



200612070048

Skagit County Auditor

12/7/2006 Page

1 of

7 11:02AM

Parcel Nos.: 350306-4-005-0007/P33872; 350307-0-003-0006/P33876
Legal Desc.: Ptn SW ¼ SE ¼ Sec. 6-35-3; Ptn Gov. Lot 2, Sec. 7, 35-3

QUIT CLAIM DEED

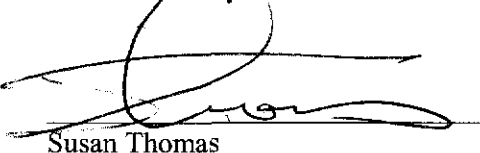
THE GRANTORS, Harley Soltes and Susan Thomas, husband and wife, for and in consideration of NO MONETARY CONSIDERATION, boundary line adjustment purposes only, conveys and quit claims to Ries Niemi and Sheila Klein, husband and wife, **THE GRANTEEES**, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

As attached hereto as Exhibit "A"

The above described property will be combined or aggregated with contiguous property owner by the Grantee, and more specifically described on Exhibit "B" attached hereto. This boundary adjustment is not for the purpose of creating an additional building lot.

DATED this 21st day of November 2006.

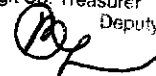

Harley Soltes


Susan Thomas

#6183
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 07 2006

Amount Paid \$
By Skagit Co. Treasurer
Deputy



STATE OF WASHINGTON

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}
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County of

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

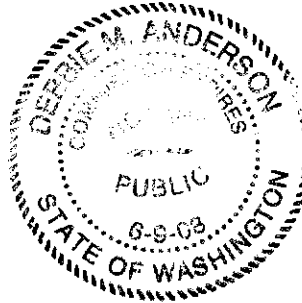
Dated this 21st day of November, 2006.

Debbie M. Anderson

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

Kingston

My appointment expires 6-9-08



BOUNDARY ADJUSTMENT

Reviewed and approved
in accordance with S.C.
Code Chapter 14.18

Debbie M. Anderson
SKAGIT CO. PLANNING & PERMIT DIV.

DATE: 12/5/2006



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Exhibit "A"

That portion of the following described Parcels "A" and "B" that lies Northerly and Easterly of a line described as follows:

LINE DESCRIPTION:

Beginning at a point on the West line of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 6, Township 35 North, Range 3 East, W.M., said point being the intersection of the Southerly line of Conner Slough and the Easterly side of West Ditch intersect;
thence Southeasterly, in a straight line, to an intersection with the Easterly line of Conner Slough and the Westerly line of Bayview Edison Road, and the terminus of this line description.

PARCEL "A":

That portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 6, Township 35 North, Range 3 East, W.M., lying South and West of the Conner Slough and lying Southerly of Drainage District No. 5 ditch, as set forth in deed dated January 15, 1960 and recorded January 22, 1960, under Auditor's File No. 590191, records of Skagit County, Washington, said ditch extends in a Westerly direction across said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ from the Northerly terminus of said Conner Slough

PARCEL "B":

That portion of Government Lot 2, lying South and West of Conner Slough in Section 7, Township 35 North, Range 3 East, W.M.

EXCEPT that portion of the East 15 feet thereof which lies within the boundaries of the Bayview Edison Road, a portion of which was conveyed to Skagit County for road purposes by deed dated September 5, 1946 and recorded September 17, 1946, under Auditor's File No. 396057, records of Skagit County, Washington.

EASEMENT:

A restrictive easement to protect views, for the benefit of the property herein conveyed by Grantors to Grantees and adjacent property owned by Grantees. The easement shall be located on that portion of the property retained by Grantors that lies North of a line drawn between points A and B, as herein described, with point A being located 615 feet West of Bayview-Edison Road, and on the North boundary of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 7, Township 35 North, Range 3 East, W.M., and on Eastern bank of the drainage ditch that borders said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 7, and shall be approximately as shown on attachment B hereto. Such easement shall be for the benefit of the property herein conveyed by Grantors to Grantees, and shall be appurtenant to the property thus conveyed. No permanent structures over 100 square feet in area and over ten feet tall may be placed in the easement area, nor shall any temporary structures that shall be in place for a period longer than six months be located in such area, unless the temporary structures be less than 100 square feet in area and ten feet or less in height. Any structures within said easement area shall be consistent with agricultural or open space uses. Additionally, the ground level in the easement area may not be raised above the levels existing at the time this easement is granted, and no trees or plants over 10 feet in height above the surrounding ground level shall be maintained within the easement boundaries.
Situate in the County of Skagit, State of Washington.



