



200512150038

Skagit County Auditor

Name: Jeanne Twaddle

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Address: PMB-170 934 S. Burlington Blvd.City and State: Burlington, WA 98233Tax Account Number: P102937, P50164, P50170, and P114133.
Escrow #: JM-1257

FIRST AMERICAN TITLE CO.

QUIT CLAIM DEED

JM-1257

ACCOMMODATION RECORDING ONLY

THE GRANTOR Jeanne M. Twaddle Trustee of the Twaddle Family Trust, dated July 14, 1988

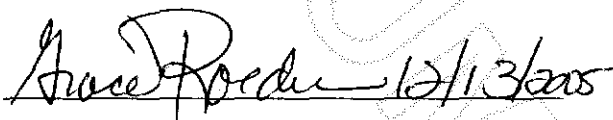
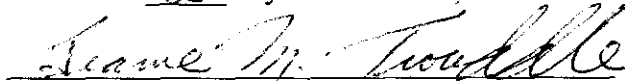
for and in consideration of Boundary Line Adjustment without consideration

conveys and quit claims to Jeanne M. Twaddle Trustee of the Twaddle Family Trust, dated July 14, 1988


the following described real estate, situated in the County of Skagit State of Washington together with all after acquired title of the grantor(s) therein:

Those portions of Parcels 2 and 3 of that certain Boundary Line Declaration approved May 16, 1997 and recorded January 2, 1998 as Auditor's File No. 9801020052, a rerecording of Auditor's File No. 9711100111, described as Parcels "X" and "Y" on the attachments hereto.

Parcels "X" and "Y" described on the attachments hereto will each be combined or aggregated as a separate building lot. This boundary adjustment is not for the purposes of creating an additional building lot.

This boundary line adjustment is approved by
of the Skagit County Planning Department. 12/13/2005Dated this 2 day of December, 2005.
Jeanne M. Twaddle# 6947
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 15 2005

Amount Paid \$
Skagit Co. Treasurer
By 

STATE OF WASHINGTON, }

ss.

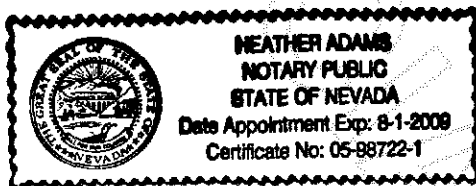
ACKNOWLEDGMENT - Representative Capacity

County of

I certify that I know or have satisfactory evidence that Jeanne Marie Twaddle
is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she
was authorized to execute the instrument and acknowledged it as the Trustee of the Twaddle
Family Trust dated July 14, 1988

to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal the day and year last above written.



Heather Adams
Notary Public in and for the State of Washington,
residing at

My appointment expires 8-1-2009

STATE OF WASHINGTON, }

ss.

ACKNOWLEDGMENT - Individual

County of

On this day personally appeared before me _____
_____ to me known
to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that _____
signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _____ day of _____, 19 _____.

Notary Public in and for the State of Washington,
residing at

My appointment expires _____



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Parcel "X":

That portion of the following described Parcel 3 lying Easterly of the East line of Tract 2 of Skagit County Short Plat No. 135-79, approved January 25, 1980 and recorded January 25, 1980 as Auditor's File No. 8001250004 in Book 4 of Short Plats, Page 23, records of Skagit County, Washington,

