

FILED FOR RECORD AT THE  
REQUEST OF/RETURN TO:  
Craig E. Cammock, WSBA #24185  
Skagit Law Group, PLLC  
227 Freeway Drive, Suite B  
P. O. Box 336  
Mount Vernon, WA 98273



200704260249  
Skagit County Auditor

4/26/2007 Page 1 of 10 3:57PM

### QUITCLAIM DEED FOR BOUNDARY LINE ADJUSTMENT

Grantor (s): EDWARD H. JOHNSON and MAXINE G.  
JOHNSON, husband and wife;  
DANIEL B. JOHNSON and JODY A. JOHNSON,  
husband and wife

Grantee (s): EDWARD H. JOHNSON and MAXINE G.  
JOHNSON, husband and wife, and  
DANIEL B. JOHNSON and JODY A. JOHNSON,  
husband and wife

Additional Grantor(s) on page(s)  
Additional Grantee(s) on page(s)  
Abbreviated Legal: Ptn S 1/2, 16-33-4E W.M.  
Additional Legal on page(s): 1, 2, 3, 4, 5, 6  
Assessor's Tax Parcel Nos.: P16640 / 330416-0-002-0007  
P16642 / 330416-0-003-0105  
P16704 / 330416-4-001-0307  
P16648 / 330416-0-012-0005  
P16708 / 330416-4-003-0016

The GRANTORS and GRANTEES are the owners of the following parcel of property:

Lots 1 and 2 of Short Plat No. 30-88, approved September 13, 1988, recorded September 21, 1988, in Book 8 of Short Plats, pages 68 and 69, under Auditor's File No. 8809210018, records of Skagit County, Washington, and being a portion of the Southwest 1/4 of the Southeast 1/4 and of the Southeast 1/4 of the Southwest 1/4, of Section 16, Township 33 North, Range 4 East, W.M.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

1955  
APR 26 2007

Quitclaim Deed for Boundary Line Adjustment  
Page 1

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

TOGETHER WITH the following described tract of land:

Government Lot 2, Section 16, Township 33 North, Range 4 East, W.M., EXCEPT roads.

ALSO EXCEPT the following described tract:

Beginning at the East  $\frac{1}{4}$  corner of Section 16;  
thence North  $89^{\circ}12'30''$  West, 1299.19 feet;  
thence South  $1^{\circ}08'10''$  West, 1361.12 feet to the Northwest corner of Government Lot 2, the true point of beginning;  
thence South  $89^{\circ}10'31''$  East, 384.79 feet;  
thence South  $0^{\circ}02'03''$  East, 76.24 feet;  
thence South  $89^{\circ}57'57''$  (West), 347.77 feet;  
thence South  $76^{\circ}59'32''$  West, 39.85 feet to the West line of Government Lot 2;  
thence North  $01^{\circ}08'10''$  East, 90.98 feet to the true point of beginning.

Subject to covenants, conditions, restrictions and easements of record.

Situate in Skagit County, Washington

**WHEREAS:** THE GRANTORS, EDWARD H. JOHNSON and MAXINE G. JOHNSON, husband and wife, and DANIEL B. JOHNSON and JODY A. JOHNSON, and GRANTEES, EDWARD H. JOHNSON and MAXINE G. JOHNSON, husband and wife, and DANIEL B. JOHNSON and JODY A. JOHNSON, husband and wife, wish to reconfigure the above-described parcels through a boundary line adjustment:

**NOW THEREFORE,** THE GRANTORS, EDWARD H. JOHNSON and MAXINE G. JOHNSON, husband and wife, and DANIEL B. JOHNSON and JODY A. JOHNSON, husband and wife, in consideration of and for the purpose of establishing new boundary lines between parcels owned by Grantors and Grantees, do hereby convey and quitclaim to DANIEL B. JOHNSON and JODY A. JOHNSON, husband and wife, as Grantees, the following described real estate situate in the County of Skagit, State of Washington, together with all after-acquired title of the Grantors therein, to-wit: that property described as:

LOT "B"

Lot 2, Skagit County Short Plat No. 30-88, approved July 15, 1988, as recorded in Volume 8 of Short Plats, page 68, under Auditor's File No. 8809210018, records of Skagit County, Washington, being in Section 16, Township 33 North, Range 4 East of the Willamette Meridian;



UNRECORDED  
TOGETHER WITH all that portion of Lot 1, said Skagit County Short Plat No. 30-88, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 2;  
**thence** South 88° 35' 01" East along the Easterly extension of the South line of said Lot 2, 40.00 feet;  
**thence** North 01° 06' 44" East, parallel with the East line of said Lot 2, 348.54 feet;  
**thence** South 66° 47' 58" West, parallel with the Northerly line of said Lot 1, 263.35 feet to a corner common to said Lots 1 and 2;  
**thence** South 77° 36' 21" East along the Northerly line of said Lot 2, 203.94 feet to the Northeast corner thereof;  
**thence** South 01° 06' 44" West along the East line of said Lot 2, 200.00 feet to the point of beginning.

