. Frost  
MARK S. FROST

Candace J. Frost  
CANDACE J. FROST

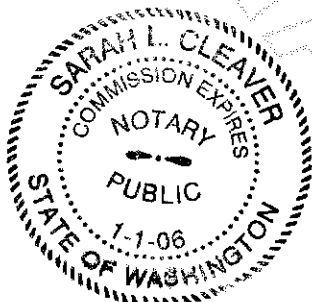
STATE OF WASHINGTON )

COUNTY OF SKAGIT )

SS

I certify that I know or have satisfactory evidence that MARK S. FROST and CANDACE J. FROST are the persons who appeared before me, and said persons acknowledged that they signed this instrument acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 28, 2005.



Sarah Cleaver  
Printed Name: Sarah Cleaver  
NOTARY PUBLIC in and for the State of  
Washington, residing at Burlington

My appointment expires: 1-1-06

922  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

FEB 28 2005

Amount Paid \$ 0  
Skagit County Treasurer  
By: DC Deputy



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Skagit County Auditor

Frost/BLADeed

**EXHIBIT A**  
**Tract 1**  
**Before Boundary Line Adjustment**

Parcel A:

Lots 9, 10, 11, 12 and 13, Block 175, MAP OF FIDALGO CITY, according to the plat thereof recorded in Volume 2 of Plats, page 113, records of Skagit County, Washington;

TOGETHER WITH that portion of the East Half of the vacated alley adjoining said lots on the West, which has reverted to said premises by operation of law;

AND ALSO TOGETHER WITH that portion of vacated North 20 feet of Second Street which has reverted to said premises by operation of law.

Situated in the County of Skagit, State of Washington.

Parcel B:

A non-exclusive easement as set forth under Auditor's File No. 503597, records of Skagit County, Washington.

Situated in the County of Skagit, State of Washington.



**EXHIBIT B**  
**TRACT 2**  
**Before Boundary Line Adjustment**

Lots 5, 6, 7 and 8, Block 175, MAP OF FIDALGO CITY, according to the plat thereof recorded in Volume 2 of Plats, pages 113, 114, and 115, records of Skagit County, Washington;

TOGETHER WITH that portion of the East Half of the vacated alley adjoining said lots, which has reverted to said premises by operation of law.

Situated in the County of Skagit, State of Washington.



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**EXHIBIT C**  
**Boundary Line Adjustment Parcel**  
**Tract X**

The North 25.00 feet of the West 40.00 feet (as measured perpendicular to the North and West lines) of the following described parcel:

Lot 9, Block 175, Map of Fidalgo City, according to the Plat thereof recorded in Volume 2 of Plats, pages 113-115 (inclusive), records of Skagit County, Washington;

TOGETHER WITH that portion of the East 1/2 of the vacated alley adjoining said lot on the West, which has reverted to said premises by operation of law.

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

Situate in the County of Skagit, State of Washington.

The above-described parcel will be combined or aggregated with contiguous property to the north owned by the Grantee (P-73244).

