



200606280070  
Skagit County Auditor

6/28/2006 Page

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7 9:53AM

Name: Lester C. Merritt

Address: 9140 Bayview Edison Road

City and State: Bow, WA 98232

ACCOMMODATION RECORDING ONLY  
FIRST AMERICAN TITLE CO.

JM-1290

Tax Account Number: P34472, P34452, P113600 and Portion P34489  
Escrow #: JM-1290

## QUIT CLAIM DEED

THE GRANTOR Lester C. Merritt and E. Bernice Merritt, husband and wife, and Merritt Uplands, LP,

for and in consideration of boundary line adjustment without consideration

conveys and quit claims to Lester C. Merritt and E. Bernice Merritt, husband and wife, and Merritt Uplands, LP,

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 Government Lot 1 in Section 19, Township 35 North, Range 3 East, W.M. and of Government Lot 4 and the Southwest 1/4 of the Southeast 1/4 in Section 18, Township 35 North, Range 3 East, W.M., as more fully described on Exhibit "B" hereto.

The property described on this deed together with the property described on a concurrently recorded deed to adjacent property will combine or aggregate two existing lots into two different lots. These two boundary adjustments are not for the purposes of creating an additional building lot.

This boundary line adjustment is approved by Gladys Roeder 6/13/2006  
of the Skagit County Planning Department.

Dated this 9<sup>th</sup> day of June 2006.

Lester C. Merritt  
Lester C. Merritt

E. Bernice Merritt  
E. Bernice Merritt by Lester C. Merritt  
her attorney in fact.

Merritt Uplands, LP by: Lester C. Merritt

## EXHIBIT "B"

### LEGAL DESCRIPTION

(AFTER BOUNDARY LINE ADJUSTMENT)

Government Lot 1 in Section 19; Government Lot 4 in Section 18; and that portion of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) in Section 18 lying South and West of the Joe Leary Slough; all in Township 35 North, Range 3 East, W.M., EXCEPT the six following described parcels:

- 1.) Dike, ditch and County road rights-of-way;
- 2.) Commencing at a point on the South line of said Government Lot 1 that bears N 89°54'00" W 1149.34 feet from it's Southeast corner; more or less, to the West line of the County Road more commonly referred to as the Bayview-Edison Road, said point being on a curve to the right in a Northerly and Easterly direction having a radius of 1378.14 feet, at which point the tangent to the curve bears N 1°20'31" E; thence following along the West side of said road in a Northerly and Easterly direction having a radius of 1378.14 feet and a central angle of 22°19'09", an arc distance of 536.85 feet to the TRUE POINT OF BEGINNING; thence continuing in a Northerly and Easterly direction along said curve to the right having a radius of 1378.14 feet and a central angle of 11°36'18", an arc distance of 279.14 feet, more or less, to the most Southerly corner of that tract of land conveyed to John B. Moon and Joyce V. Moon, husband and wife, Grantees from Lester C. Merritt and Evelyn Bernice Merritt, husband and wife, by that instrument dated June 11, 1973 and recorded June 20, 1973 under Auditor's file No. 786810, records of Skagit County, Washington as established from physical survey for Lester C. Merritt by J. A. Newman, Professional Land Surveyor, according to that unrecorded survey map dated 3-05-73 and description for deed dated 3-06-73; thence N 38°24'54" W along the Southwesterly line of said Moon tract and the Northerly projection thereof, a distance of 205.69 feet to the approximate base of a ridge; thence Southerly along the base of said ridge on the following courses and distances: S 35°16'57" W, 117.26 feet; S 13°26'08" W, 82.90 feet; S 33°11'18" W, 81.41 feet; S 17°30'04" W, 122.42 feet to a point which bears N 75°01'43" W, a distance of 164.70 feet, more or less, from the Point Of Beginning; thence departing said base of ridge S 75°01'43" E a distance of 164.70 feet to the Point Of Beginning, and containing approximately 1.41 acres.
- 3.) Beginning at a point 1602 feet West of the Southeast corner of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section 18, Township 35 North, Range 3 East, W.M.; thence North 4 degrees West 401.6 feet; thence West 154.5 feet; thence South 18 degrees West 432.2 feet; thence East 311.8 feet to the place of beginning.
- 4.) Commencing at a point 1602 feet West of the Northeast corner of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 19, Township 35 North, Range 3 East, W.M.; thence South 4 degrees East 62 feet; thence Southwesterly on a curve to the left and along the Northerly boundary of the County road 323 feet; thence North 8 degrees 20' West, 214.3 feet; thence East 311.8 feet to the place of beginning.
- 5.) Beginning at the Northeast corner of said Section 19; thence West along the North line of said subdivision 1331.31 feet to the Northwest corner of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section 19; thence South 78 degrees 47'26" West for 2146.37 feet to the true point of beginning of this description on the Northwesterly margin of Bayview-Edison County Road; thence North 37 degrees 39' West for 129.01 feet; thence South 63 degrees



