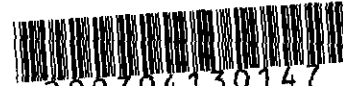


AFTER RECORDING RETURN TO:



200704130147
Skagit County Auditor

4/13/2007 Page 1 of 15 3:36PM

Grantor.	STAFFORD, Steven & Kim; PIAZZA, John J. & Dorothy
Grantee.	STROCK, Sheila L.
Abbrev. Leg.	Ptn of Lot 2, TROWBRIDGE ADDITION TO THE TOWN OF SEDRO WOOLLEY
Tax Parcel Nos.	4175-000-003-0008/P77325; 4175-000-002-0207/P77322 & 4175-000-002-0009/P77320

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

1710
APR 13 2007

**QUIT CLAIM DEED
FOR BOUNDARY LINE ADJUSTMENT
AND RELEASE OF EASEMENT**

Amount Paid \$
Skagit Co. Treasurer
By *[Signature]* Deputy

RECITALS

STEVEN STAFFORD and KIM STAFFORD, husband and wife, and JOHN J. PIAZZA and DOROTHY PIAZZA, husband and wife, are owners of the real property currently described on EXHIBIT I (the "Stafford/Piazza property"), which is attached hereto and by this reference incorporated herein.

SHEILA L. STROCK, a single woman, is owner of the real property currently described on EXHIBIT II (the "Strock property"), which is attached hereto and by this reference incorporated herein.

The above named owners wish to adjust the boundaries to their properties by transferring a portion of the Stafford/Piazza property to the Strock property, and a portion of the Strock property to the Stafford/Piazza property. That portion of the Stafford/Piazza property described as Parcels A and B on EXHIBIT III (Property Adjustment Parcel) will be adjusted to the Strock property, and that portion of the Strock property described as Parcel C on EXHIBIT III (Property Adjustment Parcel) will be adjusted to the Stafford/Piazza property.

Following the adjustment, the Stafford/Piazza property will be as described on EXHIBIT V, attached hereto and incorporated by this reference, and the Strock property will be as described on EXHIBIT VI, which is attached hereto and incorporated by this reference.

A portion of the Piazza/Stafford property is encumbered by a nonexclusive easement in favor of the Strock property. The easement is described on EXHIBIT IV.

It is the intention of the parties, by this instrument, to release that 40 foot easement and thereby clear title to the Piazza/Stafford property by expressly releasing the easement of record.

Both the boundary line adjustment and release of the easement are being executed in connection with the development of Sedro-Woolley Short Plat No. 2532-03 by Stafford and Piazza.

Upon recordation of the Short Plat, a portion of the Piazza/Stafford property and

the Strock property, which is shown on the attached sketch (EXHIBIT VII) will be dedicated to the City of Sedro-Woolley for public right of way.

It is intended that the newly dedicated right of way will provide access and utilities to the Strock property to replace the private easement being released by this instrument.

BOUNDARY LINE ADJUSTMENT FROM STAFFORD/PIAZZA TO STROCK

THE GRANTORS, STEVEN STAFFORD and KIM STAFFORD, husband and wife, and JOHN J. PIAZZA and DOROTHY PIAZZA, husband and wife, for and in consideration of a boundary line adjustment, and for no monetary consideration, convey and quitclaim to:

THE GRANTEE, SHEILA L. STROCK, a single woman, those parcels of real property described as Parcels A and B on EXHIBIT III, which is attached hereto and by this reference incorporated herein, together with all after acquired title of the Grantors therein.

The above described property (Parcels A and B of the boundary adjustment parcels described on EXHIBIT III) will be combined or aggregated with contiguous property owned by the Grantee (described on EXHIBIT II). This boundary line adjustment is not for the purpose of creating an additional building lot.