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: How Roeder

Date: 2/28/2005

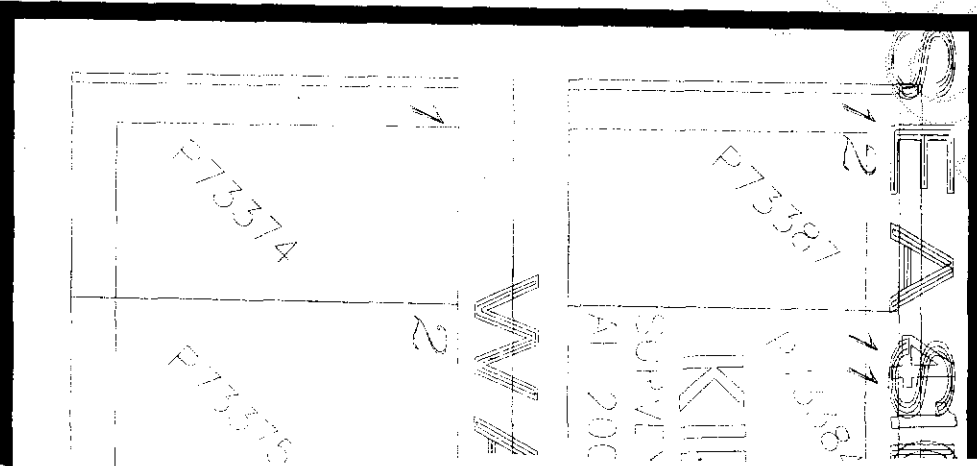
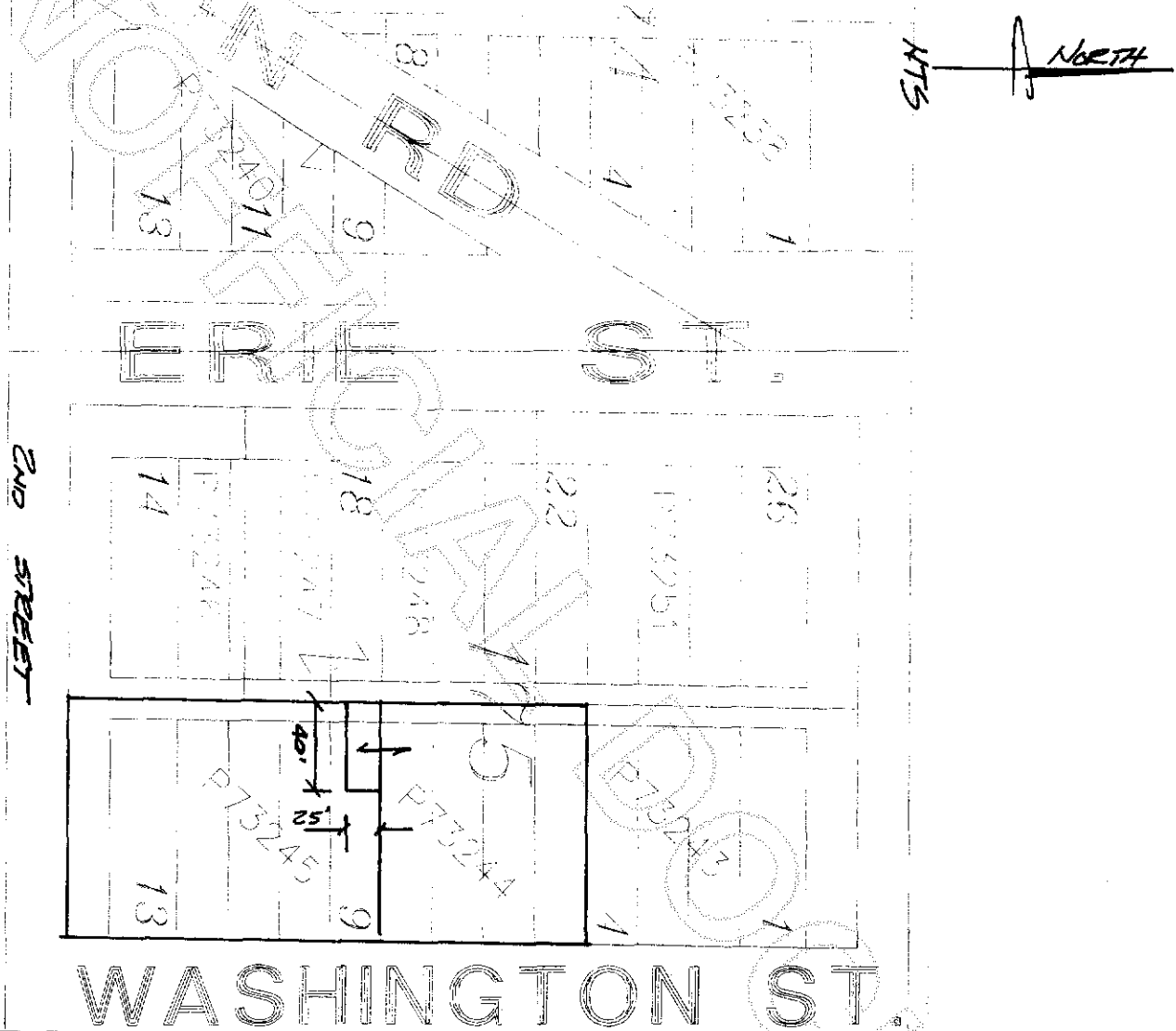
Title: Associate Planner



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**EXHIBIT D**  
**Sketch**



Frost/BLADeed



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**EXHIBIT E**  
**Tract 1**  
**After Boundary Line Adjustment**

**Parcel A:**

Lots 9, 10, 11, 12 and 13, Block 175, MAP OF FIDALGO CITY, according to the plat thereof recorded in Volume 2 of Plats, page 113, records of Skagit County, Washington;

TOGETHER WITH that portion of the East Half of the vacated alley adjoining said lots on the West, which has reverted to said premises by operation of law;

AND ALSO TOGETHER WITH that portion of vacated North 20 feet of Second Street which has reverted to said premises by operation of law.

EXCEPT the North 25.00 feet of the West 40.00 feet (as measured perpendicular to the North and West lines) of the following described parcel:

Lot 9, Block 175, MAP OF FIDALGO CITY, according to the Plat thereof recorded in Volume 2 of Plats, pages 113-115 (inclusive), records of Skagit County, Washington.

TOGETHER WITH that portion of the East ½ of the vacated alley adjoining said lot on the West, which has reverted to said premises by operation of law.

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

Situate in the County of Skagit, State of Washington

**Parcel B:**

A non-exclusive easement as set forth under Auditor's File No. 503597, records of Skagit County, Washington.

Situated in the County of Skagit, State of Washington.



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**EXHIBIT F**  
**Tract 2**  
**After Boundary Line Adjustment**

Lots 5, 6, 7 and 8, Block 175, MAP OF FIDALGO CITY, according to the plat thereof recorded in Volume 2 of Plats, pages 113, 114, and 115, records of Skagit County, Washington;

TOGETHER WITH that portion of the East Half of the vacated alley adjoining said lots, which has reverted to said premises by operation of law.

SUBJECT TO that certain Deed of Trust in favor of Arnold I. Johnson and Barbara V.S. Johnson, beneficiary, dated August 1, 1988, and recorded under Auditor's File No. 8808010076, records of Skagit County, Washington, which the Grantee herein agrees to assume and pay according to its terms and conditions.

AND ALSO TOGETHER WITH The North 25.00 feet of the West 40.00 feet (as measured perpendicular to the North and West lines) of the following described parcel:

Lot 9, Block 175, MAP OF FIDALGO CITY, according to the Plat thereof recorded in Volume 2 of Plats, pages 113-115 (inclusive), records of Skagit County, Washington.

TOGETHER WITH that portion of the East ½ of the vacated alley adjoining said lot on the West, which has reverted to said premises by operation of law.

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

Situated in the County of Skagit, State of Washington.

