



200601250001
Skagit County Auditor

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Name: John F. Lee and Heather M. Lee

Address: 5889 Bow St

City and State: Bow, WA 98232

Tax Account Number: P71277 and P48726

Escrow #: JM-1263

QUIT CLAIM DEED

366
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PIN

JAN 24 2006

THE GRANTOR John F. Lee and Heather M. Lee, husband and wife,

for and in consideration of boundary line adjustment to selves without consideration

Amount Paid 5
By: W. Lee Skagit County Treasurer Deputy

conveys and quit claims to John F. Lee and Heather M. Lee, husband and wife,

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 Block 1 "BROWN'S ADDITION TO BOW" and of the Southwest 1/4 of the Southwest 1/4 of Section 35, Township 36 North, Range 3 East, W.M. as more particularly described on Exhibits "A" and "B" attached hereto.

The property described on Exhibit "A" and the property described on Exhibit "B" will each be combined or aggregated as a single lot of record. 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.

Grace Roeder 1/24/2006

Dated this 30th day of January, 2006.

John F. Lee

Heather M. Lee
Heather M. Lee

STATE OF WASHINGTON, }
County of Skagit } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me John F Lee and Heather M Lee

to me known

to be the individual(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.

GIVEN under my hand and official seal this 20th day of January 2006, 19



John S. Milnor
Notary Public in and for the State of Washington,
residing at Mount Vernon

My appointment expires 12-10-06

STATE OF WASHINGTON, }
County of _____ } ss.

ACKNOWLEDGMENT - Individual

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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JM-1263
EXHIBIT "A"

The following described Parcel "B" and that portion of Parcel "A" lying **Northerly** of Line "C" shall be recombined or reaggregated as a single lot of record:

Parcel "B": A tract of land in the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 35, Township 36 North, Range 3 East, W.M., being more particularly described as follows:

Beginning at the Southwest corner of said Section 35; thence North 0 degrees 13' 26" West, 209.11 feet to a point on the centerline of the Bow Hill Road; thence North 24 degrees 28' 40" East along said centerline 9.21 feet to the P.C. of an 18 degree curve to the right; thence Northeasterly along said curve 309.38 feet to the P. T. of said curve; thence North 80 degrees 10' 00" East, 102.41 feet; thence North 9 degrees 50' 00" West, 30.00 feet to the North right-of-way line of the Bow Hill Road, said point being the True Point of Beginning of this description; thence North 78 degrees 30' 30" West, 112.00 feet to a point on the East line of vacated River drive as shown on the Plat of Brown's Addition to Bow; thence North 27 degrees 22' 00" East along the Southeasterly line of vacated River Drive, 136.20 feet; thence continuing along the Southeasterly line of vacated River Drive, North 36 degrees 01' 00" East, 16.0 feet to the Southwest corner of Lot "B" as shown on the Plat of Brown's Addition to Bow; thence South 45 degrees 19' 23" East, 196.92 feet to a point on the North right-of-way line of the Bow Hill Road; thence South 80 degrees 10' 00" West along said right-of-way line to the True Point of Beginning.

(Also known as Tract B of Survey and Order Vacating County Road recorded December 19, 1978 as Auditor's File No. 893336, records of Skagit County, Washington.)

Parcel "A": Lots 1 through 4, inclusive, and Lots 6 through 9, inclusive, in Block 1 "BROWN'S ADDITION TO BOW", as per plat recorded in Volume 3 of Plats, Page 83, records of Skagit County, Washington,

TOGETHER WITH the vacated alley adjacent thereto which reverted thereto by operation of law pursuant to Order of Vacation filed on November 4, 1959 in Commissioner's File No. 10318 EXCEPT that portion of said vacated alley conveyed by deed recorded October 24, 1975 as Auditor's File No. 825325,

ALSO TOGETHER WITH that portion of vacated River Drive that reverted thereto by operation of law pursuant to Order of Vacation filed on September 16, 1975 in Commissioner's File No. 13750.

Line "C": Begin at a point on the Northwesterly line of Lot 6 in Block 1 "BROWN'S ADDITION TO BOW" as per plat recorded in Volume 3 of Plats, Page 83, records of Skagit County, Washington that lies on a line parallel with and 16 feet Southwesterly of the Southwesterly line of Lot 5 of said Block, when measured at right angles thereto; thence Southeasterly along said parallel line and its Southeasterly extension to a point on the Southeasterly line of vacated River Drive, said point being the terminus of this line description.