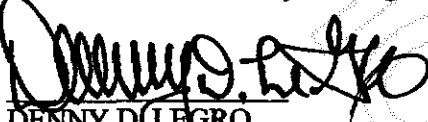
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Skagit County Auditor

34'33" West for 152.94 feet to the Northeasterly boundary of those premises conveyed to George W. McKay, et al, by Deed dated September 30, 1924, and recorded October 9, 1924, on page 27, in Volume 134 of Deeds, records of Skagit County, Washington; thence South 37 degrees 39' East along said boundary for 192.06 feet to the Northwesterly margin of County road; thence North 39 degrees 50'29" East along said Northwesterly margin for 153.65 feet to the true point of beginning.


- 6.) The East 20 acres of said portion of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) lying South and West of the Joe Leary Slough, as it existed on January 9, 1984; (the West line of said East 20 acres being drawn in a straight line parallel with the West line of said Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼)).

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

  
DENNY D. LEGRO  
Registered Professional Land Surveyor  
License No. 37532  
Date: March 24, 2006

# 3227  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 28 2006

Amount Paid \$  
By Skagit Co. Treasurer Deputy  




200606280070  
Skagit County Auditor

STATE OF WASHINGTON, }  
County of \_\_\_\_\_ } SS.

ACKNOWLEDGMENT - General Partnership

On this day before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared \_\_\_\_\_  
\_\_\_\_\_ to me known to be the individual \_\_\_\_\_ described in and who executed  
the foregoing instrument, as a General partner \_\_\_\_\_ of the \_\_\_\_\_  
\_\_\_\_\_, a General Partnership, and acknowledged to me that \_\_\_\_\_  
signed and sealed this said instrument as \_\_\_\_\_ free and voluntary act and deed, for the uses and purposes  
therein mentioned, and on oath stated \_\_\_\_\_ authorized to execute the said instrument.

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

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

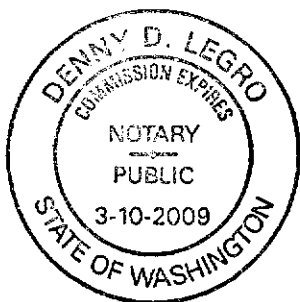
My appointment expires \_\_\_\_\_

STATE OF WASHINGTON, }  
County of SKAGIT } SS.

ACKNOWLEDGMENT - Limited Partnership

On this day before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared LESTER C. MERRITT  
\_\_\_\_\_ to me known to be the individual \_\_\_\_\_ described in and who executed  
the foregoing instrument, as a General partner \_\_\_\_\_ of the MERRITT UPLANDS, LP  
\_\_\_\_\_, a Limited Partnership, and acknowledged to me that HE  
signed and sealed this said instrument as HIS free and voluntary act and deed, for the uses and purposes  
therein mentioned, and on oath stated HE IS authorized to execute the said instrument.

GIVEN under my hand and official seal this 9TH day of JUNE, 2006.



\_\_\_\_\_  
Notary Public in and for the State of Washington,  
residing at MOUNT VERNON  
My appointment expires 3-10-09

This jurat is page \_\_\_\_\_ of \_\_\_\_\_ and is attached to \_\_\_\_\_



200606280070  
Skagit County Auditor

STATE OF WASHINGTON, }  
County of \_\_\_\_\_ } ss.

ACKNOWLEDGMENT - Attorney in Fact

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me personally appeared \_\_\_\_\_ to me known to be the individual who executed the foregoing instrument as Attorney in Fact for \_\_\_\_\_ and acknowledged that (he/she) signed the same as (his/her) free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.

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

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

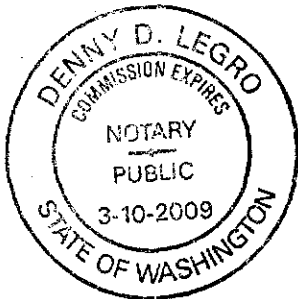
My appointment expires \_\_\_\_\_

STATE OF WASHINGTON, }  
County of SKAGIT } ss.