Subject to covenants, conditions, restrictions and easements of record.

Situate in the County of Skagit, State of Washington.

*Identified on the attached "After Boundary Line Adjustment" Exhibit as "Lot B"*

**AND FURTHER**, THE GRANTORS, EDWARD H. JOHNSON and MAXINE G. JOHNSON, husband and wife, in consideration of and for the purpose of establishing new boundary lines between parcels owned by Grantors, do hereby convey and quitclaim to EDWARD H. JOHNSON and MAXINE G. JOHNSON, husband and wife, as Grantees, the following described real estate situate in the County of Skagit, state of Washington, together with all after-acquired title of the Grantors therein, to-wit: that property described as:

**LOT "A"**

All that portion of Lot 1, Skagit County Short Plat No. 30-88, approved July 15, 1988, as recorded in Volume 8 of Short Plats, page 68, under Auditor's File No. 8809210018, records of Skagit County, Washington, being in Section 16, Township 33 North, Range 4 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 1;  
**thence** South 89° 51' 26" West along the South line thereof, 942.37 feet;  
**thence** North 00° 04' 58" West, 132.61 feet;  
**thence** North 03° 50' 20" West, 384.00 feet to the line common to Lots 1 and 2 of said Short Plat;



**thence** South 88° 35' 01" East along said common line and along its Easterly extension, 148.51 feet;

**thence** North 01° 06' 44" East, parallel with the East line of said Lot 2, 348.54 feet;

**thence** South 66° 47' 58" West, parallel with the Northerly line of said Lot 1, 263.35 feet to a corner common to said Lots 1 and 2;

**thence** North 01° 06' 43" East along the West line of the Northerly portion of said Lot 1, 52.86 feet to its Northerly line;

**thence** North 66° 47' 58" East along said Northerly line, 1174.21 feet to its Northeast corner;

**thence** South 01° 08' 10" West along the East line of said Lot 1, 1270.13 feet to the point of beginning;

TOGETHER WITH the following described tract of land:

Government Lot 2, Section 16, Township 33 North, Range 4 East, W.M., EXCEPT roads.

ALSO EXCEPT the following described tract:

Beginning at the East  $\frac{1}{4}$  corner of Section 16;

**thence** North 89°12'30" West, 1299.19 feet;

**thence** South 1°08'10" West, 1361.12 feet to the Northwest corner of Government Lot 2, the true point of beginning;

**thence** South 89°10'31" East, 384.79 feet;

**thence** South 0°02'03" East, 76.24 feet;

**thence** South 89°57'57" (West), 347.77 feet;

**thence** South 76°59'32" West, 39.85 feet to the West line of Government Lot 2;

**thence** North 01°08'10" East, 90.98 feet to the true point of beginning; and also

TOGETHER WITH an easement for ingress, egress and utilities over, under and across a strip of land 60.00 feet wide, the Southerly margin thereof being more particularly described as follows:

Commencing at the Southwest corner of said Lot 1, said point lying on the Easterly right-of-way margin of the Hermway Heights Road; **thence** North 90° 00' 00" East along the South line thereof, 216.83 feet to an angle point thereon; **thence** South 50° 24' 49" East along the South line thereof, 100.82 feet to an angle point thereon; **thence** South 51° 29' 50" East along the South line thereof, 221.61 feet to an angle point thereon;



**thence** leaving said South line, South 75° 57' 20" East, 101.58 feet to the West line of the tract described above and the end of said Southerly margin; EXCEPTING from said 60.00 foot wide strip any portion thereof not lying within said Lot 1, and also EXCEPTING from said 60.00 foot wide strip any portion thereof lying within the above described portion of said Lot 1. Said strip is to be configured so as to provide a continuous connection from said Easterly right-of-way margin of the Hermway Heights Road to the Westerly line of the above described portion of said Lot 1.

Subject to covenants, conditions, restrictions and easements of record.

Situate in the County of Skagit, State of Washington.