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Exhibit "B"

That portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 6, lying North and East of the Conner Slough and lying Northerly of Dike District No. 5 ditch, which extends in a Westerly direction across said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ from the Northerly terminus of said Conner Slough; ALSO, that portion of Government Lot 2 lying North and East of the Conner Slough in Section 7, all in Township 35, Range 3 East, W.M. EXCEPT roads and ditch rights-of-way.

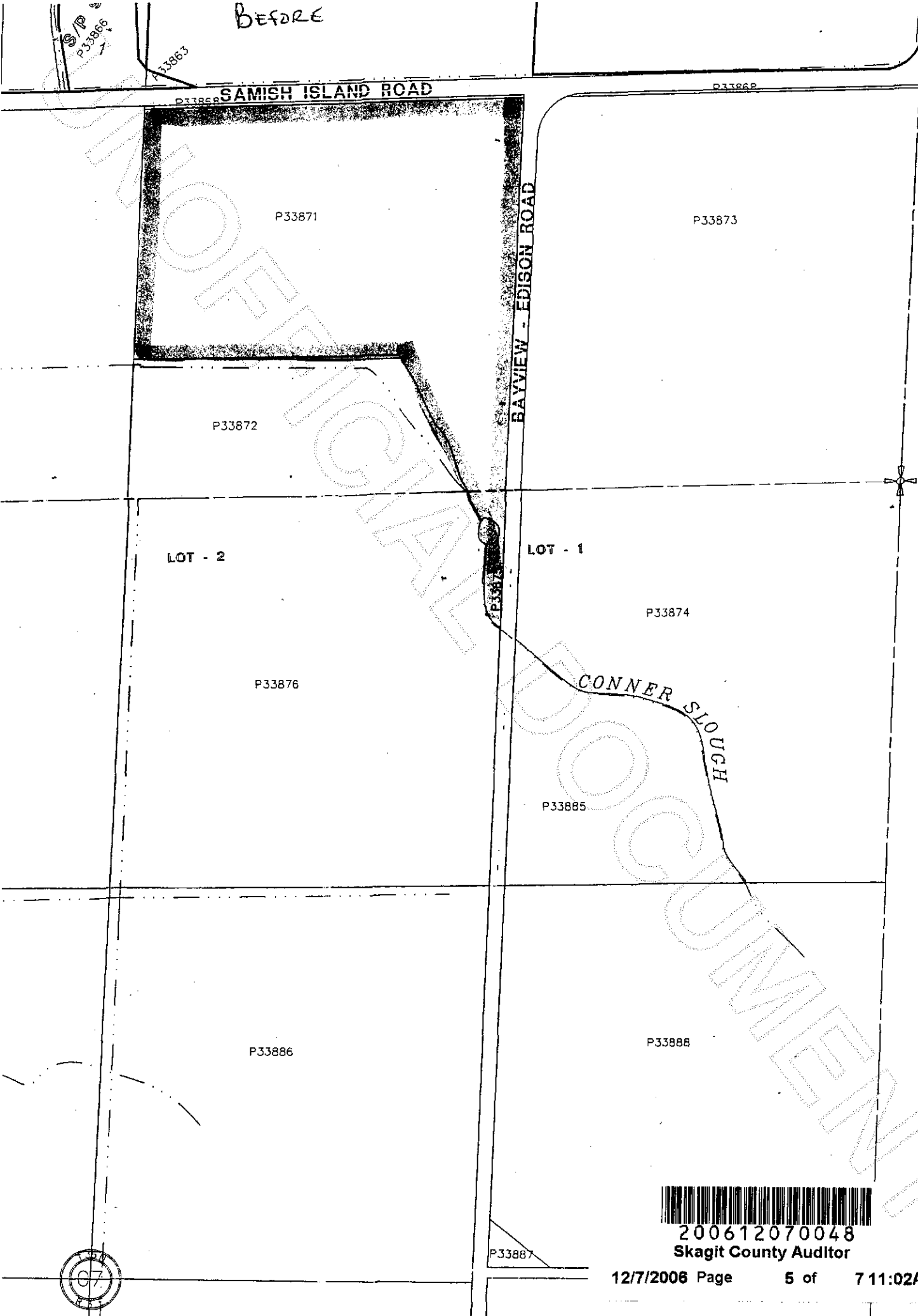
Situate in the County of Skagit, State of Washington.



