

After recording return to:
Gary T. Jones
P. O. Box 1245
Mount Vernon, WA 98273



200611170001
Skagit County Auditor

11/17/2006 Page 1 of 8 8:29AM

BOUNDARY LINE ADJUSTMENT DEED

Abbreviated Legal: E1/2 of NE1/4 of NW1/4 of Section 24, T34N, R4E, W.M.
Tax Parcel No.: P27711

GRANTORS, ROBERT E. DEAN, JR. and TAMARA LEE CASS, Successor Co-Trustees of the DOROTHY L. DEAN TESTAMENTARY TRUST u/w/d 10/14/82 for an in consideration of the settlement of a boundary encroachment claim in Skagit County Cause No. 05-2-00907-5 and for no monetary consideration do hereby grant, convey, and warrant to DEBBIE A. JOSEPH, a married woman as her separate property, GRANTEE, premises more particularly described as follows:

See legal description prepared by Leonard, Boudinot & Skodje attached here to and incorporated herein by this reference as if fully set forth.

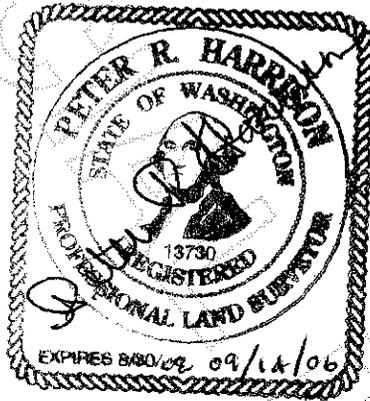
This Boundary Line Adjustment Deed is given to adjust boundary lines subject to approval of the Skagit County Planning and Development Services prior to recording between adjacent legal lots sharing a common boundary. This Boundary Line Adjustment shall not create an additional lot or substandard lot, result in a lot that does not qualify as a building site pursuant to Health Department requirements for sewer and water, reduce the overall area in a land division devoted to Open Space, and is consistent with restrictions or conditions of approval for a recorded Plat or Short Plat.

DATED this _____ day of March 2006.

LOT A-Before Adjustment

The East 1/2 of the Northeast 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 24, Township 34 North, range 4 East, W.M., EXCEPT roads; ALSO EXCEPT that portion conveyed to Skagit County, Washington, by document recorded June 12, 1986 under Auditor's File no. 8606120021.

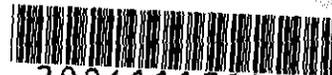
Situate in the County of Skagit, State of Washington



5903
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 16 2006

Amount Paid \$
Skagit Co. Treasurer
By *hp*



200611170001
Skagit County Auditor

LOT A-After Adjustment

The East ½ of the Northeast ¼ of the Northwest ¼ and the Northwest ¼ of the Northeast ¼ of Section 24, Township 34 North, range 4 East, W.M., EXCEPT roads; ALSO EXCEPT that portion conveyed to Skagit County, Washington, by document recorded June 12, 1986 under Auditor's File no. 8606120021.

EXCEPT

All that portion of the East one-half of the Northeast Quarter of the Northwest Quarter of Section 24, Township 34 North, Range 4 East, W.M., described as follows:

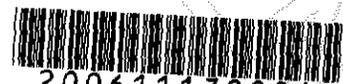
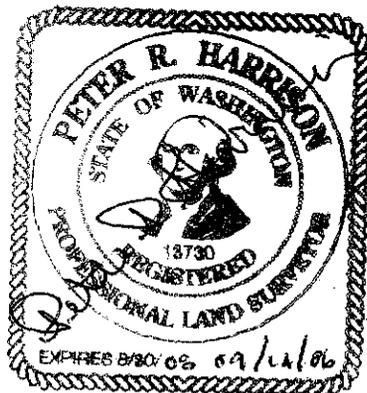
Commencing at the Northwest corner of said East one-half of the Northeast Quarter of the Northwest Quarter of Section 24; **thence** South 02° 04' 47" West, along the West line of said East one-half of the Northeast Quarter of the Northwest Quarter of Section 24, a distance of 115.09 feet to the **TRUE POINT OF BEGINNING**; **thence** continuing South 02° 04' 47" West along said West line a distance of 450.00 feet to the Northeasterly margin of Gunderson Road, as conveyed to Skagit County by deed recorded June 12, 1986, under Auditor's file No. 8606120022; **thence** South 87° 55' 13" East a distance of 60.00 feet; **thence** North 02° 04' 47" East a distance of 450.00 feet; **thence** North 87° 55' 13" West a distance of 60.00 feet to the **POINT OF BEGINNING**.

