



200703270078

Skagit County Auditor

3/27/2007 Page

1 of

5 10:43AM

Document Title:

Deed

Reference Number :Grantor(s):☐ additional grantor names on page ____

1. August, Michael

2.

Grantee(s):☐ additional grantee names on page ____

1. Duffy, Richard

2.

Abbreviated legal description:☐ full legal on page(s) ____

Lot 2 City of Mt. Vernon SP NO MV 11-80

Assessor Parcel / Tax ID Number:☐ additional tax parcel number(s) on page ____

340417-0-083-0007

I, Richard S. Duffy, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$32.00 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed

Dated

Apr 27, 2007

Upon recording return to:
Northwest Datum & Design, Inc.
160 Cascade Place #102
Burlington, Washington 98233

QUIT CLAIM DEED

The GRANTOR, **MICHAEL A AUGUST**, as his separate estate, for and in consideration of Establishing a Boundary Line Adjustment, Conveys and quit claims to **RICHARD S. DUFFY** as his separate estate, 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:

That portion of Lot 2, City of Mt Vernon Short Plat No. MV 11-80, recorded under Auditor's File No. 8011210021, records of Skagit County, Washington described as follows:

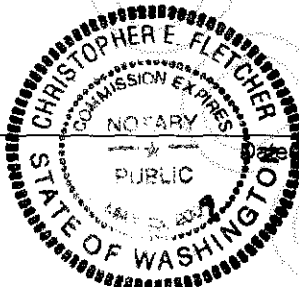
Beginning at the northwest corner of said Lot 2; thence S87°55'09"E a distance of 125.52 feet to the true point of beginning; thence continue S87°55'09"E a distance of 33.00 feet; thence N01°07'37"E a distance of 11.64 feet; thence N87°55'09"W a distance of 33.00 feet; thence S01°07'37"W a distance of 11.64 feet to the true point of ~~#~~ **1348** beginning.

Tax Account No.: 340417-0-083-0007

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated:

M. August 12-15-06
Name Date



MAR 27 2007

Amount Paid \$
Skagit Co. Treasurer Deputy

State of Washington
County of Wenton

This is to certify that on this 15 day of Dec, 2006, before me, the undersigned, a Notary Public personally appeared **MICHAEL A AUGUST** to me known to be the individual who executed the within and foregoing instruments, and acknowledged to me that he/she signed and sealed the same as his/hers free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal the day and year above written.

[Signature]
Notary Public in and for the State of Washington
Residing at Blaum
My appointment expires: 5-13-09

The above described property will be combined or aggregated with contiguous property owned by the grantee. This boundary line adjustment is hereby approved.

[Signature]
City Engineer

1/9/2007
Date



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Skagit County Auditor

EXISTING LEGAL DESCRIPTIONS

LOT 1

Lot 1 of Short Plat No MV 11-80, approved November 21, 1980, recorded November 21, 1980, in Volume 5 of Short Plats, Page 6, under Auditor's File No. 8011210021, records of Skagit County, Washington, being a portion of the southeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East, WM.

Lot 2

Lot 2 of Short Plat No MV 11-80, approved November 21, 1980, recorded November 21, 1980, in Volume 5 of Short Plats, Page 6, under Auditor's File No. 8011210021, records of Skagit County, Washington, being a portion of the southeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East, WM.

Except that portion described in Stipulated Judgment filed August 5, 1982, in Skagit County SC 43500, more particularly described as follows:

That portion of the east 15 feet of the west $\frac{1}{2}$ of the southeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East, WM., described as follows:

Beginning at the southwest corner of said east 15 feet of the west $\frac{1}{2}$ of the southeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$, which point bears S89°37'00"E, a distance of 650.70 feet from the southwest corner of said southeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$; thence N00°34'16"W along the west line of said subdivision a distance of 30 feet to a point on the north right-of-way line of that city street known as College Way, and which point is the true point of beginning of this property description; thence continuing N00°34'16"W along said west line of said subdivision, a distance of 117.23 feet; thence S40°27'57"E a distance of 9.82 feet; thence S02°29'47"E a distance of 20.82 feet; thence S02°14'25"E a distance of 24.02 feet; thence S01°43'01"E a distance of 45.02 feet; thence S01°25'45"E a distance of 20.01 feet to a point on the north right-of-way line of said College Way; thence N89°37'00"W along the north right-of-way line of College Way, a distance of 8.90 feet to the point of beginning of this property description and containing 873.76 square feet.



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NEW LEGAL DESCRIPTIONS

LOT 1

Lot 1 of Short Plat No MV 11-80, approved November 21, 1980, recorded November 21, 1980, in Volume 5 of Short Plats, Page 6, under Auditor's File No. 8011210021, records of Skagit County, Washington, being a portion of the southeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East, WM.

Together with that portion of Lot 2 of said short plat described as follows:

Beginning at the northwest corner of said Lot 2; thence S87°55'09"E a distance of 125.52 feet to the true point of beginning; thence continue S87°55'09"E a distance of 33.00 feet; thence N01°07'37"E a distance of 11.64 feet; thence N87°55'09"W a distance of 33.00 feet; thence S01°07'37"W a distance of 11.64 feet to the true point of beginning.

Lot 2

Lot 2 of Short Plat No MV 11-80, approved November 21, 1980, recorded November 21, 1980, in Volume 5 of Short Plats, Page 6, under Auditor's File No. 8011210021, records of Skagit County, Washington, being a portion of the southeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East, WM.

Except that portion described in Stipulated Judgment filed August 5, 1982, in Skagit County SC 43500, more particularly described as follows:

That portion of the east 15 feet of the west $\frac{1}{2}$ of the southeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East, WM., described as follows:

Beginning at the southwest corner of said east 15 feet of the west $\frac{1}{2}$ of the southeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$, which point bears S89°37'00"E, a distance of 650.70 feet from the southwest corner of said southeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$; thence N00°34'16"W along the west line of said subdivision a distance of 30 feet to a point on the north right-of-way line of that city street known as College Way, and which point is the true point of beginning of this property description; thence continuing N00°34'16"W along said west line of said subdivision, a distance of 117.23 feet; thence S40°27'57"E a distance of 9.82 feet; thence S02°29'47"E a distance of 20.82 feet; thence S02°14'25"E a distance of 24.02 feet; thence S01°43'01"E a distance of 45.02 feet; thence S01°25'45"E a distance of 20.01 feet to a point on the north right-of-way line of said College Way; thence N89°37'00"W along the north right-of-way line of College Way, a distance of 8.90 feet to the point of beginning of this property description and containing 873.76 square feet.

Except that portion of said Lot 2 described as follows:

Beginning at the northwest corner of said Lot 2; thence S87°55'09"E a distance of 125.52 feet to the true point of beginning; thence continue S87°55'09"E a distance of 33.00 feet; thence N01°07'37"E a distance of 11.64 feet; thence N87°55'09"W a distance of 33.00 feet; thence S01°07'37"W a distance of 11.64 feet to the true point of beginning.



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LOT B

LOT 1
L.V. 1

PARCEL P25681

LOT 2

PARCEL P25680

LOT A

GRAPHIC SCALE

(IN FEET)

~~1 inch = 40 ft.~~

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Skagit County Auditor