

AFTER RECORDING RETURN TO:



200606050208  
Skagit County Auditor

6/5/2006 Page 1 of 7 3:54PM

Grantor. FRAZIER, Loyd L. and Joan E.  
Grantee. FRAZIER, Loyd L. and Joan E.  
Abbrev. Leg. Lots 1 & 2 of Skagit County Short Plat No. 91-044  
Tax Parcel Nos. 340302-4-002-2000/P102867 & 340302-4-002-2100/P102868

## QUIT CLAIM DEED FOR BOUNDARY LINE ADJUSTMENT

### RECITALS

LOYD L. FRAZIER and JOAN E. FRAZIER, husband and wife, are owners of the real property currently described on EXHIBIT I, which is attached hereto and by this reference incorporated herein.

The above-named parties wish to adjust the boundaries to their properties into a different configuration, described as Parcel A and Parcel B on EXHIBIT II, which is attached hereto and by this reference incorporated herein.

### THEREFORE:

THE GRANTORS, LOYD L. FRAZIER and JOAN E. FRAZIER, husband and wife, for and in consideration of boundary line adjustment with no monetary consideration, convey and quitclaim to:



GRANTEES, LOYD L. FRAZIER and JOAN E. FRAZIER, husband and wife, those parcels of real property described on EXHIBIT II, which is attached hereto and by this reference incorporated herein;


together with all after acquired title of the grantors therein.

A sketch is attached hereto as EXHIBIT III.

2779  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 05 2006

Amount Paid \$   
By  Deputy

~~Amount Paid \$  
By  Deputy  
JUN 05 2006  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX~~

Dated: June 2, 2006.

Lloyd L. Frazier  
LOYD L. FRAZIER

Joan E. Frazier  
JOAN E. FRAZIER

STATE OF WASHINGTON )  
                                  : ss  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that LOYD L. FRAZIER and JOAN E. FRAZIER are the persons who appeared before me, and said persons acknowledged that they signed this instrument acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 2, 2006.

BRUCE G. LISSER  
STATE OF WASHINGTON  
NOTARY ---- PUBLIC  
My Commission Expires 7-14-2008

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 I**  
**Loyd Property Before Boundary Line Adjustment**

Lots 1 and 2 of Skagit County Short Plat No. 91-044, approved October 29, 1991 and recorded November 4, 1991 under Auditor's File No. 9111040047, Volume 10 of Short Plats, page 21, records of Skagit County, Washington, being a portion of Tract 3 of Skagit County Short Plat No. 74-80, approved June 19, 1980 and recorded June 19, 1980 under Auditor's File No. 8006190030, in Volume 4 of Short Plats, page 121, being a portion of the South 1/2 of the Southeast 1/4 of Section 2, Township 34 North, Range 3 East, W.M..



**EXHIBIT II**  
**Loyd Property After Boundary Line Adjustment**

**Parcel "A"**

That portion of Lot 2, Skagit County Short Plat No. 91-044 recorded under Skagit County Auditor's File No. 9111040047, being more particularly described as follows:

Commencing at the Northeast corner of Lot 1, said Skagit County Short Plat No. 91-044, approved October 29, 1991 and recorded November 4, 1991 under Skagit County Auditor's File No. 9111040047, in Volume 10 of Short Plats, page 21, records of Skagit County, Washington, also being a portion of the South 1/2 of the Southeast 1/4 of Section 2, Township 34 North, Range 3 East, W.M.; thence North 28°16'49" West along the Easterly line of Lot 2, said Skagit County Short Plat No. 91-044 (also being the Southwesterly right-of-way margin of Avon-Allen Road), for a distance of 41.94 feet to the TRUE POINT OF BEGINNING;

thence South 69°25'12" West for a distance of 146.80 feet;

thence North 28°16'49" West for a distance of 157.31 feet, more or less, to the Westerly line of said Lot 2, Skagit County Short Plat No. 91-044;

thence North 41°15'34" East along said Westerly line for a distance of 83.71 feet to a corner of said Lot 2;

thence South 88°59'14" East along the North line of said Lot 2 for a distance of 66.57 feet to a point of curvature;

thence along the arc of said curve to the right, having a radius of 25.00 feet, through a central angle of 67°42'42", an arc distance of 29.54 feet to a point of reverse curvature, said point being on the Westerly right-of-way margin of Avon Allen Road;

thence along the arc of said curve to the left (also being the Westerly right-of-way margin of Avon Allen Road) concave to the East, having a radius of 482.33 feet, through a central angle of 7°00'17" an arc distance of 58.93 feet to a point of tangency, said point bears North 28°16'49" West from the TRUE POINT OF BEGINNING;

thence South 28°16'49" East for a distance of 90.00 feet, more or less, to the TRUE POINT OF BEGINNING.

Containing 26,271 sq. ft.



Modified Lot 2 of Skagit County Short Plat No. 91-044 shall hereafter be described as follows:

**Parcel "B"**

Lots 1 and 2 of Skagit County Short Plat No. 91-044, approved October 29, 1991 and recorded November 4, 1991 under Auditor's File No. 9111040047, Volume 10 of Short Plats, page 21, records of Skagit County, Washington, being a portion of Tract 3 of Skagit County Short Plat No. 74-80, approved June 19, 1980 and recorded June 19, 1980 under Auditor's File No. 8006190030, in Volume 4 of Short Plats, page 121, being a portion of the South 1/2 of the Southeast 1/4 of Section 2, Township 34 North, Range 3 East, W.M..