BOUNDARY LINE ADJUSTMENT FROM STROCK TO STAFFORD/PIAZZA

THE GRANTOR, SHEILA L. STROCK, a single woman, for and in consideration of a boundary line adjustment, and for no monetary consideration, conveys and quitclaims to:

THE GRANTEES, STEVEN STAFFORD and KIM STAFFORD, husband and wife, and JOHN J. PIAZZA and DOROTHY PIAZZA, husband and wife, that parcel of real property described as Parcel C on EXHIBIT III, which is attached hereto and by this reference incorporated herein, together with all after acquired title of the Grantor therein.

The above described property (Parcel C of the boundary adjustment parcels described on EXHIBIT III) will be combined or aggregated with contiguous property owned by the Grantees (described on EXHIBIT I) and Grantee (described on EXHIBIT II). This boundary line adjustment is not for the purpose of creating an additional building lot.

RELINQUISHMENT of EASEMENT

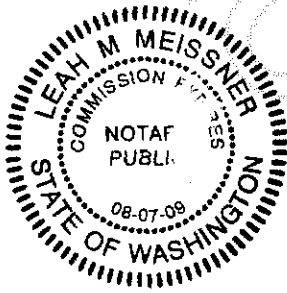
SHEILA L. STROCK, a single woman, hereby quitclaims to STEVEN STAFFORD and KIM STAFFORD, husband and wife, and JOHN J. PIAZZA and DOROTHY PIAZZA, husband and wife, all interest in the easement described on EXHIBIT IV, attached hereto, for the purpose of terminating and relinquishing that ingress and egress easement, and to place said relinquishment on the public record, and



STATE OF WASHINGTON)
 : ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that JOHN J. PIAZZA and DOROTHY PIAZZA 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: April 9th, 2007.



Leah M Meissner
Printed Name: LEAH M MEISSNER
NOTARY PUBLIC in and for the State of
Washington, residing at Sedro Woolley
My appointment expires: 8-7-09

STATE OF WASHINGTON)
 : ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that SHEILA L. STROCK is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 9th, 2007.



Leah M Meissner
Printed Name: LEAH M MEISSNER
NOTARY PUBLIC in and for the State of
Washington, residing at Sedro Woolley
My appointment expires: 8-7-09

EXHIBIT I
Stafford/Piazza Property
Before Boundary Line Adjustment

Tax Acct Nos. 4175-000-003-0008/P77325; 4175-000-002-0207/P77322

Lots 2 and 3, TROWBRIDGE ADDITION TO THE TOWN OF SEDRO WOOLLEY, according to the plat thereof recorded in Volume 3 of Plats, page 33, records of Skagit County, Washington.

EXCEPT the North 70 feet of said Lots 2 and 3;

AND ALSO EXCEPT that portion of the East 85 feet of said Tract 2 lying South of a line that is 120 feet South and parallel to the North line of said Tract 2.

Situate in the County of Skagit, State of Washington.



EXHIBIT II
Strock Property
Before Boundary Line Adjustment

Tax Acct No. 4175-000-002-0009/P77320

The South 75 feet of the North 195 feet of the East 85 feet of Lot 2,
"TROWBRIDGE ADDITION TO THE TOWN OF SEDRO WOOLLEY",
according to the recorded plat thereof in the office of the Auditor of Skagit
County, Washington, in Volume 3 of Plats, page 33;

TOGETHER WITH a non-exclusive easement for ingress and egress over the
South 40 feet of the North 120 feet of Lots 2 and 3, said "TROWBRIDGE
ADDITION TO THE TOWN OF SEDRO WOOLLEY".

Situate in the County of Skagit, State of Washington.