ACKNOWLEDGMENT - Self & Attorney in Fact

On this 9TH day of JUNE, 192006, before me personally appeared LESTER C. MERRITT to me known to be the individual described in and who executed the foregoing instrument for HIM self and as Attorney in Fact for E. BERNICE MERRITT and acknowledged that HE signed and sealed the same as HIS free and voluntary act and deed for HIM self and also as HER free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

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



Denny D. Legro  
Notary Public in and for the State of Washington,  
residing at MOUNT VERNON  
My appointment expires 3-10-09

This jurat is page \_\_\_\_\_ of \_\_\_\_\_ and is attached to \_\_\_\_\_

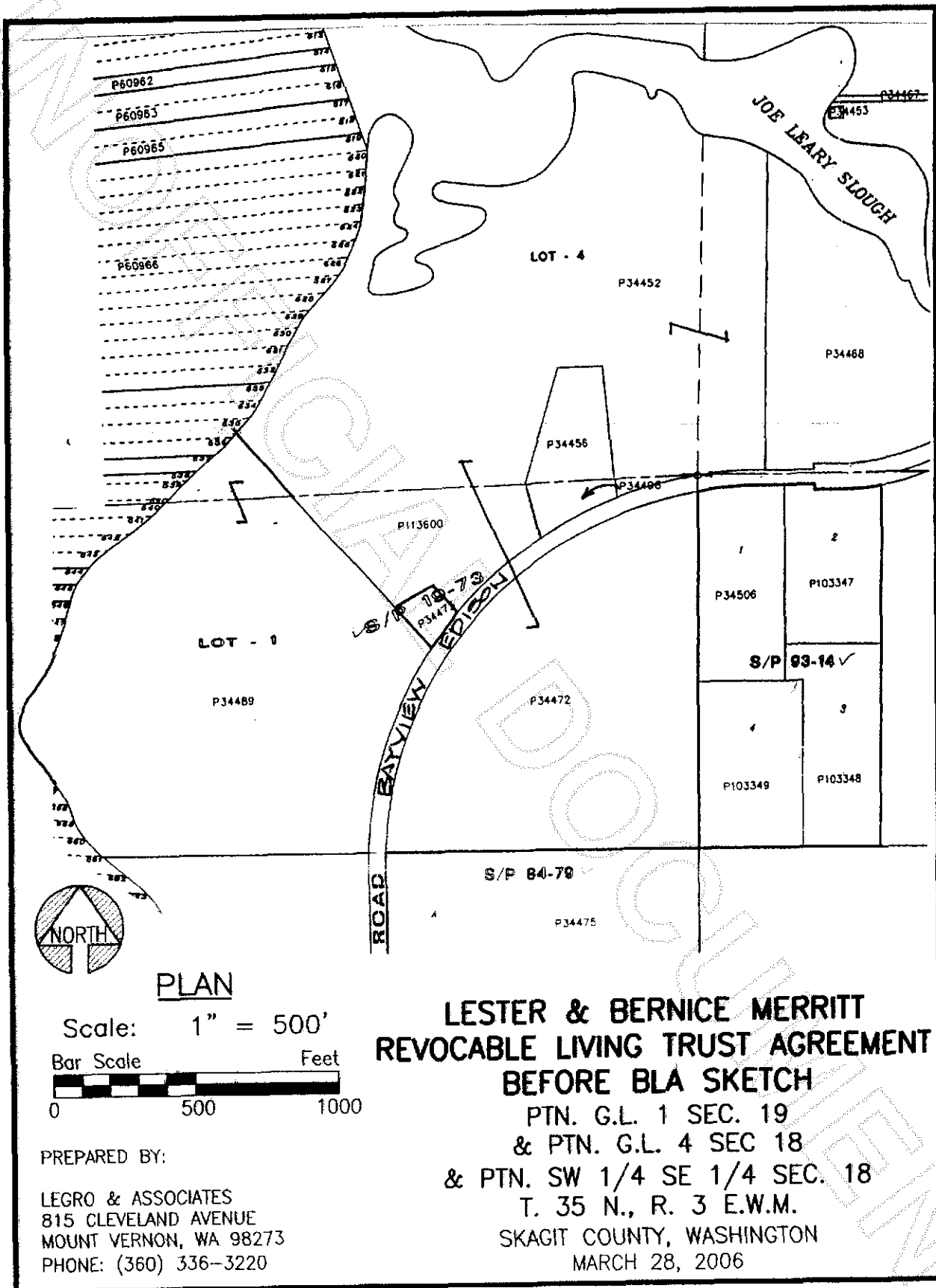


