

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



200603070033  
Skagit County Auditor

3/7/2006 Page 1 of 5 9:46AM

**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

**This Deed of Easement corrects and supersedes Deed of Easement recorded September 22, 2005 under Skagit County Auditor's File no. 200509220219.**

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"

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 1020  
MAR 07 2006

Amount Paid \$  
By Skagit Co. Treasurer  
Deputy

**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: Arac Roden 3/7/2006  
SKAGIT COUNTY PLANNING AND PERMIT CENTER

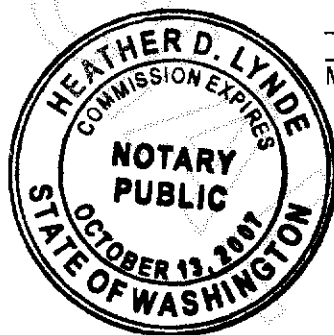
DATED this 17 day of February, 2006.

Virginia M. Hicks  
VIRGINIA M. HICKS

STATE OF WA )  
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 17 day of February, 2006.



Heather D. Lynde  
Notary Public  
My Commission expires: 10-13-07



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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 Westerly most 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°38' 15" East along the Northwesternly 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°58'46" East, a distance of 4.52 feet; North 50°01'14" East, a distance of 30.40 feet; North 39°58'46" West, a distance of 5.79 feet, more or less, to the Northwesternly line of the following described tract of land, which point bears North 47°38'15" East, a distance of 30.43 feet, more or less from the True Point of Beginning; thence South 47°38'15" West through the existing garage building along the Northwesternly 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.

#### PARCEL "A":

That portion of the 100 foot wide railroad right of way, commonly known as the Northern Pacific Railway (Originally conveyed to the Seattle Lake Shore and Eastern Railway) lying Westerly of Line "RR" described in judgment and decree quieting title entered May 11, 1992 in Skagit County Superior Court No. 91-2-00070-3 and between the Northeasterly extensions of both the Northwesternly and Southeasterly lines of the following tract of land:

Lot 3, Except the Southeasterly 10 feet thereof, and the Southeasterly Half of Lot 4, Block 42, "Plat of the Town of Montborne" as per Plat recorded in Volume 2 of Plats, Page 80, records of Skagit County, Washington.

EXCEPT the Northeasterly 40 feet of that portion of said Lots 3 and 4 conveyed to Skagit County for road purposes by Deed recorded July 14, 1941, under Auditor's File No. 341750, in Volume 184 of Deeds, Page 341.

Situate in the County of Skagit, State of Washington.



200603070033

Skagit County Auditor

## **EXHIBIT "B"**

### **LEGAL DESCRIPTION**

That portion of the following described tract of land lying Northerly of a line described as follows: Commencing at the Northerlymost corner of the following described tract of land; thence South 37°42'31" East along the Northeasterly line thereof (said Northeasterly line being the Southwesterly line of the county road), 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 Northerlymost corner, and WHICH POINT IS THE TERMINUS of this property line description, and containing 158 square feet, more or less.

#### **PARCEL "A":**

Lot 3, Except the Southeasterly 10 feet thereof, and the Southeasterly Half of Lot 4, Block 42, "Plat of the Town of Montborne" as per Plat recorded in Volume 2 of Plats, Page 80, records of Skagit County, Washington.

EXCEPT the Northeasterly 40 feet thereof conveyed to Skagit County for road purposes by Deed recorded July 14, 1941, under Auditor's File No. 341750, in Volume 184 of Deeds, Page 341.

TOGETHER WITH that portion of vacated Lakeside Boulevard adjoining the Southwesterly line of said premises which upon vacation reverted to said premises by operation of law.

Situate in the County of Skagit, State of Washington



200603070033

Skagit County Auditor

3/7/2006 Page

4 of

5 9:46AM

**EXHIBIT "C"**  
**VanderGriend Property**

Lot 5 and the Northwesterly 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 Shore and Eastern Railway), lying Westerly of Line "RR" described below and between the Northeasterly extension of the Northwesterly 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 18, 1977 as Auditor's File No. 860833.

Line "RR": Begin at a point on the North line of the South 1/2 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 original 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.



200603070033  
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3/7/2006 Page 5 of 5 9:46AM