**EXCEPT**

That portion of said Lot 2, said Skagit County Short Plat No. 91-044 recorded under Skagit County Auditor's File No. 9111040047, being more particularly described as follows:

Commencing at the Northeast corner of Lot 1, of said Skagit County Short Plat No. 91-044, approved October 29, 1991 and recorded November 4, 1991 under Skagit County Auditor's File No. 9111040047, in Volume 10 of Short Plats, page 21, records of Skagit County, Washington, also being a portion of the South 1/2 of the Southeast 1/4 of Section 2, Township 34 North, Range 3 East, W.M.; thence North 28°16'49" West along the Easterly line of Lot 2, said Skagit County Short Plat No. 91-044 (also being the Southwesterly right-of-way margin of Avon-Allen Road), for a distance of 41.94 feet to the TRUE POINT OF BEGINNING;  
thence South 69°25'12" West for a distance of 146.80 feet;  
thence North 28°16'49" West for a distance of 157.31 feet, more or less, to the Westerly line of said Lot 2, Skagit County Short Plat No. 91-044;  
thence North 41°15'34" East along said Westerly line for a distance of 83.71 feet to a corner of said Lot 2;  
thence South 88°59'14" East along the North line of said Lot 2 for a distance of 66.57 feet to a point of curvature;  
thence along the arc of said curve to the right, having a radius of 25.00 feet, through a central angle of 67°42'42", an arc distance of 29.54 feet to a point of reverse curvature, said point being on the Westerly right-of-way margin of Avon Allen Road;  
thence along the arc of said curve to the left (also being the Westerly right-of-way margin of Avon Allen Road) concave to the East, having a radius of 482.33 feet, through a central angle of 7°00'17" an arc distance of 58.93 feet to a point of tangency, said point bears North 28°16'49" West from the TRUE POINT OF BEGINNING;  
thence South 28°16'49" East for a distance of 90.00 feet, more or less, to the TRUE POINT OF BEGINNING.

Containing 108,900 sq. ft.



The above-described Parcels "A" and "B" are further SUBJECT TO and TOGETHER WITH a 30.00 foot wide, non-exclusive mutually beneficial easement for ingress, egress and utilities (to be equally shared and maintained) over, under and across a portion of said Lot 2, Skagit County Short Plat No. 91-044, approved October 29, 1991 and recorded November 4, 1991 under Skagit County Auditor's No. 9111040047 and being more particularly described as follows:

Commencing at the Northeast corner of Lot 1, said Skagit County Short Plat No. 91-044;

thence North 28°16'49" West along the Easterly line of said Lot 2, Skagit County Short Plat No. 91-044 (also being the Southwesterly right-of-way margin of Avon Allen Road) for a distance of 41.94 feet to the TRUE POINT OF BEGINNING;

thence South 69°25'12" West for a distance of 146.80 feet;

thence South 28°10'49" West for a distance of 30.27 feet;

thence North 69°25'12" East for a distance of 146.80 feet, more or less, to said Southwesterly right-of-way margin of Avon Allen Road at a point bearing South 28°16'49" East from the TRUE POINT OF BEGINNING;

thence North 28°16'49" West along said Southwesterly right-of-way margin for a distance of 30.27 feet, more or less, to the TRUE POINT OF BEGINNING.

ALL OF THE ABOVE ALSO BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

All being situate in the County of Skagit, State of Washington.

The above-described Tracts will amend the locations of those certain Skagit County Assessor's Parcel Numbers P-102867 (Parcel "A") and P-102868 (Parcel "B").

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: Grace Roeder

Date: 6/5/2006

Title: Associate Planner



# EXHIBIT III Sketch

**SCALE**  
1" = 100'

**PARCEL 'A'**  
0.6 Acres.  
262,711 Sq.ft.

**PARCEL 'B'**  
2.5 Acres.  
108,900 Sq.ft.

**LOT 1**  
S. P. 74-80

**LOT 2**  
S. P. 74-80

**LOT 3**  
S. P. 74-80

**LOT A**  
S. P. 74-80

**LOT B**  
S. P. 74-80

**LOT C**  
S. P. 74-80

**LOT D**  
S. P. 74-80

**FRAZIER LANE**

**YVON-ALLEN ROAD**

**DRAINAGE EASEMENT**

**30' INGRESS, EGRESS AND UTILITIES EASEMENT**

**SHORT PLAT 91-044**

**SHORT PLAT 23-85**

**BOUNDARY LINE ADJUSTMENT**  
SE 1/4 SECTION 2, T. 34 N., R. 3 E., W.M.  
FRAZIER PROPERTY  
MAY 2006

**LISSNER & ASSOCIATES, PLLC** SURVEYING & LAND-USE CONSULTATION  
320 MILWAUKEE STREET MOUNT VERNON, WA 98273 (360) 419-7442

**JOB NO.: 02-104**

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