

FILED AT REQUEST OF:



200603310259
Skagit County Auditor

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Grantor. SHELLEY FAMILY TRUST, Richard E. Shelley & Dorothy L. Shelley, Trustees
Grantee. JOHNSON, Van P.
Abbrev. Leg. Ptn of SE 1/4 of Sec. 19, T35N, R3E, W.M.
Tax Parcel Nos. 350319-4-008-0600/P124050; 350319-0-015-0107/P34493; 350319-0-015-0300/P99616

QUIT CLAIM DEED FOR BOUNDARY LINE ADJUSTMENT

RECITALS

SHELLEY FAMILY TRUST, Richard E. Shelley and Dorothy L. Shelley, Trustees, are owners of the real property currently described on EXHIBIT A (the "Shelley property"), which is attached hereto and by this reference incorporated herein.

VAN P. JOHNSON, a married man as his separate estate, is owner of the real property currently described on EXHIBIT B (the "Johnson property"), which is attached hereto and by this reference incorporated herein.

The above named owners wish to adjust the boundaries to their properties by transferring a portion of the Shelley property to the Johnson property. That portion of the Shelley property described on EXHIBIT C (the boundary adjustment parcel) will be adjusted to the Johnson property.

A sketch is attached hereto as EXHIBIT D.

Following the adjustment, the Shelley property will be as described on EXHIBIT E, attached hereto and incorporated by this reference, and the Johnson property will be as described on EXHIBIT F, which is attached hereto and incorporated by this reference.

THEREFORE:

THE GRANTORS, SHELLEY FAMILY TRUST, Richard E. Shelley and Dorothy L. Shelley, Trustees, for the purpose of establishing the boundary between the Shelley and Johnson properties, pursuant to the provisions of RCW 58.04.007, and for no monetary consideration, convey and quitclaim to:

THE GRANTEE, VAN P. JOHNSON, a married man as his separate estate, that parcel of real property described on EXHIBIT C, which is attached hereto and by this reference incorporated herein, together with all after acquired title of the Grantor(s) therein.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#1471
MAR 31 2003

Amount Paid
Skagit Co. Treasurer
By

The above described property (boundary adjustment parcel described on EXHIBIT C) will be combined or aggregated with contiguous property owned by the Grantee (described on EXHIBIT B). This boundary line adjustment is not for the purpose of creating an additional building lot.

Dated: MARCH 8,, 2006.

SHELLEY FAMILY TRUST:

By: Richard E. Shelley
Richard E. Shelley, Trustee

By: Dorothy L. Shelley
Dorothy L. Shelley, Trustee

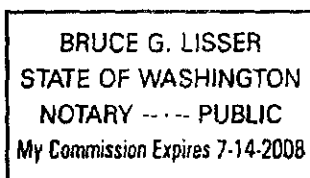
STATE OF WASHINGTON)

: ss

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that RICHARD E. SHELLEY and DOROTHY L. SHELLEY are the persons who appeared before me, and said persons acknowledged that they signed this instrument, and on oath stated that they are authorized to execute the instrument and acknowledged it as Trustees of the SHELLEY FAMILY TRUST, to be the free and voluntary act of such parties for the uses and purposes mentioned in this instrument.

Dated: MARCH 8,, 2006.



Bruce G. Lisser
Printed Name: Bruce G. Lisser
NOTARY PUBLIC in and for the State of
Washington, residing at MOUNT VERNON

My appointment expires: 7-14-08

EXHIBIT A
Shelley Property
Before Boundary Line Adjustment

Lot 4, Skagit County Short CaRD No. PL-05-0292, approved December 13, 2005 and recorded December 13, 2005 under Skagit County Auditor's File No. 200512130095, being a portion of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 19, Township 35 North, Range 3 East, W.M.

Situate in Skagit County, Washington.

EXHIBIT B
Johnson Property
Before Boundary Line Adjustment

The West 214 feet of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 19, Township 35 North, Range 3 East, W.M.,

EXCEPT the South 30 feet thereof,

AND EXCEPT that portion, if any, lying Easterly of the Westerly line of a tract conveyed to Lester N. Masonholder, et ux, by instrument recorded September 27, 1974, under Auditor's File No. 808035, records of Skagit County, Washington.

Situate in Skagit County, Washington.