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BEFORE



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P33868 SAMISH ISLAND ROAD

Klein/Neimi

P33871

25.63
ACRES

TOTAL AFTER
BLA 30.005

P33

Intersection of slough +
West Ditch

5.375
ACRES

P33872

← 1040' →

BLA

Intersection of
Conner Slough
Bayview Edison R

LOT - 2

41.107
ACRES

LOT - 1

P33874

↑
1752'

P33876

↑
1225'

CONNER S

Schtes/Thomas

P33885

← 1269' →

AFTER



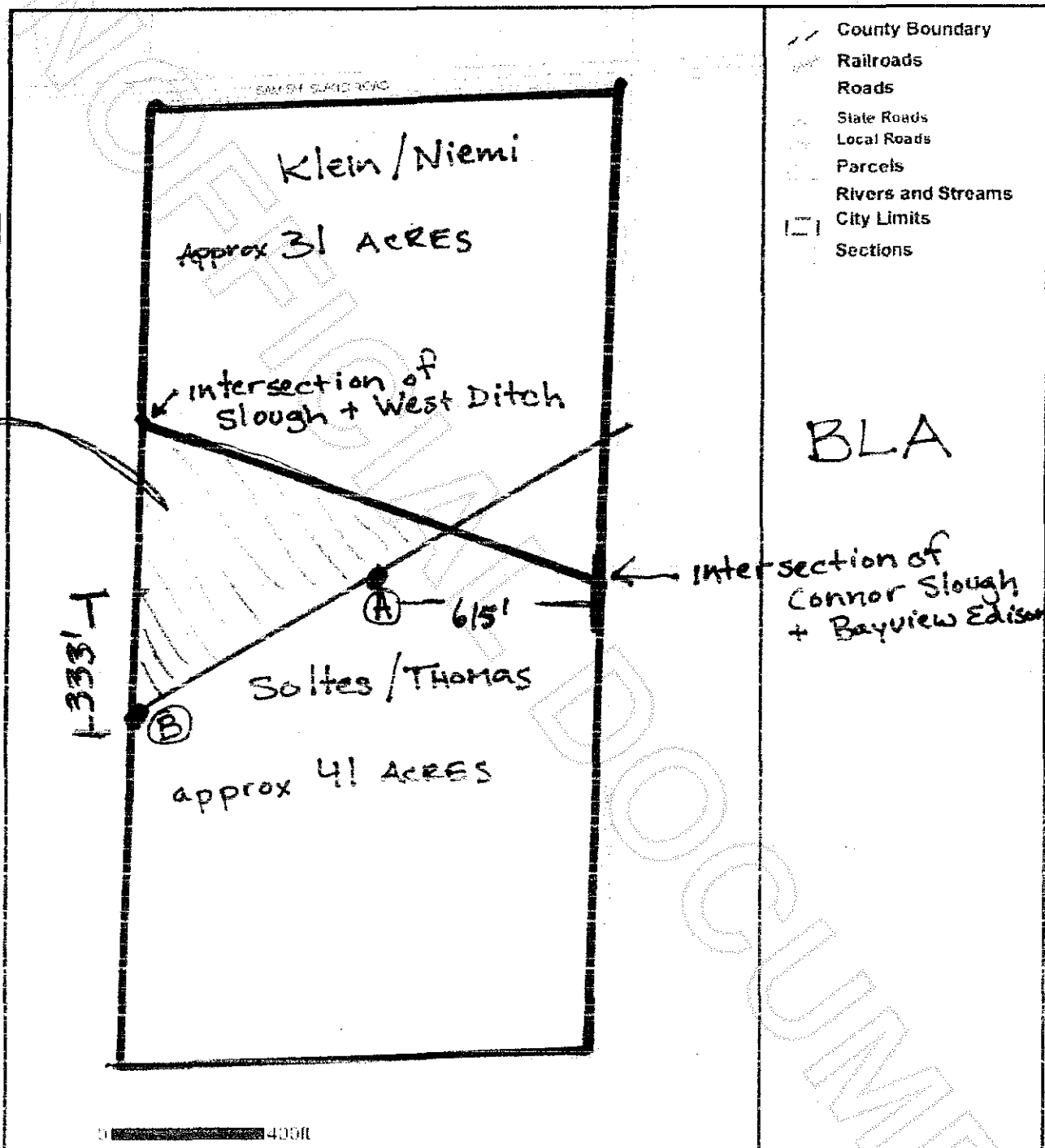
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Attachment "B"

Skagit County GIS Map

Area of View easement



Skagit County iMap

SKAGIT COUNTY does not attest to the accuracy to the data contained herein and makes no warranty with respect to the correctness or validity of this map. Data contained in this map is limited by the method and accuracy of its collection.

Map Scale:

1 inch = 400 Feet
(1 inch = 0.1 Miles)



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