

AFTER RECORDING RETURN TO:

William R. Allen
PO Box 437
Sedro-Woolley, WA 98284



200607170236
Skagit County Auditor

7/17/2006 Page 1 of 6 3:16PM

Grantor. NIDEROST, David J.
Grantee. NIDEROST, David J.
Abbrev. Leg. Ptn of SW 1/4 of Section 34, T34N, R3E, W.M.
Tax Parcel Nos. 340334-3-001-0000/P23130 & 340334-3-002-0009/P23131

QUIT CLAIM DEED

RECITALS

DAVID J. NIDEROST, a married man as his separate estate, is owner of the real property currently described as Parcel 1 and Parcel 2 on EXHIBIT A, which is attached hereto and by this reference incorporated herein.

He wishes to adjust the boundaries to his property into a different configuration, described as Parcel 1 and Parcel 2 on EXHIBIT B, which is attached hereto and by this reference incorporated herein.

THEREFORE:

THE GRANTOR, DAVID J. NIDEROST, a married man as his separate estate, for the purpose of boundary line adjustment with no monetary consideration, conveys and quitclaims to:

GRANTEE, DAVID J. NIDEROST, a married man as his separate estate, those parcels of real property described on EXHIBIT B, which is attached hereto and by this reference incorporated herein;
together with all after acquired title of the grantor therein.

A sketch is attached hereto as EXHIBIT C.

Dated: 6-30-06, 2006.

DAVID J. NIDEROST

31011
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 17 2006

Amount Paid \$
Skagit Co. Treasurer
By Deputy

STATE OF WASHINGTON)
: ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that DAVID J. NIDEROST is the person who appeared before me, and said person acknowledged that he signed this instrument acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 30, 2006.

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


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
Before Boundary Line Adjustment**

Niderost Parcel No. 1 Prior to Adjustment (Assessor's Parcel No. P-23130)

The North 1/2 of the Southwest 1/4 of Section 34, Township 34 North, Range 3 East, W.M.

EXCEPT the South 100.00 feet of the West 100.00 feet of the Northeast 1/4 of the Southwest 1/4

ALSO EXCEPT the South 100.00 feet of the Northwest 1/4 of the Southwest 1/4

AND ALSO EXCEPT Road.

Situate in the County of Skagit, State of Washington.

Niderost Parcel No. 2 Prior to Adjustment (Assessor's Parcel No. P-23131)

The South 100.00 feet of the West 100.00 feet of the Northeast 1/4 of the Southwest 1/4 and the South 100.00 feet of the Northwest 1/4 of the Southwest 1/4, all in Section 34, Township 34 North, Range 3 East, W.M.,

EXCEPT Road.

Situate in the County of Skagit, State of Washington.



Exhibit B
After Boundary Line Adjustment

Niderost Parcel No. 1 After Boundary Line Adjustment

The North 1/2 of the Southwest 1/4 of Section 34, Township 34 North, Range 3 East, W.M.,

EXCEPT the following described Tract:

Commencing at the Southwest corner of the Southwest 1/4 (Southwest Section corner);
thence North 0°22'33" East along the West line of said Southwest 1/4 for a distance of 1,325.84 feet to the Southwest corner of said North 1/2 of the Southwest 1/4 and being the TRUE POINT OF BEGINNING;
thence South 89°50'11" East along the South line of said North 1/2 of the Southwest 1/4 for a distance of 315.00 feet;
thence North 0°22'33" East parallel with said West line of the Southwest 1/4 for a distance of 296.00 feet;
thence North 89°50'11" West parallel with said South line of the North 1/2 of the Southwest 1/4 for a distance of 315.00 feet, more or less, to the West line of said Southwest 1/4 to a point bearing North 0°22'33" East from the TRUE POINT OF BEGINNING;
thence South 0°22'33" West along said West line for a distance of 296.00 feet, more or less, to the TRUE POINT OF BEGINNING.

AND EXCEPT road right-of-way.

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.

Containing 78.7 acres.



200607170236

Skagit County Auditor

Exhibit B, continued:

Niderost Parcel No. 2 After Boundary Line Adjustment

That portion of the North 1/2 of the Southwest 1/4 of Section 34, Township 34 North, Range 3 East, W.M., described as follows:

Commencing at the Southwest corner of the Southwest 1/4 (Southwest Section corner);
thence North 0°22'33" East along the West line of said Southwest 1/4 for a distance of 1,325.84 feet to the Southwest corner of said North 1/2 of the Southwest 1/4 and being the TRUE POINT OF BEGINNING;
thence South 89°50'11" East along the South line of said North 1/2 of the Southwest 1/4 for a distance of 315.00 feet;
thence North 0°22'33" East parallel with said West line of the Southwest 1/4 for a distance of 296.00 feet;
thence North 89°50'11" West parallel with said South line of the North 1/2 of the Southwest 1/4 for a distance of 315.00 feet, more or less, to the West line of said Southwest 1/4 to a point bearing North 0°22'33" East from the TRUE POINT OF BEGINNING;
thence South 0°22'33" West along said West line for a distance of 296.00 feet, more or less, to the TRUE POINT OF BEGINNING.

