



200507050203  
Skagit County Auditor

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WHEN RECORDED RETURN TO:

JAMES E. ANDERSON P.S.  
P.O. BOX 727  
ANACORTES, WA 98221

**QUIT CLAIM DEED**

**GRANTOR:** GILL E. ANDERSON (whose name may also appear of record as GILL E. ANDERSON), a married man dealing in his separate property

**GRANTEES:** JAMES L. SHOEMAKE and JO ANN SHOEMAKE, as Trustees of the "Shoemake Living Trust"

**LEGAL DESCRIPTION:** The property described on page 3 which is a portion of the following described property:

Tracts 11, 12 and 13 of O. LERVICK'S PLAT OF AGATE COVE, according to the plat thereof recorded in Volume 4 of Plats, page 42, records of Skagit County, Washington; EXCEPT the North 150 feet thereof as measured along the West Survey line thereof and by a line drawn parallel with the North line thereof; ALSO EXCEPT the Southerly 41 feet thereof; TOGETHER WITH Second Class Tidelands as conveyed by the State of Washington, lying front of, adjacent to, or abutting thereon.

**TAX PARCEL NO:** 3854-000-012-0015; R61693

THE GRANTOR, GILL E. ANDERSON (whose name may also appear of record as GILL E. ANDERSON), a married man dealing in his separate property, in consideration of a Stipulated Judgment in Skagit County Case No. 00-2-01615-1, conveys and quitclaims unto JAMES L. SHOEMAKE and JO ANN SHOEMAKE, as Trustees of the "Shoemake Living Trust" dated November 10, 1999, GRANTEES, the property described on page 3 which is a portion of the above-described real property located in Skagit County, Washington, which is intended to convey the property encumbered by the ham shack and stairs encroaching within Grantor's property as depicted on the survey map recorded JUNE 21st, 2005 under Skagit County Auditor's File No. 20050621003.

QUITCLAIM DEED - 1

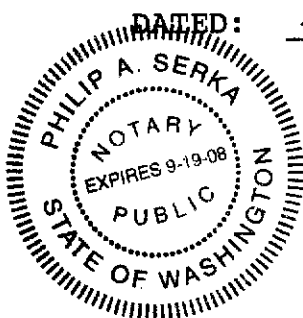
The property described on page 3 will be combined and aggregated with Grantees' property which is identified as property I.D. No. R61699 and legally described as set forth on page 4. The purpose of this deed is to establish a boundary line adjustment and is not for the purpose of creating any additional building lot or lots.

DATED this 5 day of 5, 2005.

GILL E. ANDERSON  
GILL E. ANDERSON

STATE OF WASHINGTON )  
COUNTY OF Whatcom ) SS

I certify that I know or have satisfactory evidence that GILL E. ANDERSON signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.



Philip A. Serka  
Notary Public in and for the State of  
Washington, residing at: Bellingham WA  
My appointment expires: 9-19-08

The above referenced boundary line adjustment is approved this 1 day of July, 2005.

#3509  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SKAGIT COUNTY

JUL 05 2005

Amount Paid \$  
By [Signature] Skagit Co. Treasurer Deputy

By [Signature]  
SKAGIT COUNTY PERMIT CENTER

QUITCLAIM DEED - 2



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## LEGAL DESCRIPTION FOR PROPOSED BOUNDARY LINE ADJUSTMENT

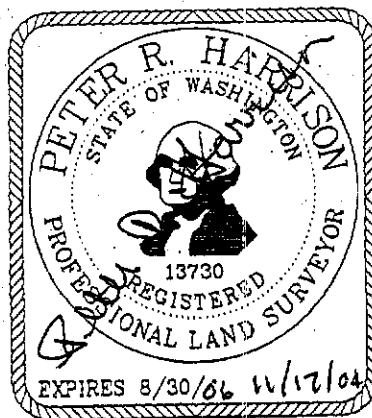
### Anderson to Shoemake Living Trust – Ham Shack Building and Stair Encroachment

All that part of that certain tract of land conveyed to Gill Anderson by Quit Claim Deed recorded April 24, 1990 under Auditor's File No. 9004240041, records of Skagit County, Washington, and being a portion of Tracts 11, 12, and 13, "O. Lervick's Plat of Agate Cove, West Beach—Guemes Island, Skagit County, Washington", as per plat recorded in Volume 4 of Plats, page 42, records of said County and State, said part being more particularly described as follows:

Commencing at the Southwest corner of Lot 10, said "O. Lervick's Plat of Agate Cove, West Beach—Guemes Island, Skagit County, Washington", as said point is shown on that certain Record of Survey recorded under Auditor's File No. 200105250015, records of said County and State; **thence North 01°50'00" East** along the West line of said Lot 10 and Lot 11, a distance of 147.61 feet to the Northwest corner of said Lot 11; **thence North 05°35'00" West** along the West line of said Lot 12, a distance of 51.68 feet to a point on the North line of said Anderson tract; **thence South 88°10'00" East** along said North line, a distance of 44.46 feet to the **TRUE POINT OF BEGINNING**; **thence continuing South 88°10'00" East** along said North line, a distance of 15.31 feet; **thence South 15°46'19" East**, a distance of 0.87 feet; **thence South 73°56'52" West**, a distance of 19.60 feet; **thence North 15°46'19" West**, a distance of 4.00 feet; **thence North 73°56'52" East**, a distance of 4.98 feet; **thence North 15°00'02" West**, a distance of 1.57 feet to the **TRUE POINT OF BEGINNING**;

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

Situate in the County of Skagit, State of Washington.



QUIT CLAIM DEED - 3



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PARCEL A1:

The North 150 feet of the following described tract, as measured along the West survey line thereof and by a line drawn parallel to the North line thereof:

Tracts 12 and 13 of O. Lervick's Plat of Agate Cove, West Beach-Guemes Island, Skagit Co., Wash., as per plat recorded in Volume 4 of Plats, page 42, records of Skagit County; INCLUDED in said description is the second class tideland portion of the above described property as shown in the Plat;

PARCEL A2:

A non-exclusive easement for ingress and egress and utilities over and across a strip of land 15 feet in width, the center line of which is a line drawn parallel to and 7 1/2 feet East of the West line of Lervick Avenue extended Northerly across Lots 10 to 13, inclusive, of said Plat.

EXCEPT the North 150 feet of said Lots 12 and 13 above described;

