

When recorded return to:
James
~~Fred~~ Massingale
48316 Yeager Rd.
Concrete, WA 98237



200702220057
Skagit County Auditor

2/22/2007 Page 1 of 5 10:37AM

James
Filed for record at request of:
~~Fred~~ Massingale

STATUTORY WARRANTY DEED

THE GRANTOR **ROBERT V. SJOBOEN and MARION L. SJOBOEN, husband and wife**

for and in consideration of **Ten Dollars and other consideration for a Boundary Line Adjustment** conveys and warrants to

THE GRANTEE **JAMES MASSINGALE and ANGELA MASSINGALE, husband and wife** 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.

Ptn NW 1/4 of 19-35-9 E W.M. aka ptn Lot 4, SP# 94-044

Fully described in **Exhibit A** attached.

The property owned by the Grantor is legally described in **Exhibit A**. The parties desire to aggregate said parcel in Exhibit A to the parcel as more specifically described in **Exhibit B attached hereto**. This boundary adjustment is not for the purposes of creating an additional building lot.

Tax #s P44491, P44493 and P105922

773
SKAGIT COUNTY / WASHINGTON
Real Estate Excise Tax
Main

Dated: Feb. 6th, 2007

FEB 22 2007

Amount Paid \$ 739.25
Skagit County Treasurer
By: *mom* Deputy

Robert V. Sjoboen
ROBERT V. SJOBOEN

Marion L. Sjoboen
MARION L. SJOBOEN

State of Washington }
County of Skagit } SS.

On this day personally appeared before me **ROBERT V. SJOBOEN and MARION L. SJOBOEN**, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that **he/she/they** signed the same as **his/her/their** free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 6th day of February, 2007.

Shelly L. Jett
Notary Public in and for the State of Washington, residing at: Mount Vernon
My appointment expires: 3-9-2007

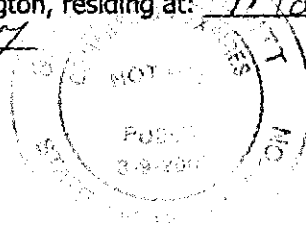


Exhibit A

Sjoberg Parcel

That portion of Lot 4, Skagit County Short Plat No. 94-044, approved January 4, 1995, and recorded January 12, 1995, in Volume 11 of Short Plats, pages 163 and 164, under Auditor's File No. 9501120094, records of Skagit County, Washington; being a portion of Section 24, Township 35 North, Range 8 East, W.M., and Government Lots 4 and 5, in Section 19, Township 35 North, Range 9 East, W.M. described as follows:

Beginning at the Southeast corner of that parcel conveyed to James Massingale and Angela Massingale by that instrument recorded on October 4, 1994 under Auditor's file number 9410040098 records of Skagit County said point also being on the West line of that parcel conveyed to Maxwell under Auditor's file number 720179 records of Skagit County; thence South along the West line of said Maxwell parcel for a distance of 185 feet more or less to a wire fence in existence on January 14, 2007 ; thence Southwesterly along said fence to a point which is 352 feet South of the West boundary of said Massingale parcel extended Southerly; said point also lies approximately 60 feet East of the West line of said Section 19 thence Northerly for a distance of approximately 352 feet to the Southwest corner of said Massingale parcel; thence East along the South boundary of said Massingale parcel to the point of beginning.

BOUNDARY ADJUSTMENT

Reviewed and approved

in accordance with S.C.

Code Chapter 14.18

Heidi Roeder

SKAGIT CO. PLANNING & PERMIT CNTR

Date:

2/12/2007



200702220057

Skagit County Auditor

Exhibit B

Massingale Parcel

That portion of Government Lot 4, Section 19, Township 35 North, Range 9 East, W.M., Skagit County, Washington, described as follows:

Beginning at the Southwest corner of the lands described in Deed filed in Volume 951, Page 191, Skagit County Records, under Auditor's File No. 9101070067, said corner being an existing monument as shown on that certain Record of Survey dated January 1991 and filed in Volume 10 of Surveys, page 189, records of said County;
thence South $86^{\circ}47'15''$ West, 166.24 feet to a monument, being on the Easterly line of a 60 foot right-of-way as revealed on Skagit County Short Plat for Robert Sjoboen;
thence South $01^{\circ}06'32''$ West, 418.34 feet, along the East line of said right-of-way to a monument;
thence East 890.60 feet, more or less, to the West line of the Maxwell tract as described in Deed recorded under Auditor's File No. 720179, being an existing monument;
thence North $00^{\circ}32'13''$ East, 217.53 feet along said West line to the South line of Great Northern Railway right-of-way, being an existing monument;
thence South $86^{\circ}47'15''$ West, 520.78 feet along the South line of said Railroad right of way to an existing monument;
thence North $03^{\circ}12'45''$ West, 250 feet to the North line of said Railroad right-of-way, an existing monument;
thence South $86^{\circ}47'15''$ West, 184.88 feet along the North line of said Railroad right-of-way to the point of beginning.

Situate in the County of Skagit, State of Washington.



200702220057
Skagit County Auditor

2/22/2007 Page

3 of

5 10:37AM



2/22/2007 Page 4 of 510