EXHIBIT III
Boundary Line Adjustment Parcels

PARCEL "A":

(To be transferred from Piazza/Stafford to Strock)

COMMENCING AT THE NORTHEAST CORNER OF LOT 2 OF THE TROWBRIDGE ADDITION TO THE TOWN OF SEDRO WOOLLEY AS RECORDED IN VOLUME 3 OF PLATS, PAGE 33, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH ALONG SAID EAST LINE A DISTANCE OF 20.00 FEET;

THENCE SOUTH 89 DEGREES 23'28" WEST A DISTANCE OF 25.85 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID CURVE AN ARC DISTANCE OF 34.24 FEET THROUGH A CENTRAL ANGLE OF 78 DEGREES 27'47";

THENCE NORTH 89 DEGREES 23'28" EAST A DISTANCE OF 50.13 FEET TO THE POINT OF BEGINNING.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

PARCEL "B":

(To be transferred from Piazza/Stafford to Strock)

COMMENCING AT THE NORTHEAST CORNER OF LOT 2 OF THE TROWBRIDGE ADDITION TO THE TOWN OF SEDRO WOOLLEY AS RECORDED IN VOLUME 3 OF PLATS, PAGE 33, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 120.00 FEET;

THENCE SOUTH 89 DEGREES 23'28" WEST PARALLEL TO AND 120.00 FEET DISTANT SOUTHERLY FROM THE NORTH LINE OF SAID TROWBRIDGE ADDITION, A DISTANCE OF 76.14 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 23'28" WEST A DISTANCE OF 8.86 FEET TO THE WEST LINE OF THE EAST 85.00 FEET OF SAID LOT 2 OF SAID

TROWBRIDGE ADDITION;



THENCE NORTH 0 DEGREES 00' EAST ALONG SAID WEST LINE OF EAST 85.00 FEET OF TROWBRIDGE ADDITION, A DISTANCE OF 14.39 FEET TO A POINT ON NON-TANGENT CURVE HAVING A RADIUS POINT BEARING SOUTH 38 DEGREES 32'38" WEST AT A DISTANCE OF 25.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 17.15 FEET THROUGH A CENTRAL ANGLE OF 39 DEGREES 18'37" TO THE TRUE POINT OF BEGINNING.

PARCEL "C":

(To be transferred from Strock to Piazza/Stafford)

COMMENCING AT THE NORTHEAST CORNER OF LOT 2 OF THE TROWBRIDGE ADDITION TO THE TOWN OF SEDRO WOOLLEY AS RECORDED IN VOLUME 3 OF PLATS, PAGE 33, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 120.00 FEET; THENCE SOUTH 89 DEGREES 23'28" WEST PARALLEL TO AND 120.00 FEET DISTANT SOUTHERLY FROM THE NORTH LINE OF SAID TROWBRIDGE ADDITION, A DISTANCE OF 76.14 FEET TO THE TRUE POINT OF BEGINNING.

THENCE NORTH 89 DEGREES 23'28" EAST A DISTANCE OF 26.01 FEET TO A POINT ON NON-TANGENT CURVE HAVING A RADIUS POINT BEARING SOUTH 79 DEGREES 04'19" EAST AT A DISTANCE OF 25.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 5.03 FEET THROUGH A CENTRAL ANGLE OF 11 DEGREES 32'13"; THENCE SOUTH 0 DEGREES 36'32" EAST A DISTANCE OF 5.00 FEET;

THENCE SOUTH 89 DEGREES 23'28" WEST A DISTANCE OF 25.00 FEET;

THENCE NORTH 0 DEGREES 36'32" WEST A DISTANCE OF 5.00 FEET TO A POINT TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS POINT BEARING SOUTH 89 DEGREES 23'28" WEST AT A DISTANCE OF 25.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 5.03 FEET THROUGH A CENTRAL ANGLE OF 11 DEGREES 32'13" TO THE TRUE POINT OF BEGINNING.



**EXHIBIT IV
Easement Description**

A non-exclusive easement for ingress and egress over the South 40 feet of the North 120 feet of Lots 2 and 3, said "TROWBRIDGE ADDITION TO THE TOWN OF SEDRO WOOLLEY".

Situate in the County of Skagit, State of Washington.