PARCEL 3

THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., AND THAT PORTION OF TRACT 2, OF SHORT PLAT NO. 135-79, APPROVED JANUARY 25, 1980, AND RECORDED JANUARY 25, 1980, IN BOOK 4 OF SHORT PLATS, PAGE 23, UNDER AUDITOR'S FILE NO. 8001250004, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ALSO THAT PORTION TRACT 4, OF SHORT PLAT NO. 99-79, APPROVED SEPTEMBER 12, 1979, AND RECORDED OCTOBER 3, 1979 UNDER AUDITOR'S FILE NO. 7910030044 IN BOOK 3 OF SHORT PLATS, PAGE 189, RECORDS OF SKAGIT COUNTY, WASHINGTON, OF BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 4; THENCE NORTH 0° 46' 54" WEST ALONG THE EAST LINE OF SAID TRACT 4 A DISTANCE OF 157.28 FEET; THENCE CONTINUING ALONG THE BOUNDARY OF SAID TRACT 4, SOUTH 88° 23' 05" WEST A DISTANCE OF 50.01 FEET; THENCE NORTH 0° 46' 54" WEST A DISTANCE OF 134.52 FEET TO A POINT ON THE NORTHERLY LINE OF SAID TRACT 4, SAID POINT BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO TWADDLE FAMILY TRUST, BY QUIT CLAIM DEED RECORDED IN BOOK 1651, PAGE 0117-0120 UNDER AUDITOR'S FILE NO. 9704150028, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE CONTINUE NORTH 0° 46' 54" WEST A DISTANCE OF 50.14 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF THE PARSON'S CREEK ROAD; THENCE NORTH 86° 28' 28" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 317.30 FEET TO POINT OF CURVATURE, SAID POINT HAVING A RADIUS POINT WHICH BEARS NORTH 3° 31' 32" EAST A DISTANCE OF 613.00 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT IN A NORTHWESTERLY DIRECTION THROUGH A CENTRAL ANGLE OF 12° 35' 09", AN ARC DISTANCE OF 134.65 FEET; THENCE SOUTH 23° 03' 40" WEST A DISTANCE OF 221.78 FEET; THENCE SOUTH 88° 06' 13" WEST A DISTANCE OF 75.31 FEET; THENCE SOUTH 54° 20' 16" WEST A DISTANCE OF 184.04 FEET; THENCE SOUTH 66° 50' 43" WEST A DISTANCE OF 224.52 FEET; THENCE SOUTH 52° 04' 58" WEST A DISTANCE OF 418.90 FEET TO THE WEST LINE OF SAID TRACT 2; THENCE CONTINUE SOUTH 52° 04' 58" WEST A DISTANCE OF 53.00 FEET; THENCE SOUTH 70° 49' 17" WEST A DISTANCE OF 392.08 FEET; THENCE SOUTH 34° 03' 39" WEST A DISTANCE OF 317.79 FEET; THENCE SOUTH 37° 22' 23" WEST A DISTANCE OF 130.00 FEET; THENCE NORTH 86° 52' 22" EAST A DISTANCE OF 690.56 FEET TO THE WEST LINE OF SAID TRACT 2, THENCE NORTH 59° 06' 53" EAST A DISTANCE OF 821.05 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 2, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT 4; THENCE NORTH 61° 39' 54" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID TRACT 4, A DISTANCE OF 745.15 FEET TO THE POINT OF BEGINNING.



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Parcel "Y":

The following described Parcels 2 and 3 EXCEPT that portion of said Parcel 3 lying Easterly of the East line of Tract 2 of Skagit County Short Plat No. 135-79, approved January 25, 1980 and recorded January 25, 1980 as Auditor's File No. 8001250004 in Book 4 of Short Plats, Page 23, records of Skagit County, Washington,

PARCEL 2

THAT PORTION OF TRACT 2, OF SHORT PLAT NO. 135-79, APPROVED JANUARY 25, 1980, AND RECORDED JANUARY 25, 1980, IN BOOK 4 OF SHORT PLATS, PAGE 23, UNDER AUDITOR'S FILE NO. 8001250004, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.

EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 2, AS CONVEYED TO EBEN AND JEANNE M. TWADDLE, BY QUIT CLAIM DEED RECORDED IN VOL. 395, PAGE 435, UNDER AUDITOR'S FILE NO. 80022110021; THENCE NORTH 88° 06' 13" EAST ALONG THE NORTH LINE OF SAID TRACT 2, A DISTANCE OF 704.87 FEET TO THE NORTHEAST CORNER OF SAID TRACT 2; THENCE SOUTH 1° 50' 48" EAST ALONG THE EAST LINE OF SAID TRACT 2, A DISTANCE OF 536.00 FEET; THENCE SOUTH 1° 18' 06" EAST A DISTANCE OF 3.01 FEET; THENCE SOUTH 59° 06' 54" WEST A DISTANCE OF 821.05 FEET TO THE WEST LINE OF SAID TRACT 2; THENCE NORTH 1° 03' 06" WEST ALONG SAID WEST LINE OF TRACT 2, A DISTANCE OF 937.03 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE NORTH 1° 19' 10" WEST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SAID SECTION 28 A DISTANCE OF 2,071.16 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 1° 19' 10" WEST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28 A DISTANCE OF 690.38 FEET, TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE NORTH 87° 49' 12" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 40.00 FEET; THENCE NORTH 34° 59' 10" EAST A DISTANCE OF 252.04 FEET; THENCE NORTH 69° 34' 46" EAST, A DISTANCE OF 239.25 FEET; THENCE NORTH 40° 47' 20" EAST A DISTANCE OF 150.17 FEET; THENCE NORTH 86° 52' 22" EAST A DISTANCE, OF 690.55 FEET, TO THE WEST LINE OF SAID TRACT 2, OF SHORT PLAT NO. 135-79, APPROVED JANUARY 25, 1980, AND RECORDED JANUARY 25, 1980, IN BOOK 4 OF SHORT PLATS, PAGE 23, UNDER AUDITOR'S FILE NO. 8001250004, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 1° 03' 06" EAST ALONG THE WEST LINE OF SAID TRACT 2, A DISTANCE OF 230.34 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 2; THENCE CONTINUE SOUTH 1° 03' 06" EAST A DISTANCE OF 318.66 FEET; THENCE NORTH 84° 05' 56" WEST A DISTANCE OF 319.27 FEET;



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PARCEL 2 CONTINUED;

THENCE SOUTH $83^{\circ} 53' 43''$ WEST A DISTANCE OF 234.81 FEET; THENCE SOUTH $3^{\circ} 41' 11''$ EAST A DISTANCE OF 155.37 FEET; THENCE SOUTH $29^{\circ} 27' 03''$ WEST A DISTANCE OF 478.14 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST $1/4$ OF THE SOUTHEAST $1/4$ WHICH BEARS NORTH $87^{\circ} 09' 16''$ EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH $87^{\circ} 09' 16''$ WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST $1/4$ OF THE SOUTHEAST $1/4$ A DISTANCE OF 414.87 FEET TO THE TRUE POINT OF BEGINNING.

ALSO TOGETHER WITH THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST $1/4$ OF THE SOUTHEAST $1/4$ OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., BEING ALSO A PORTION OF TRACT D, AS SHOWN ON SHORT PLAT NO. 33-75, APPROVED AUGUST 25, 1975, AS QUIT CLAIMED TO RICHARD L. MARLOW BY HUBERT V. WASSON AND RUTH C. WASSON AND RECORDED MARCH 17, 1976, UNDER AUDITOR'S FILE NO. 831819, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST $1/4$ OF SAID SECTION 28; THENCE NORTH $1^{\circ} 19' 10''$ WEST ALONG THE WEST LINE OF THE SOUTHEAST $1/4$ OF SAID SECTION 28 A DISTANCE OF 1,985.73 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH $1^{\circ} 19' 10''$ WEST A DISTANCE OF 85.44 FEET TO THE NORTHWEST CORNER OF SAID TRACT D; THENCE NORTH $87^{\circ} 09' 16''$ EAST ALONG THE NORTH LINE OF SAID TRACT D A DISTANCE OF 414.87 FEET; THENCE SOUTH $29^{\circ} 27' 03''$ WEST A DISTANCE OF 134.60 FEET TO A POINT WHICH BEARS SOUTH $88^{\circ} 08' 52''$ EAST A DISTANCE OF 346.39 FEET FROM THE TRUE POINT OF BEGINNING; THENCE NORTH $88^{\circ} 08' 52''$ WEST A DISTANCE OF 346.39 FEET TO THE TRUE POINT OF BEGINNING.