EXHIBIT C
Boundary Adjustment Parcel

Tract "X", Skagit County Short CaRD No. PL-05-0292, approved December 13, 2005 and recorded December 13, 2005 under Skagit County Auditor's File No. 200512130095, being a portion of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 19, Township 35 North, Range 3 East, W.M.;

TOGETHER WITH a portion of Lot 4, of said Skagit County Short CaRD No. PL-05-0292, approved December 13, 2005 and recorded December 13, 2005 under Skagit County Auditor's File No. 200512130095 being more particularly described as follows:

BEGINNING at the Northeast corner of said Tract X, Skagit County Short CaRD No. PL-05-0292;
thence North 0°21'51" West along the East line of Lot 4 of said Skagit County Short CaRD No. PL-05-0292 for a distance of 928.97 feet, more or less, to the Northeast corner of said Lot 4;
thence North 89°59'27" West along the North line of said Lot 4 for a distance of 9.60 feet, more or less, to an existing North-South fence line;
thence along said fence line South 0°41'51" West for a distance of 707.56 feet to an angle point in said fence line;
thence South 0°56'12" East along said fence line for a distance of 221.44 feet, more or less, to the Northwest corner of said Tract X, Skagit County Short CaRD No. PL-05-0292 at a point bearing North 89°54'31" West from the POINT OF BEGINNING;
thence South 89°54'31" East along the North line of said Tract X for a distance of 20.50 feet, more or less, to the POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Containing 21,672+/- sq. ft.

APPROVAL

The above described property is to be combined or aggregated with contiguous property to the east owned by the Grantee (Parcel Nos. P-34493 and P-99616).

This Boundary Line Adjustment is not for the purpose of creating an additional building lot.