*Identified on the attached "After Boundary Line Adjustment" Exhibit as "Lot A"*

AND ALSO THE FOLLOWING DESCRIBED PARCEL, AS A SEPARATE PARCEL:

LOT "C"

All that portion of Lot 1, Skagit County Short Plat No. 30-88, approved July 15, 1988, as recorded in Volume 8 of Short Plats, page 68, under Auditor's File No. 8809210018, records of Skagit County, Washington, being in Section 16, Township 33 North, Range 4 East of the Willamette Meridian, lying West of the following described line:

Commencing at the Southeast corner of said Lot 1;  
**thence** South 89° 51' 26" West along the South line thereof, 942.37 feet to the **TRUE POINT OF BEGINNING** of said described line;  
**thence** North 00° 04' 58" West, 132.61 feet;  
**thence** North 03° 50' 20" West, 384.00 feet to the line common to Lots 1 and 2 of said Short Plat and the end of said described line;

SUBJECT TO an easement for ingress, egress and utilities over, under and across a strip of land 60.00 feet wide, the Southerly margin thereof being more particularly described as follows:

Commencing at the Southwest corner of said Lot 1, said point lying on the Easterly right-of-way margin of the Hermway Heights Road; **thence** North 90° 00' 00" East along the South line thereof, 216.83 feet to an angle point thereon; **thence** South 50° 24' 49" East along the South line thereof, 100.82 feet to an angle point thereon; **thence** South 51° 29' 50"



East along the South line thereof, 221.61 feet to an angle point thereon; **thence** leaving said South line, South 75° 57' 20" East, 101.58 feet to the above described line and the end of said Southerly margin; EXCEPTING from said 60.00 foot wide strip any portion thereof not lying within the above described portion of said Lot 1. Said strip is to be configured so as to provide a continuous connection from said Easterly right-of-way margin of the Hermway Heights Road to the Easterly line of the above described portion of said Lot 1.

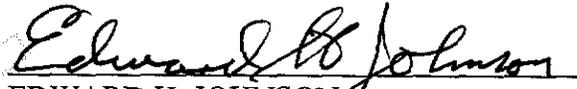
Subject to covenants, conditions, restrictions and easements of record.

Situate in the County of Skagit, State of Washington.

Identified on the attached "After Boundary Line Adjustment" Exhibit as "Lot C"

This boundary line adjustment is not for the purpose of creating an additional building lot.

DATED this 11<sup>th</sup> day of April, 2007.

  
EDWARD H. JOHNSON

  
MAXINE G. JOHNSON

  
DANIEL B. JOHNSON

  
JODY A. JOHNSON

THE FOREGOING QUITCLAIM DEED ADJUSTING BOUNDARY LINES IS HEREBY

APPROVED THIS 20<sup>th</sup> DAY OF APRIL, 2007.

SKAGIT COUNTY

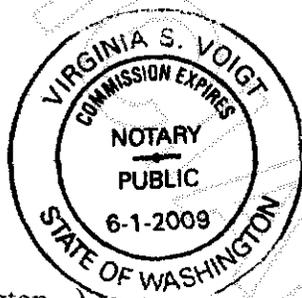
By   
Its Senior Planner



State of Washington )  
 ) ss  
County of Skagit )

I certify that I know or have satisfactory evidence that EDWARD H. JOHNSON is the person who appeared before me and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: April 11, 2007.



Virginia S. Voigt  
(Signature)

NOTARY PUBLIC

VIRGINIA S. VOIGT  
Print Name of Notary

My appointment expires: 6/1/09

State of Washington )  
 ) ss  
County of Skagit )

I certify that I know or have satisfactory evidence that MAXINE G. JOHNSON is the person who appeared before me and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: April 11, 2007.



Virginia S. Voigt  
(Signature)

NOTARY PUBLIC

VIRGINIA S. VOIGT  
Print Name of Notary

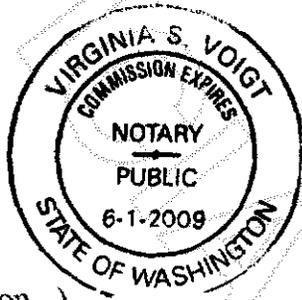
My appointment expires: 6/1/09



State of Washington )  
 ) ss  
County of Skagit )

I certify that I know or have satisfactory evidence that DANIEL B. JOHNSON is the person who appeared before me and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: April 11, 2007.