AND ALSO TOGETHER WITH THE SOUTH 40 FEET OF THE NORTH HALF OF THE NORTHWEST $1/4$ OF THE SOUTHEAST $1/4$ OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M. LYING WEST OF THE COUNTY ROAD.



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PARCEL 3

UNNOTED

THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., AND THAT PORTION OF TRACT 2, OF SHORT PLAT NO. 135-79, APPROVED JANUARY 25, 1980, AND RECORDED JANUARY 25, 1980, IN BOOK 4 OF SHORT PLATS, PAGE 23, UNDER AUDITOR'S FILE NO. 8001250004, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ALSO THAT PORTION TRACT 4, OF SHORT PLAT NO. 99-79, APPROVED SEPTEMBER 12, 1979, AND RECORDED OCTOBER 3, 1979 UNDER AUDITOR'S FILE NO. 7910030044 IN BOOK 3 OF SHORT PLATS, PAGE 189, RECORDS OF SKAGIT COUNTY, WASHINGTON, OF BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 4; THENCE NORTH 0° 46' 54" WEST ALONG THE EAST LINE OF SAID TRACT 4 A DISTANCE OF 157.28 FEET; THENCE CONTINUING ALONG THE BOUNDARY OF SAID TRACT 4, SOUTH 88° 23' 05" WEST A DISTANCE OF 50.01 FEET; THENCE NORTH 0° 46' 54" WEST A DISTANCE OF 134.52 FEET TO A POINT ON THE NORTHERLY LINE OF SAID TRACT 4, SAID POINT BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO TWADDLE FAMILY TRUST, BY QUIT CLAIM DEED RECORDED IN BOOK 1651, PAGE 0117-0120 UNDER AUDITOR'S FILE NO. 9704150028, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE CONTINUE NORTH 0° 46' 54" WEST A DISTANCE OF 50.14 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF THE PARSON'S CREEK ROAD; THENCE NORTH 86° 28' 28" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 317.30 FEET TO POINT OF CURVATURE, SAID POINT HAVING A RADIUS POINT WHICH BEARS NORTH 3° 31' 32" EAST A DISTANCE OF 613.00 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT IN A NORTHWESTERLY DIRECTION THROUGH A CENTRAL ANGLE OF 12° 35' 09", AN ARC DISTANCE OF 134.65 FEET; THENCE SOUTH 23° 03' 40" WEST A DISTANCE OF 221.78 FEET; THENCE SOUTH 88° 06' 13" WEST A DISTANCE OF 75.31 FEET; THENCE SOUTH 54° 20' 16" WEST A DISTANCE OF 184.04 FEET; THENCE SOUTH 66° 50' 43" WEST A DISTANCE OF 224.52 FEET; THENCE SOUTH 52° 04' 58" WEST A DISTANCE OF 418.90 FEET TO THE WEST LINE OF SAID TRACT 2; THENCE CONTINUE SOUTH 52° 04' 58" WEST A DISTANCE OF 53.00 FEET; THENCE SOUTH 70° 49' 17" WEST A DISTANCE OF 392.08 FEET; THENCE SOUTH 34° 03' 39" WEST A DISTANCE OF 337.79 FEET; THENCE SOUTH 37° 22' 23" WEST A DISTANCE OF 130.00 FEET; THENCE NORTH 86° 52' 22" EAST A DISTANCE OF 690.56 FEET TO THE WEST LINE OF SAID TRACT 2, THENCE NORTH 59° 06' 53" EAST A DISTANCE OF 821.05 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 2, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT 4; THENCE NORTH 61° 39' 54" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID TRACT 4, A DISTANCE OF 745.15 FEET TO THE POINT OF BEGINNING.



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