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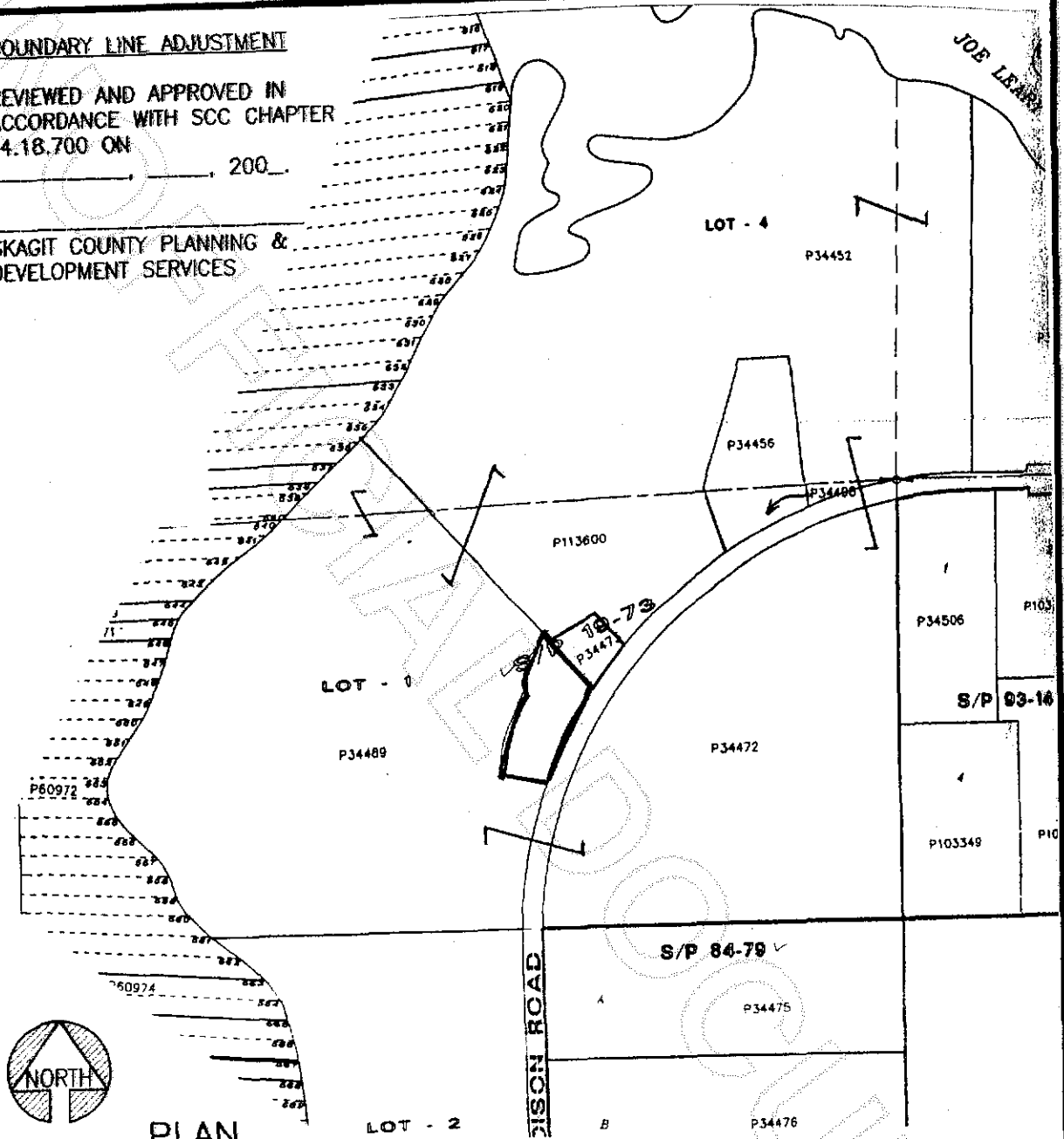


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**BOUNDARY LINE ADJUSTMENT**

REVIEWED AND APPROVED IN  
ACCORDANCE WITH SCC CHAPTER  
14.18.700 ON \_\_\_\_\_ 200\_\_

SKAGIT COUNTY PLANNING &  
DEVELOPMENT SERVICES

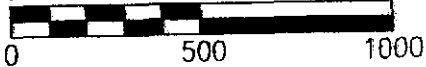


**PLAN**

Scale: 1" = 500'

Bar Scale

Feet



PREPARED BY:

LEGRO & ASSOCIATES  
815 CLEVELAND AVENUE  
MOUNT VERNON, WA 98273  
PHONE: (360) 336-3220

**LESTER & BERNICE MERRITT  
REVOCABLE LIVING TRUST AGREEMENT  
AFTER BLA SKETCH**

PTN. G.L. 1 SEC. 19  
& PTN. G.L. 4 SEC 18  
& PTN. SW 1/4 SE 1/4 SEC. 18  
T. 35 N., R. 3 E.W.M.

SKAGIT COUNTY, WASHINGTON  
MARCH 28, 2006



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Skagit County Auditor