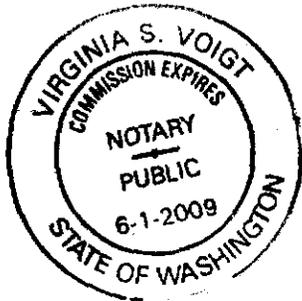


Virginia S. Voigt  
(Signature)  
NOTARY PUBLIC  
VIRGINIA S. VOIGT  
Print Name of Notary  
My appointment expires: 6/1/09

State of Washington )  
 ) ss  
County of Skagit )

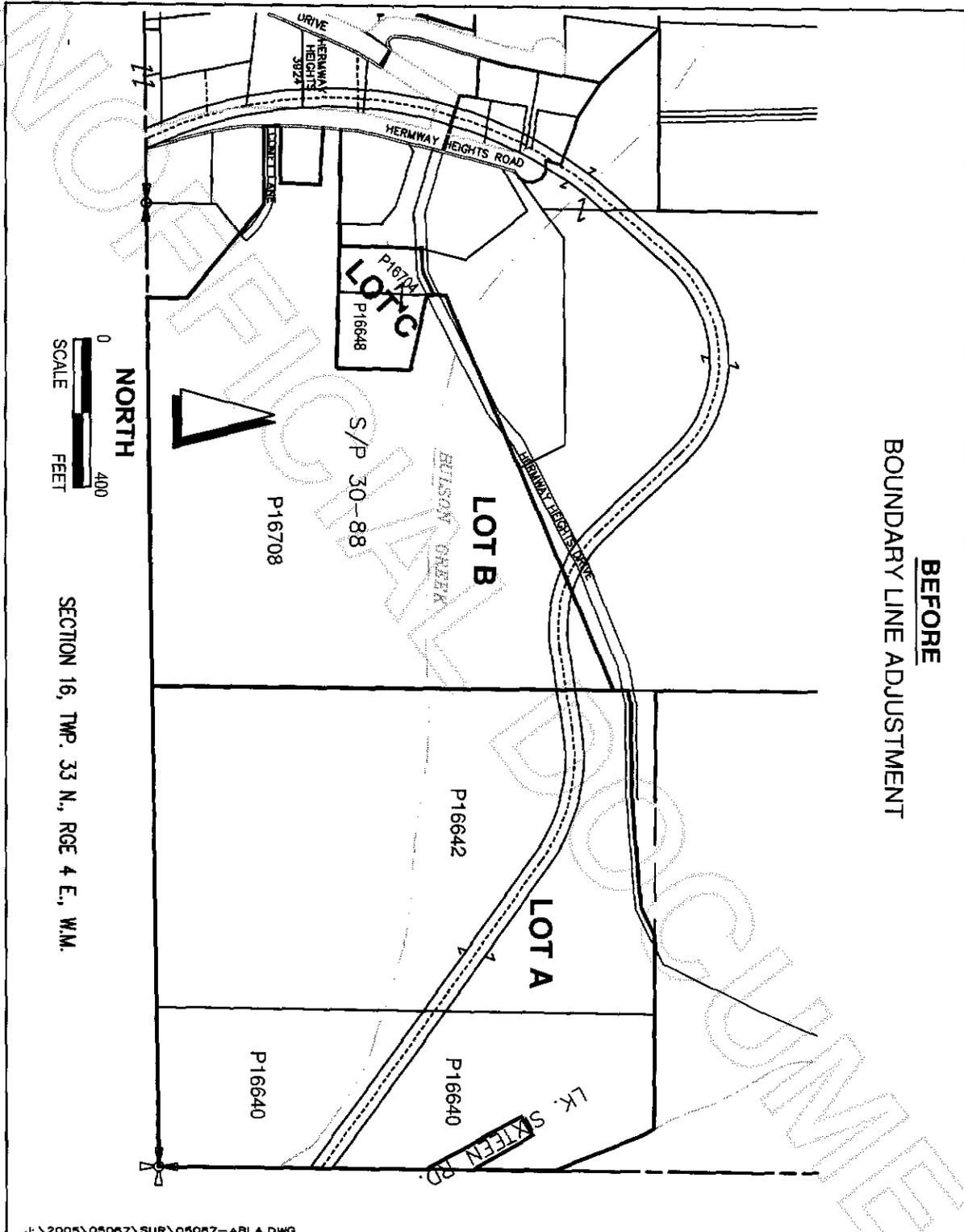
I certify that I know or have satisfactory evidence that JODY A. JOHNSON is the person who appeared before me and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: April 11, 2007.