EXHIBIT V
Stafford/Piazza Property
After Boundary Line Adjustment

Lots 2 and 3, TROWBRIDGE ADDITION TO THE TOWN OF SEDRO WOOLLEY, according to the plat thereof recorded in Volume 3 of Plats, page 33, records of Skagit County, Washington,

EXCEPT the North 70 feet of said Tracts 2 and 3;

AND ALSO EXCEPT that portion of the East 85 feet of said Tract 2 lying South of a line that is 120 feet South and parallel to the North line of said Tract 2;

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL "C":

PARCEL "C":

COMMENCING AT THE NORTHEAST CORNER OF LOT 2 OF THE TROWBRIDGE ADDITION TO THE TOWN OF SEDRO WOOLLEY AS RECORDED IN VOLUME 3 OF PLATS, PAGE 33, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 120.00 FEET; THENCE SOUTH 89 DEGREES 23'28" WEST PARALLEL TO AND 120.00 FEET DISTANT SOUTHERLY FROM THE NORTH LINE OF SAID TROWBRIDGE ADDITION, A DISTANCE OF 76.14 FEET TO THE TRUE POINT OF BEGINNING.

THENCE NORTH 89 DEGREES 23'28" EAST A DISTANCE OF 26.01 FEET TO A POINT ON NON-TANGENT CURVE HAVING A RADIUS POINT BEARING SOUTH 79 DEGREES 04'19" EAST AT A DISTANCE OF 25.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 5.03 FEET THROUGH A CENTRAL ANGLE OF 11 DEGREES 32'13"; THENCE SOUTH 0 DEGREES 36'32" EAST A DISTANCE OF 5.00 FEET;

THENCE SOUTH 89 DEGREES 23'28" WEST A DISTANCE OF 25.00 FEET;

THENCE NORTH 0 DEGREES 36'32" WEST A DISTANCE OF 5.00 FEET TO A POINT TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS POINT BEARING SOUTH 89 DEGREES 23'28" WEST AT A DISTANCE OF 25.00 FEET;



THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 5.03 FEET THROUGH A CENTRAL ANGLE OF 11 DEGREES 32'13" TO THE TRUE POINT OF BEGINNING.

EXCEPT FROM ALL THE ABOVE THE FOLLOWING DESCRIBED PARCELS "A" AND "B":

PARCEL "A":

COMMENCING AT THE NORTHEAST CORNER OF LOT 2 OF THE TROWBRIDGE ADDITION TO THE TOWN OF SEDRO WOOLLEY AS RECORDED IN VOLUME 3 OF PLATS, PAGE 33, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH ALONG SAID EAST LINE A DISTANCE OF 20.00 FEET;

THENCE SOUTH 89 DEGREES 23'28" WEST A DISTANCE OF 25.85 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID CURVE AN ARC DISTANCE OF 34.24 FEET THROUGH A CENTRAL ANGLE OF 78 DEGREES 27'47";

THENCE NORTH 89 DEGREES 23'28" EAST A DISTANCE OF 50.13 FEET TO THE POINT OF BEGINNING.

PARCEL "B":

COMMENCING AT THE NORTHEAST CORNER OF LOT 2 OF THE TROWBRIDGE ADDITION TO THE TOWN OF SEDRO WOOLLEY AS RECORDED IN VOLUME 3 OF PLATS, PAGE 33, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 120.00 FEET;

THENCE SOUTH 89 DEGREES 23'28" WEST PARALLEL TO AND 120.00 FEET DISTANT SOUTHERLY FROM THE NORTH LINE OF SAID TROWBRIDGE ADDITION, A DISTANCE OF 76.14 FEET TO THE TRUE POINT OF BEGINNING;



THENCE CONTINUING SOUTH 89 DEGREES 23'28" WEST A DISTANCE OF 8.86 FEET TO THE WEST LINE OF THE EAST 85.00 FEET OF SAID LOT 2 OF SAID TROWBRIDGE ADDITION;

THENCE NORTH 0 DEGREES 00' EAST ALONG SAID WEST LINE OF EAST 85.00 FEET OF TROWBRIDGE ADDITION, A DISTANCE OF 14.39 FEET TO A POINT ON NON-TANGENT CURVE HAVING A RADIUS POINT BEARING SOUTH 38 DEGREES 32'38" WEST AT A DISTANCE OF 25.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 17.15 FEET THROUGH A CENTRAL ANGLE OF 39 DEGREES 18'37" TO THE TRUE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.