APPROVED

Reviewed and approved in accordance with Skagit County Code, Chapter 14.18.700

Skagit County

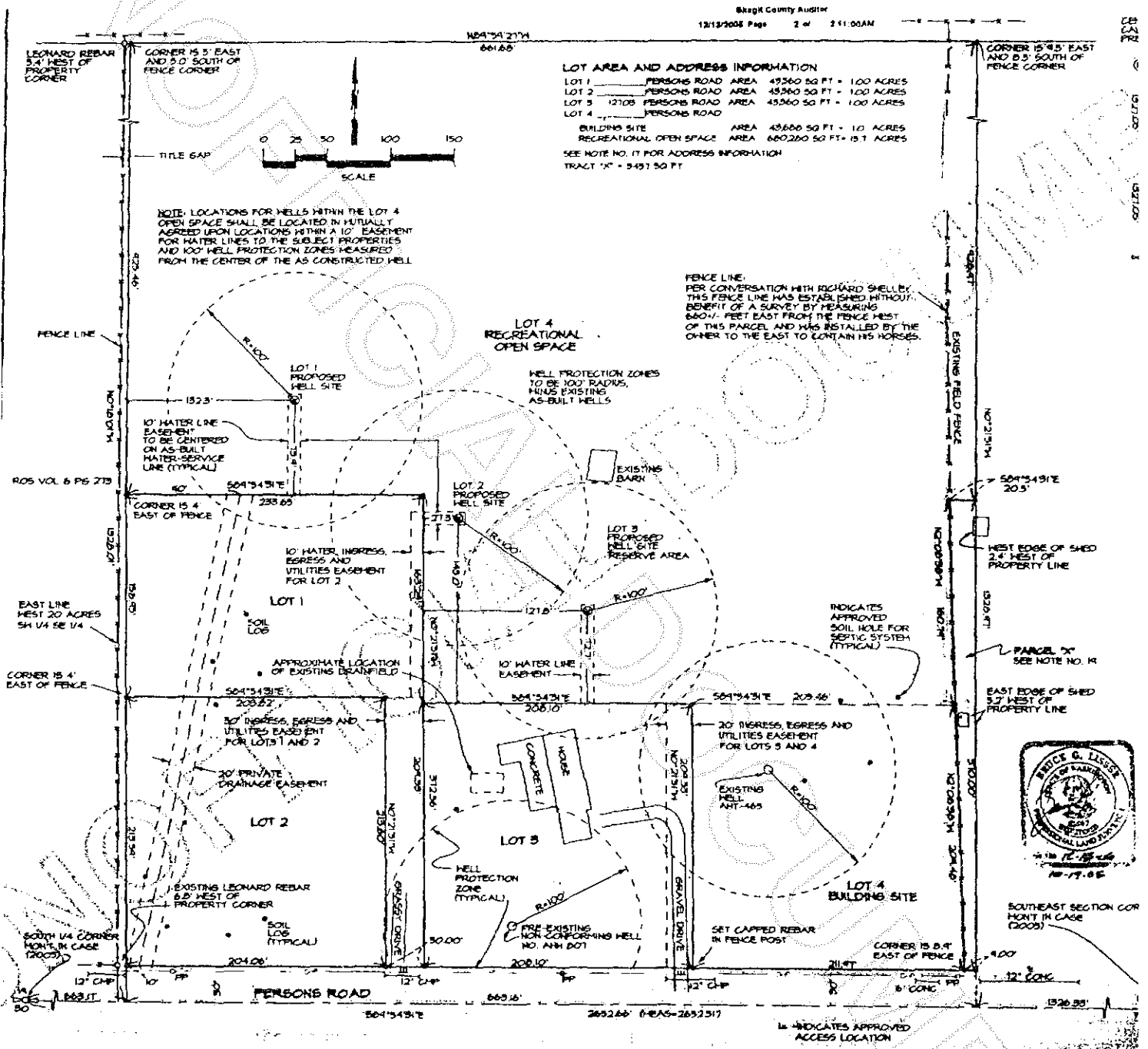
By: Gabe Roeder

Date: 3/9/2006

Title: Associate Planner



EXHIBIT D
Sketch



Shelley/Johnson/BLA Deed

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EXHIBIT E
Shelley Property
After Boundary Line Adjustment

Lot 4, Skagit County Short CaRD No. PL-05-0292, approved December 13, 2005 and recorded December 13, 2005 under Skagit County Auditor's File No. 200512130095, being a portion of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 19, Township 35 North, Range 3 East, W.M.

EXCEPT THE FOLLOWING DESCRIBED
"BOUNDARY LINE ADJUSTMENT PARCEL":

Tract "X", Skagit County Short CaRD No. PL-05-0292, approved December 13, 2005 and recorded December 13, 2005 under Skagit County Auditor's File No. 200512130095, being a portion of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 19, Township 35 North, Range 3 East, W.M.;

TOGETHER WITH a portion of Lot 4, of said Skagit County Short CaRD No. PL-05-0292, approved December 13, 2005 and recorded December 13, 2005 under Skagit County Auditor's File No. 200512130095 being more particularly described as follows:

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thence North 0°21'51" West along the East line of Lot 4 of said Skagit County Short CaRD No. PL-05-0292 for a distance of 928.97 feet, more or less, to the Northeast corner of said Lot 4;
thence North 89°59'27" West along the North line of said Lot 4 for a distance of 9.60 feet, more or less, to an existing North-South fence line;
thence along said fence line South 0°41'51" West for a distance of 707.56 feet to an angle point in said fence line;
thence South 0°56'12" East along said fence line for a distance of 221.44 feet, more or less, to the Northwest corner of said Tract X, Skagit County Short CaRD No. PL-05-0292 at a point bearing North 89°54'31" West from the POINT OF BEGINNING;
thence South 89°54'31" East along the North line of said Tract X for a distance of 20.50 feet, more or less, to the POINT OF BEGINNING.

Situate in Skagit County, Washington.



EXHIBIT F

**Johnson Property
After Boundary Line Adjustment**

The West 214 feet of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 19, Township 35 North, Range 3 East, W.M.,

EXCEPT the South 30 feet thereof,

AND EXCEPT that portion, if any, lying Easterly of the Westerly line of a tract conveyed to Lester N. Masonholder, et ux, by instrument recorded September 27, 1974, under Auditor's File No. 808035, records of Skagit County, Washington.

TOGETHER WITH THE FOLLOWING DESCRIBED
"BOUNDARY LINE ADJUSTMENT PARCEL":

Tract "X", Skagit County Short CaRD No. PL-05-0292, approved December 13, 2005 and recorded December 13, 2005 under Skagit County Auditor's File No. 200512130095, being a portion of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 19, Township 35 North, Range 3 East, W.M.;

TOGETHER WITH a portion of Lot 4, of said Skagit County Short CaRD No. PL-05-0292, approved December 13, 2005 and recorded December 13, 2005 under Skagit County Auditor's File No. 200512130095 being more particularly described as follows:

BEGINNING at the Northeast corner of said Tract X, Skagit County Short CaRD No. PL-05-0292;

thence North $0^{\circ}21'51''$ West along the East line of Lot 4 of said Skagit County Short CaRD No. PL-05-0292 for a distance of 928.97 feet, more or less, to the Northeast corner of said Lot 4;

thence North $89^{\circ}59'27''$ West along the North line of said Lot 4 for a distance of 9.60 feet, more or less, to an existing North-South fence line;

thence along said fence line South $0^{\circ}41'51''$ West for a distance of 707.56 feet to an angle point in said fence line;

thence South $0^{\circ}56'12''$ East along said fence line for a distance of 221.44 feet, more or less, to the Northwest corner of said Tract X, Skagit County Short CaRD No. PL-05-0292 at a point bearing North $89^{\circ}54'31''$

West from the POINT OF BEGINNING;

thence South $89^{\circ}54'31''$ East along the North line of said Tract X for a distance of 20.50 feet, more or less, to the POINT OF BEGINNING.

Situate in Skagit County, Washington.