Virginia S. Voigt  
(Signature)  
NOTARY PUBLIC  
VIRGINIA S. VOIGT  
Print Name of Notary  
My appointment expires: 6/1/09





**BEFORE**  
BOUNDARY LINE ADJUSTMENT

J:\2005\05067\SUR\05067-ABLA.DWG



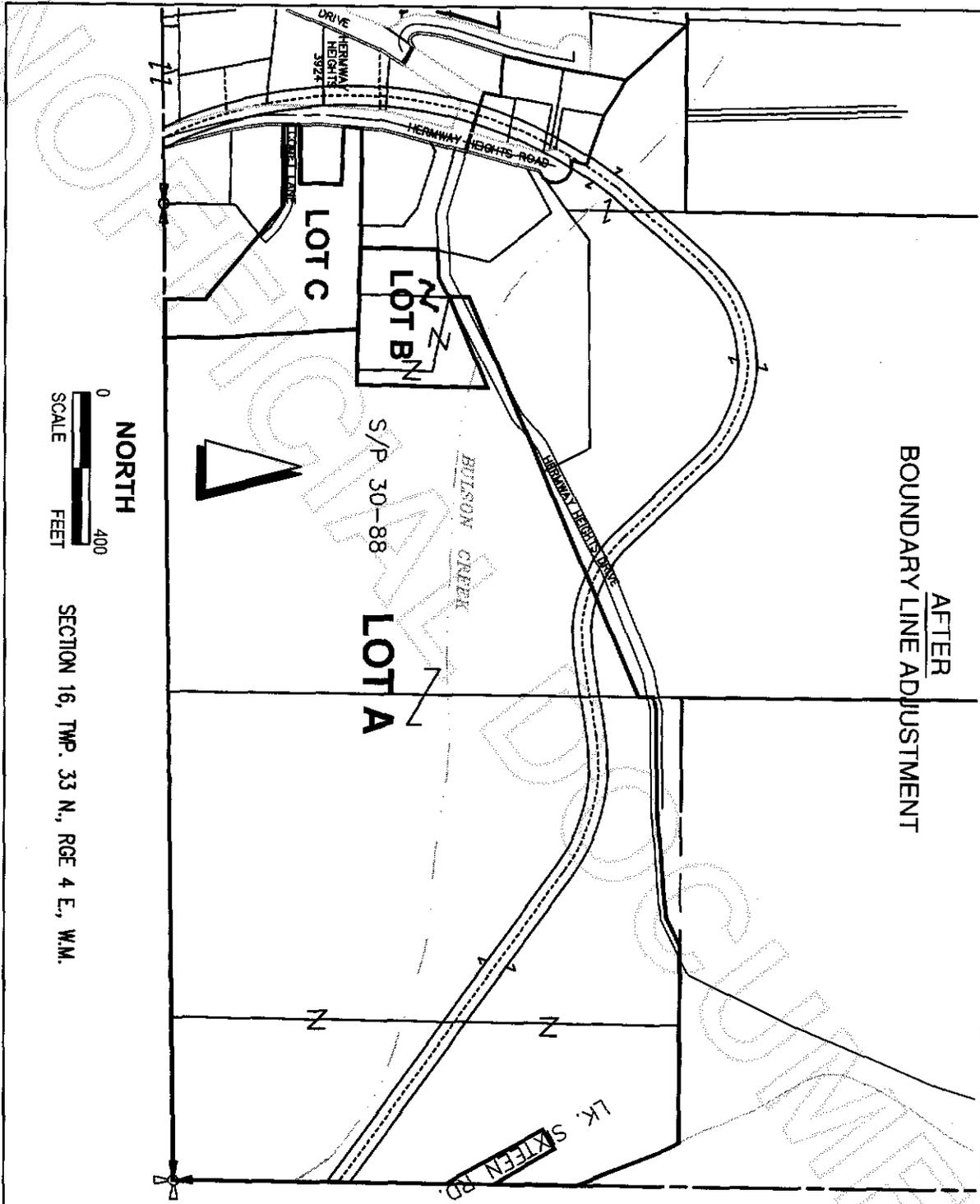
**Leonard, Boudinot & Skodje Inc.**  
PROFESSIONAL ENGINEERS & LAND SURVEYORS  
603 South First Street, P.O. Box 1228  
Mount Vernon, WA 98273  
Tel: 360-336-5751 Fax: 360-336-3981

**EXHIBIT MAP**  
FOR  
**ED JOHNSON - BLA**

SCALE 1"=200'  
JOB # 05067-A  
SHEET 1 OF 2



200704260249  
Skagit County Auditor



J:\2005\05067\SUR\05067-ABLA.DWG

DATE-03-21-07



**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: 360-336-3981

**EXHIBIT MAP**  
 FOR  
**ED JOHNSON - BLA**

SCALE 1"=200'  
 JOB # 05067-A  
 SHEET 2 OF 2



200704260249  
 Skagit County Auditor