EXHIBIT VI
Strock Property
After Boundary Line Adjustment

The South 75 feet of the North 195 feet of the East 85 feet of Lot 2, "TROWBRIDGE ADDITION TO THE TOWN OF SEDRO WOOLLEY", according to the recorded plat thereof in the office of the Auditor of Skagit County, Washington, in Volume 3 of Plats, page 33;

TOGETHER WITH FOLLOWING DESCRIBED PARCELS "A" and "B":

PARCEL "A":

COMMENCING AT THE NORTHEAST CORNER OF LOT 2 OF THE TROWBRIDGE ADDITION TO THE TOWN OF SEDRO WOOLLEY AS RECORDED IN VOLUME 3 OF PLATS, PAGE 33, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH ALONG SAID EAST LINE A DISTANCE OF 20.00 FEET;

THENCE SOUTH 89 DEGREES 23'28" WEST A DISTANCE OF 25.85 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID CURVE AN ARC DISTANCE OF 34.24 FEET THROUGH A CENTRAL ANGLE OF 78 DEGREES 27'47";

THENCE NORTH 89 DEGREES 23'28" EAST A DISTANCE OF 50.13 FEET TO THE POINT OF BEGINNING.

PARCEL "B":

COMMENCING AT THE NORTHEAST CORNER OF LOT 2 OF THE TROWBRIDGE ADDITION TO THE TOWN OF SEDRO WOOLLEY AS RECORDED IN VOLUME 3 OF PLATS, PAGE 33, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 120.00 FEET;

THENCE SOUTH 89 DEGREES 23'28" WEST PARALLEL TO AND 120.00 FEET DISTANT SOUTHERLY FROM THE NORTH LINE OF SAID



TROWBRIDGE ADDITION, A DISTANCE OF 76.14 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 23'28" WEST A DISTANCE OF 8.86 FEET TO THE WEST LINE OF THE EAST 85.00 FEET OF SAID LOT 2 OF SAID TROWBRIDGE ADDITION;

THENCE NORTH 0 DEGREES 00' EAST ALONG SAID WEST LINE OF EAST 85.00 FEET OF TROWBRIDGE ADDITION, A DISTANCE OF 14.39 FEET TO A POINT ON NON-TANGENT CURVE HAVING A RADIUS POINT BEARING SOUTH 38 DEGREES 32'38" WEST AT A DISTANCE OF 25.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 17.15 FEET THROUGH A CENTRAL ANGLE OF 39 DEGREES 18'37" TO THE TRUE POINT OF BEGINNING.

EXCEPT FROM ALL THE ABOVE, THE FOLLOWING DESCRIBED PARCEL "C":

PARCEL "C":

COMMENCING AT THE NORTHEAST CORNER OF LOT 2 OF THE TROWBRIDGE ADDITION TO THE TOWN OF SEDRO WOOLLEY AS RECORDED IN VOLUME 3 OF PLATS, PAGE 33, RECORDS OF SKAGIT COUNTY, WASHINGTON;

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THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 5.03 FEET THROUGH A CENTRAL ANGLE OF 11 DEGREES 32'13"; THENCE SOUTH 0 DEGREES 36'32" EAST A DISTANCE OF 5.00 FEET;

THENCE SOUTH 89 DEGREES 23'28" WEST A DISTANCE OF 25.00 FEET;



THENCE NORTH 0 DEGREES 36'32" WEST A DISTANCE OF 5.00 FEET
TO A POINT TO THE BEGINNING OF A TANGENT CURVE HAVING A
RADIUS POINT
BEARING SOUTH 89 DEGREES 23'28" WEST AT A DISTANCE OF 25.00
FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE
OF 5.03 FEET THROUGH A CENTRAL ANGLE OF 11 DEGREES 32'13" TO
THE TRUE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.