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EXHIBIT "B"

The following described portion of Parcel "A" lying **Southerly** of Line "C" shall be recombined or reaggregated as a single lot of record:

Parcel "A": Lots 6 through 9, inclusive, in Block 1 "BROWN'S ADDITION TO BOW", as per plat recorded in Volume 3 of Plats, Page 83, records of Skagit County, Washington,

TOGETHER WITH that portion of vacated River Drive that reverted thereto by operation of law pursuant to Order of Vacation filed on September 16, 1975 in Commissioner's File No. 13750.

Line "C": Begin at a point on the Northwestern line of Lot 6 in Block 1 "BROWN'S ADDITION TO BOW" as per plat recorded in Volume 3 of Plats, Page 83, records of Skagit County, Washington that lies on a line parallel with and 16 feet Southwesterly of the Southwesterly line of Lot 5 of said Block, when measured at right angles thereto; thence Southeasterly along said parallel line and its Southeasterly extension to a point on the Southeasterly line of vacated River Drive, said point being the terminus of this line description.



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Pre-BLA

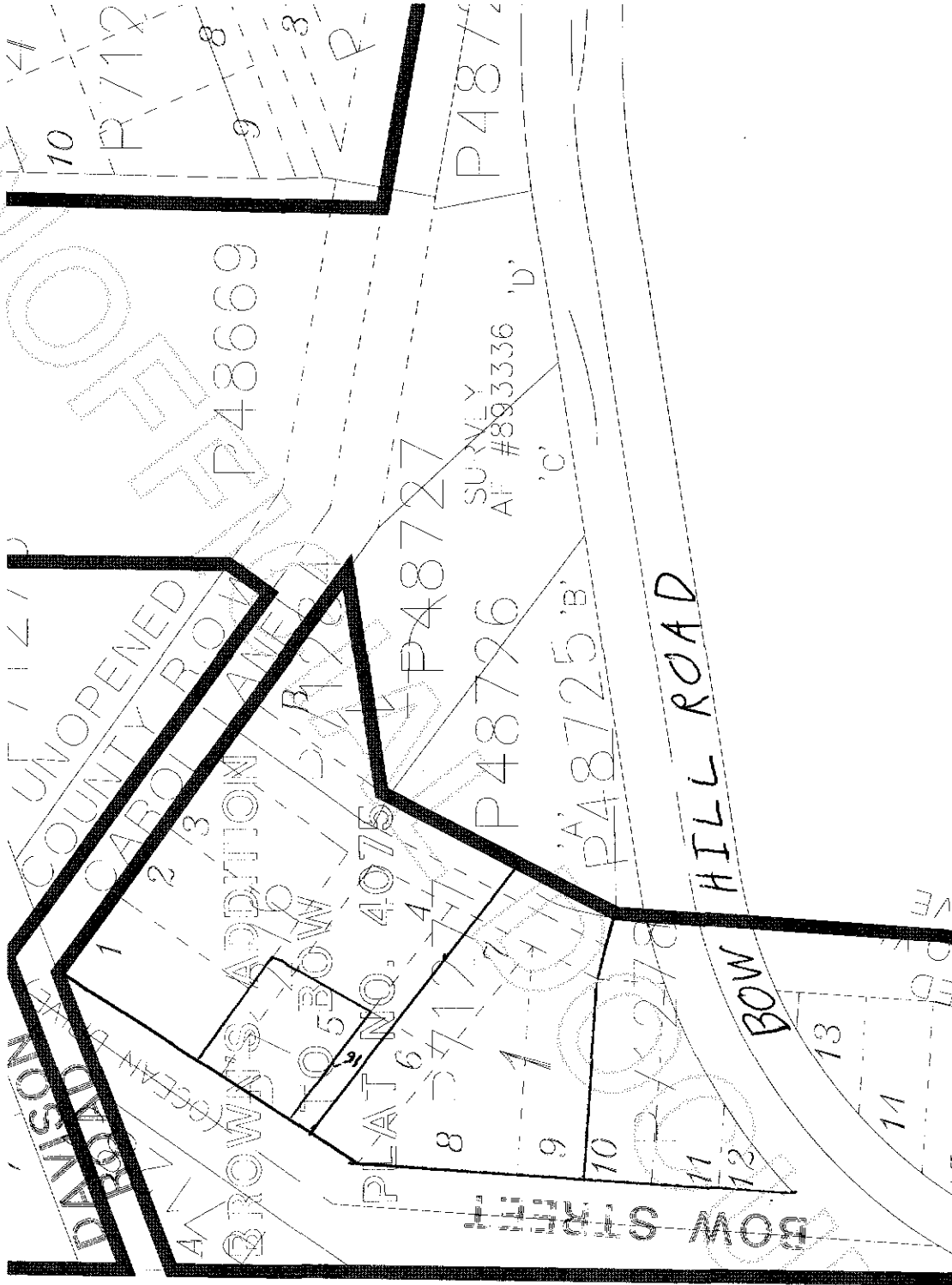
Lot 1 = +

Lot 2 =

Post-BLA

Lot 1 = +

Lot 2 =



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Pre-BLA

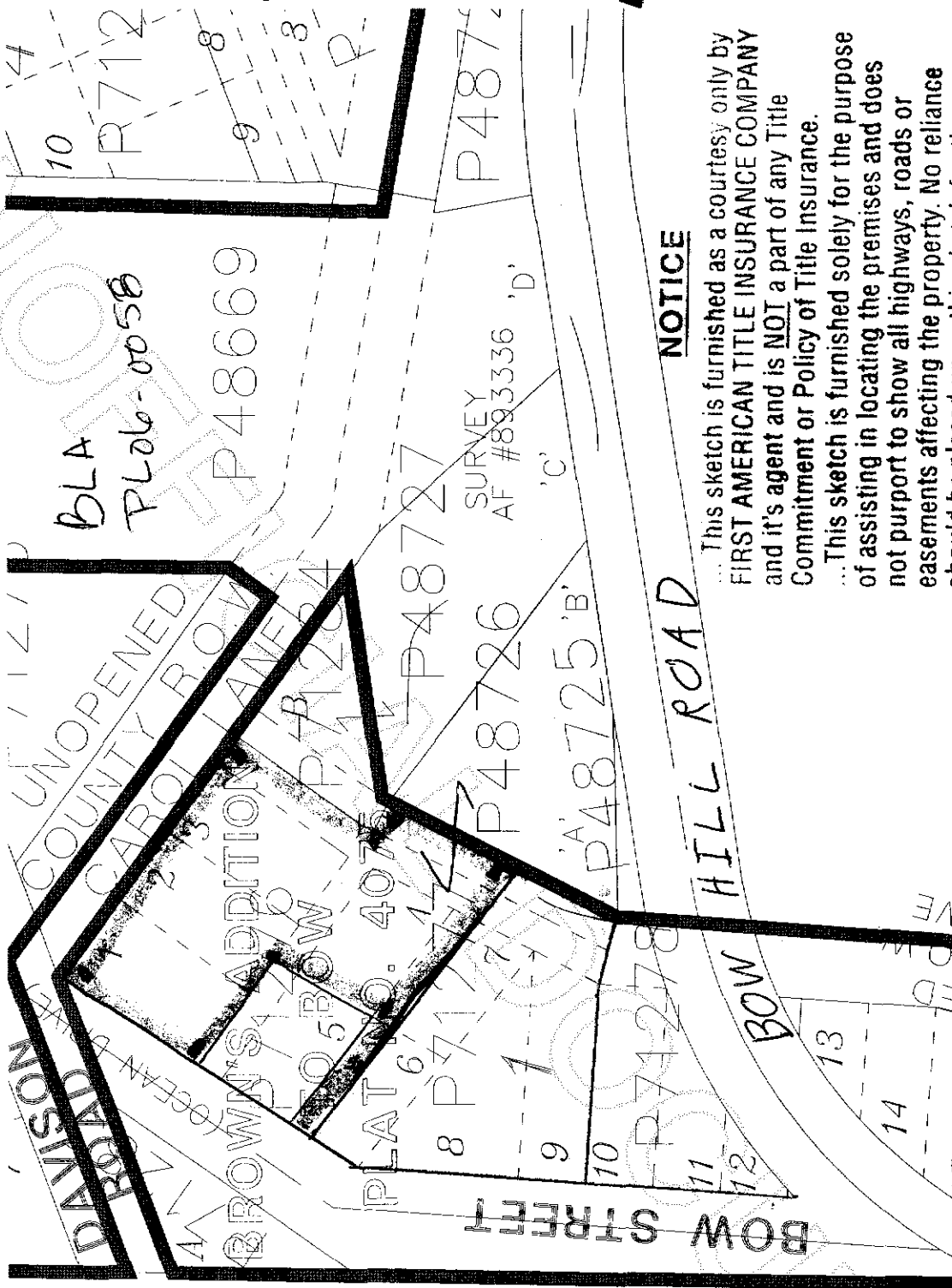
Lot 1 = +

Lot 2 =

Post-BLA

Lot 1 = +

Lot 2 =



NOTICE

... This sketch is furnished as a courtesy only by FIRST AMERICAN TITLE INSURANCE COMPANY and it's agent and is NOT a part of any Title Commitment or Policy of Title Insurance.

... This sketch is furnished solely for the purpose of assisting in locating the premises and does not purport to show all highways, roads or easements affecting the property. No reliance should be placed upon this sketch for the location or dimensions of the property and no liability is assumed for the correctness thereof.



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