TOGETHER WITH

An easement for ingress, Egress, and utilities as recorded under Auditor's file no. 200607030124, Records of Skagit County, more particularly described as follows:

The North 60.00 feet of the West one-half of the Northeast Quarter of the Northwest Quarter of Section 24, Township 34 North, Range 4 East, W.M., lying Northeasterly of County Road known Gunderson Road, as conveyed to Skagit County by deed recorded June 12, 1986, under Auditors file no. 8606120022.

Situate in the County of Skagit, State of Washington.



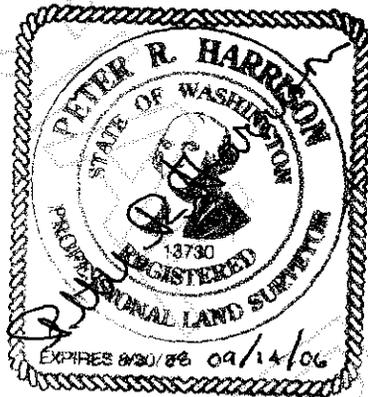
200611170001
Skagit County Auditor

11/17/2006 Page 4 of 8 8:29AM

LOT B-Before Adjustment

That portion of the West ½ of the Northeast ¼ of the Northwest ¼ of Section 24, Township 34 North, Range 4 East, W.M., lying northeasterly of County road known as Gunderson Road, EXCEPT that portion conveyed to Skagit County by deed recorded June 12, 1986, under Auditor's File No. 8606120022.

Situate in the County of Skagit, State of Washington



200611170001
Skagit County Auditor

LOT B-After Adjustment

That portion of the West ½ of the Northeast ¼ of the Northwest ¼ of Section 24, Township 34 North, Range 4 East, W.M., lying northeasterly of County road known as Gunderson Road, EXCEPT that portion conveyed to Skagit County by deed recorded June 12, 1986, under Auditor's File No. 8606120022.

Together with

All that portion of the East one-half of the Northeast Quarter of the Northwest Quarter of Section 24, Township 34 North, Range 4 East, W.M., described as follows:

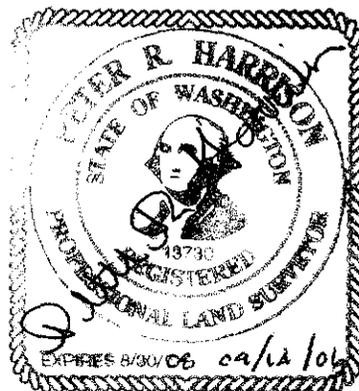
Commencing at the Northwest corner of said East one-half of the Northeast Quarter of the Northwest Quarter of Section 24; **thence** South 02° 04' 47" West, along the West line of said East one-half of the Northeast Quarter of the Northwest Quarter of Section 24, a distance of 115.09 feet to the **TRUE POINT OF BEGINNING**; **thence** continuing South 02° 04' 47" West along said West line a distance of 450.00 feet to the Northeasterly margin of Gunderson Road, as conveyed to Skagit County by deed recorded June 12, 1986, under Auditor's file No. 8606120022; **thence** South 87° 55' 13" East a distance of 60.00 feet; **thence** North 02° 04' 47" East a distance of 450.00 feet; **thence** North 87° 55' 13" West a distance of 60.00 feet to the **POINT OF BEGINNING**.

Subject to

An easement for ingress, egress, and utilities as recorded under Auditor's file no. 200607030124, Records of Skagit County, more particularly described as follows:

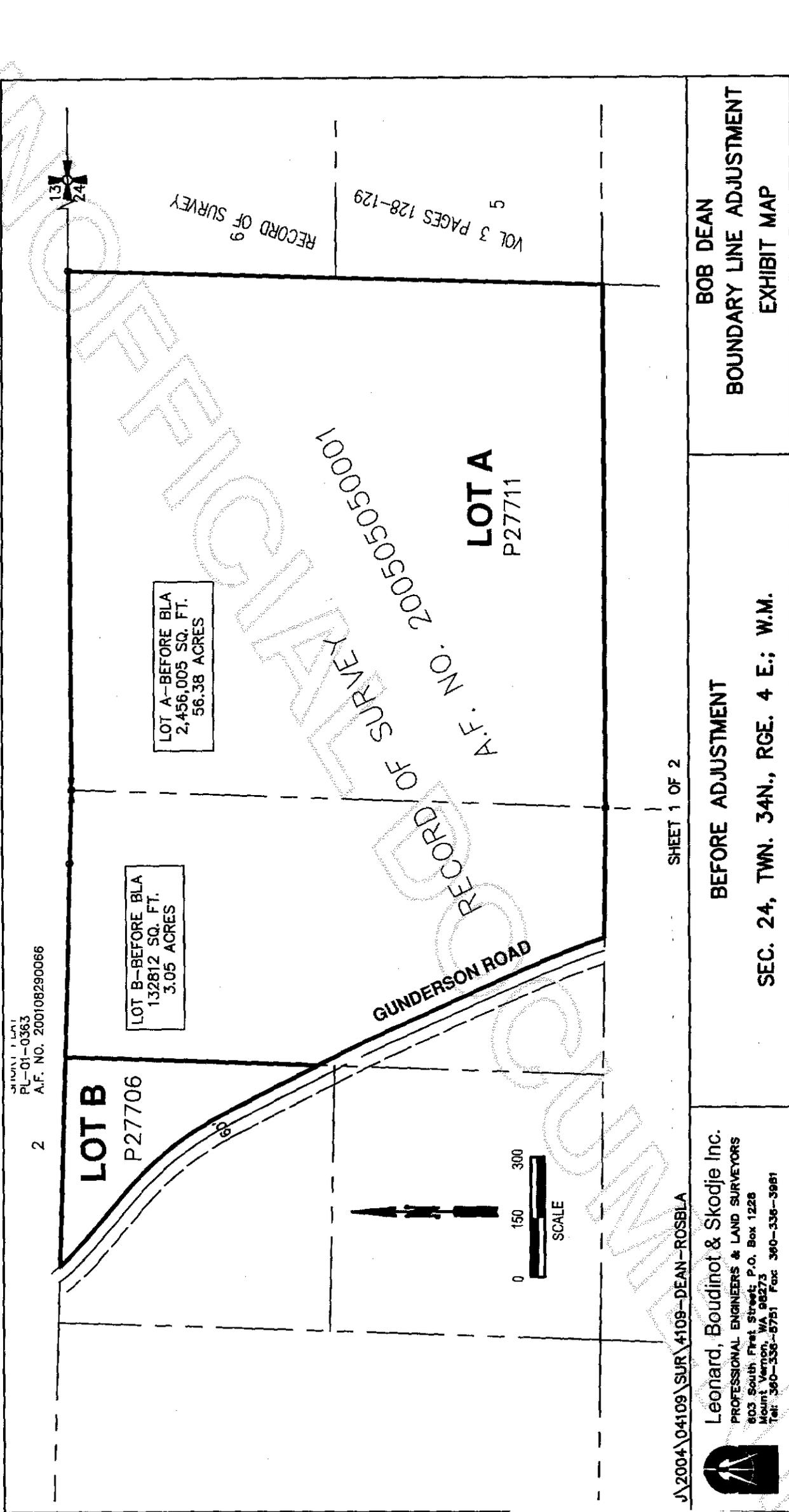
The North 60.00 feet of the West one-half of the Northeast Quarter of the Northwest Quarter of Section 24, Township 34 North, Range 4 East, W.M., lying Northeasterly of County Road known Gunderson Road, as conveyed to Skagit County by deed recorded June 12, 1986, under Auditors file no. 8606120022.

Situate in the County of Skagit, State of Washington.



200611170001

Skagit County Auditor



J:\2004\04109\ SUR\4109-DEAN-ROSBLA


Leonard, Boudinot & Skodje Inc.
 PROFESSIONAL ENGINEERS & LAND SURVEYORS
 803 South First Street, P.O. Box 1228
 Mount Vernon, WA 98273
 Tel: 360-336-5751 Fax 360-336-3981

BEFORE ADJUSTMENT

SEC. 24, TWN. 34N., RGE. 4 E.; W.M.

BOB DEAN
 BOUNDARY LINE ADJUSTMENT
 EXHIBIT MAP



200611170001
Skagit County Auditor

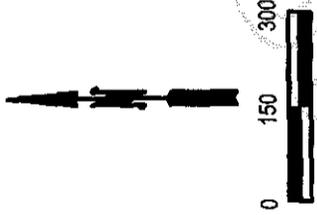
PROPOSED 60' ACCESS EASEMENT
29,300 SQ. FT.
0.673 ACRE

SHORT PLAT
PL-01-0363
A.F. NO. 200108290066

LOT B
P27706

NEW LOT LINE
OLD LOT LINE

PROPOSED ADJUSTMENT
27,000 SQ. FT.
0.62 ACRES



GUNDERSON ROAD

RECORD OF SURVEY
A.F. NO. 200505050001
LOT A
P27711

RECORD OF SURVEY
9

VOL 3 PAGES 128-129
5

13
24

SHEET 2 OF 2

J:\2004\04109\SUR\4109-DEAN-ROSELA

Leonard, Boudinot & Skodje Inc.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
603 South First Street, P.O. Box 1228
Mount Vernon, WA 98273
Tel: 360-336-6751 Fax 360-336-3961

AFTER ADJUSTMENT

SEC. 24, TWN. 34N., RGE. 4 E.; W.M.

BOB DEAN
BOUNDARY LINE ADJUSTMENT
EXHIBIT MAP



200611170001
Skagit County Auditor