

Return Name & Address:



200608280161

Skagit County Auditor

8/28/2006 Page

1 of

10 1:39PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: _PL01-0601 Revised from 9/11/2001

Applicant Name: __ Virginia Hicks

Property Owner Name: __ same

The Department hereby finds that Lots 3 & 4, Block 42, Plat of Town of Montborne, as resulting from Superior Court Cause No. 02-2-01080-9 (BLA PL05-0440), deed filed under AF 200603070033; Plat of Town of Montborne recorded in Volume 2, Page 80, May 21, 1890.

Parcel Number: P 74675; 4135-0342-004-0008. See Survey AF 200207240030.

1. CONVEYANCE

- ☒ **IS a** Lot of Record as defined in Skagit County Code (SCC) 14.04.020 and therefore **IS/ARE** eligible for conveyance.

2. DEVELOPMENT

- ☐ **IS/ARE**, the minimum lot size required for the _____ zoning district in which the lot(s) is/are located and therefore **IS/ARE** eligible to be considered for development permits.
- ☒ **IS NOT**, the minimum lot size required for the _Rural Village Residential zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(iv) and therefore **IS** eligible to be considered for development permits.
- ☐ **IS NOT** the minimum lot size required for the _____ zoning district in which the lot is located, does not meet an exemption listed in SCC 14.16.850(4)(c) and therefore **IS NOT** eligible to be considered for development permits.

Authorized Signature:

See Attached Map

Originally approved:

Date: 9/11/2001_

AUDITOR'S CERTIFICATE

Filed for the record at the request of LERO & Associates.



7/24/2002 Page 1 of 1 10:57AM

Neema Burnett
Skagit County Auditor

Wendy Bennett
Deputy

LEGEND

- 3/8" DIA. CORNER - Set 5/8" Diam. X 18" Length Steel Rebar w/ Yellow Plastic Cap Imprinted: "LEGO 37532"
- △ SET IR
- FOUND 3/4" DIA. SHAW
- FOUND 1/2" DIA. SHAW
- FOUND 1/4" DIA. SHAW
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First American Title Company of Skagit County

formerly Skagit County Title Company

P.O. Box 1667, 1301-B Riverside Dr., Mount Vernon, WA 98273

(360) 424-0115, 1-800-869-7045, FAX (360) 424-5885

January 9, 2006

Corky VanderGriend
→Paul Taylor
Denny LeGro

Re: Hicks and VanderGriend

Dear Gentlemen:

On October 27, 2005, I sent a letter to all of you making suggestions for corrections to all three of the Exhibits attached to Auditor's File No. 200509220219 and to three of the four Exhibits attached to Auditor's File No. 200509220220.

On Friday, January 6, 2006, Denny and I spoke and met in the afternoon agreeing on all the corrections to the Exhibits, including the ones that I suggested and one more that he noted. Therefore, enclosed herewith is a complete set of Exhibits to be used on a correction deed and correct easement to be recorded.

Enclosed herewith are the correction Exhibits drafted as follows:

Exhibit A to 200509220219 prepared by Denny.
Exhibit B to 200509220219 prepared by Denny.
Exhibit C to 200509220219, Denny didn't prepare the original so we prepared a new exhibit.

Exhibit A to 200509220220, no correction needed, reuse original Exhibit A.
Exhibit B to 200509220220 is the same as C above with a different label.
Exhibit C to 200509220220 prepared by Denny though we changed the Exhibit label to conform with the recording.
Exhibit D to 200509220220 prepared by Denny though we changed the Exhibit label to conform with the recording.

Our advice is that the original documents recorded as Auditor's File Numbers 200509220219 and 200509220220 be corrected with new documents using the Exhibits as set forth herein. Technically, the corrections could be accomplished by rerecording the original documents but due to the number of changes it might be best to simply record new deeds.

Agents For
First American Title Insurance



200608280161
Skagit County Auditor

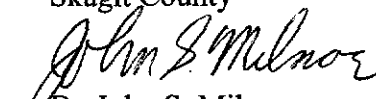
8/28/2006 Page 4 of 10 1:39PM

As indicated in our October letter the changes comprise some verbiage that was left out of the original documents, a couple of typographical errors and a couple of style changes that we believe will make the legal descriptions more readable in the future. This Company not having been involved in this project when the documents were recorded has no opinion as to how the errors were made. Fortunately, at this point the necessary documentation is easy to accomplish.

Accompanying the copy of this letter to Paul Taylor is a disk of the corrected legal descriptions supplied by Denny LeGro. However, as stated above we did change the labels of the last two exhibits.

Denny LeGro is expecting one of us to notify him once the rerecordings are accomplished in order that he can record his survey.

Sincerely Yours,
First American Title Company of
Skagit County


By John S. Milnor
Senior Title Officer



200608280161
Skagit County Auditor

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

**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"

**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: Alice Roeder 3/7/2006
SKAGIT COUNTY PLANNING AND PERMIT CENTER

AF 200603070033



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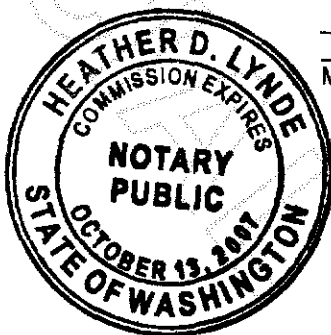
DATED this 17 day of February, 2006.

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 Northwestern 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 Northwestern 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 Northwestern 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.



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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 Northwestern 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



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EXHIBIT "C"
VanderGriend Property

Lot 5 and the Northwestern 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 Northwesternly 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.



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