

After recording, mail to:
Law Office of Paul W. Taylor, Inc., P.S.
20388 Eric Street
Mount Vernon, WA 98274
(360) 416-6900



200509220219
Skagit County Auditor

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**QUITCLAIM DEED
(Boundary Line Adjustment)**

Reference No.: 860833/85120300020
Section, Township and Range: Sec.6, T33N, R05E
Tax Parcel No./Account No: 4135-042-004-0008/P74675
4135-042-005-0007/P74676

Grantor: Virginia M. Hicks

Grantees: Clarence M. VanderGriend Jr.
Lona C. VanderGriend

The Grantor, Virginia M. Hicks, for and in consideration of a Boundary Line Adjustment, hereby convey and quitclaim to Grantees, Clarence M. VanderGriend and Lona C. VanderGriend, husband and wife, her interest in the following described real estate:

See attached Exhibit "A" and Exhibit "B"

To be combined with:

See attached Exhibit "C"

**This is a Boundary Line Adjustment and does not create an additional legal lot.
FOR THE SETTLEMENT OF SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 02-2-01080-9,**

BOUNDARY LINE ADJUSTMENT

Reviewed and approved in accordance with S.C. Code Chapter 14.12

BY: *David Roder*
SKAGIT COUNTY PLANNING AND PERMIT CENTER

DATED this 1st day of JULY, 2005.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

5259

SEP 22 2005

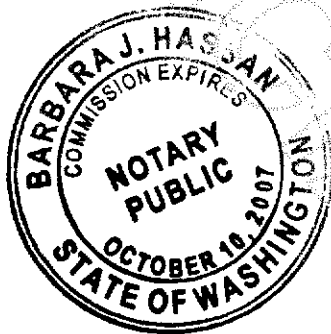
Amount Paid By
Skagit Co. Treasurer
By *[Signature]* Deputy

Virginia M. Hicks
VIRGINIA M. HICKS

STATE OF Washington)
COUNTY OF Yakima) ss.

I certify that I know or have satisfactory evidence that Virginia M. Hicks, Grantor, personally appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED at Yakima, Washington this 1st day of July, 2005.



Barbara J. Hassan
Barbara J. Hassan, Notary Public
My Commission expires: 10-10-2007



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EXHIBIT "A"

LEGAL DESCRIPTION

A tract of land lying under the Southerly portion of an existing garage, being more particularly described as follows:

Commencing at the Northwestern corner of the following described tract of land, and which point falls on the Northeasterly line of that 40 foot wide county road described below; thence North $47^{\circ}38'15''$ East along the Northwestern line of the following described tract of land, a distance of 22.65 feet, more or less, to its intersection with the Southwesterly wall of the existing garage and the TRUE POINT OF BEGINNING of this Property Description; thence along the Southwesterly, Southeasterly and Northeasterly walls of said garage on the following courses and distances: South $39^{\circ}58'46''$ East, a distance of 4.52 feet; North $50^{\circ}01'14''$ East, a distance of 30.40 feet; North $39^{\circ}58'46''$ West, a distance of 5.79 feet, more or less, to the Northwestern line of the following described tract of land, which point bears North $47^{\circ}38'15''$ East, a distance of 30.43 feet, more or less from the True Point of Beginning; thence South $47^{\circ}38'15''$ West through the existing garage building along the Northwestern line of the following described tract of land, a distance of 30.43 feet, more or less, to the True Point of Beginning, and containing 157 square feet, more or less.

Situate in the County Of Skagit, State of Washington



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EXHIBIT "B"

LEGAL DESCRIPTION

That portion of the following described tract of land lying Northerly of a line described as follows:
Commencing at the Northeasterly corner of the following described tract of land; thence South
37°42'31" East along the Northeasterly line thereof, a distance of 3.84 feet to the TRUE POINT OF
BEGINNING of this property line description;
thence South 50°17'48" West, a distance of 82.39 feet to a point on the Northwesterly line of the
following described tract of land which bears South 47°38'15" West, a distance of 82.61 feet, more or
less, from said Northeasterly corner, and WHICH POINT IS THE TERMINUS of this property line
description, and containing 158 square feet, more or less.

Situate in the County of Skagit, State of Washington.



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EXHIBIT C

VanderGriend Property

Lot 5 and the northeasterly half of lot 4, Block 42, "Plat of the Town of Montborne", according to Plat recorded in volume 2 of Plats, page 80, records of Skagit County, Washington, except that portion conveyed to Skagit County for road purposes.

Together with that portion of vacated Lakeside Boulevard adjoining the westerly end of said lots, and

Together with the following described property:

That portion of the 100 foot wide railroad right-of-way commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shores and Eastern Railway), lying Westerly of Line "RR" described below and between the Northeasterly extension of the Northwesternly and Southeasterly lines of that certain tract of land in Block 42 and vacated Lakeside Boulevard of "The Town of Montborne," as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, conveyed to Clarence M. VanderGriend Jr. , et ux, by deed recorded July 1, 1977.

Line "RR": Begin at a point on the North line of the South ½ of Government Lot 6 of Section 6, Township 33 North, Range 5 East, W.M., which is midway between the centerline of the original 100 foot wide right-of-way of the Seattle Lake Shore and Eastern Railway and the centerline of the last mainline track of the Northern Pacific Railway as it existed in 1970; thence Northerly on a line drawn midway between the centerline of the oriental 100 foot wide right-of-way and the centerline of the above described mainline track to the point of intersection of said centerlines, said point being the terminus of this line description.



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