EXCEPT road right-of-way.

BEING 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 87,319 sq. ft., 2.0 acres.

The above-described parcels will amend the locations of those certain Skagit County Assessor's Parcel Numbers P-23130 (Parcel 1) and P-23131 (Parcel 2).

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: Goed Roede

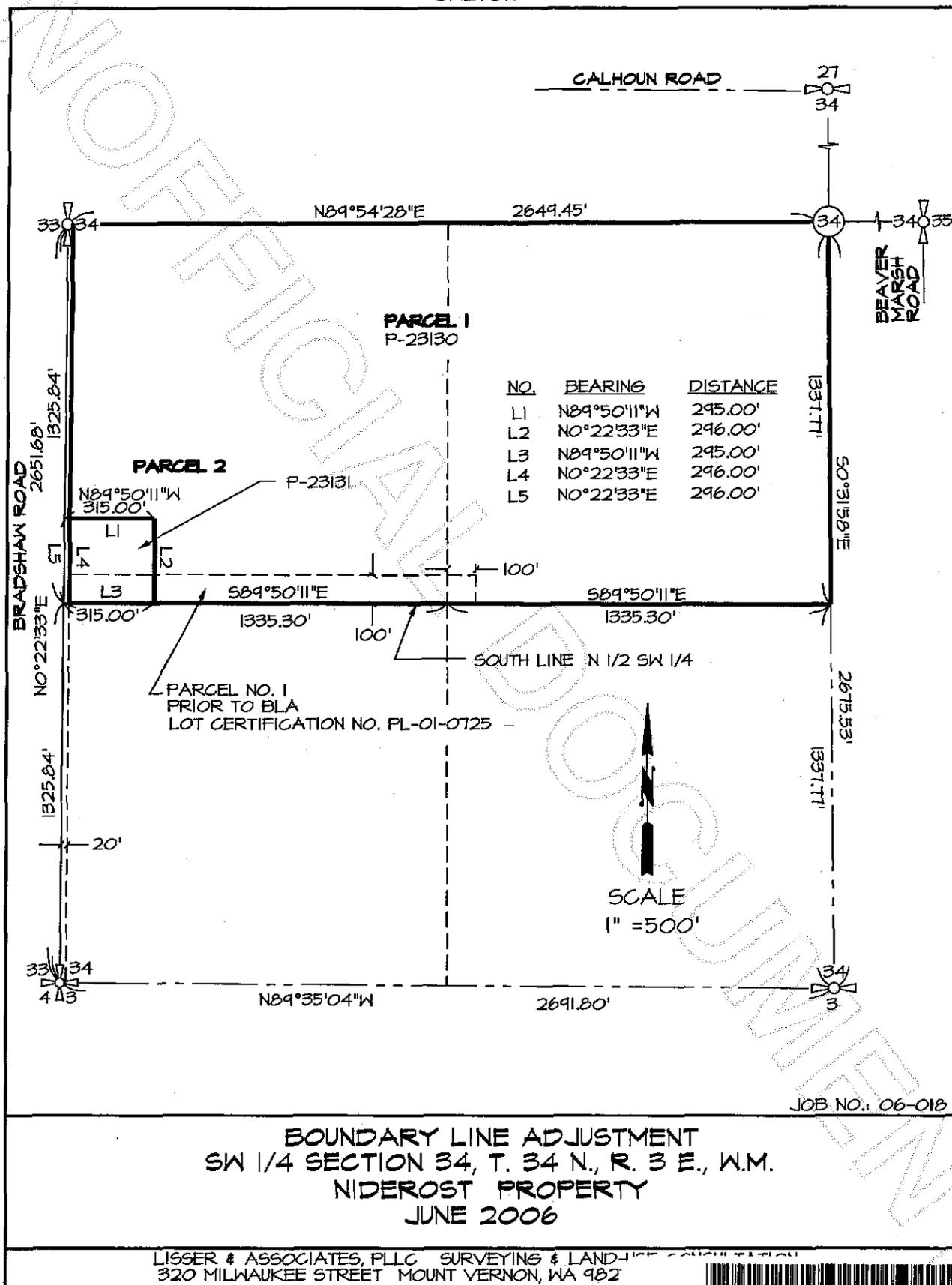
Date: 7/12/2006

Title: Associate Planner



200607170236
Skagit County Auditor

EXHIBIT C
SKETCH



BOUNDARY LINE ADJUSTMENT
SW 1/4 SECTION 34, T. 34 N., R. 3 E., W.M.
NIDEROST PROPERTY
JUNE 2006

LISSEY & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTANTS
320 MILWAUKEE STREET MOUNT VERNON, WA 982



200607170236
Skagit County Auditor