

When recorded return to:

CRYSTAL R PADGETT  
5933 CHUCKANUT DRIVE  
Bow, Wa 98232



200707110114  
Skagit County Auditor

7/11/2007 Page 1 of 7 2:42PM

## QUIT CLAIM DEED

THE GRANTOR **JOHN F. LEE and HEATHER M. LEE, husband and wife**

for and in consideration **Boundary Line Adjustment Only** conveys and quit claims to

THE GRANTEE **CRYSTAL R. PADGETT**, as her separate property

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.

Lots 1 to 9, inclusive, Block 1, BROWNS ADDITION TO BOW tgw ptn. vac. River Dr. and Ptn. Of the SW 1/4 of the SW 1/4 of Sec 35, Twp 36 N, Rge 3 E, W.M

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. The resulting legal description is shown in **Exhibit C** and delineated on **Exhibit D**. This boundary adjustment is not for the purposes of creating an additional building lot.

Tax # **P71277 and P48726**

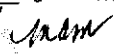
Dated: 6-20-07

  
JOHN F. LEE

  
HEATHER M. LEE

3261  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

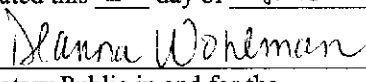
JUL 11 2007

Amount Paid \$0  
By  Skagit Co. Treasurer  
Deputy

STATE OF WASHINGTON }  
County of Skagit } ss

I certify that I know or have satisfactory evidence that **JOHN F. LEE and HEATHER M. LEE, husband and wife** is/are the person(s) who appeared before me, and said person acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 20 day of June, 2007.

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

My appointment expires 4-1-2009

DEANNA WOHLMAN  
NOTARY PUBLIC  
STATE OF WASHINGTON

MY COMM. EXP. 4-1-2009

## Exhibit A

### Lee to Padgett

That portion of Lots 6 and 7 "BROWNS ADDITION TO BOW," as per plat recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington together with that portion of vacated River Drive that reverted thereto by operation of law pursuant to Order of Vacation filed on September 16, 1975, under Commissioners File No. 13750 described as follows:

Beginning at a point on the Northwesterly line of Lot 6 in Block 1 "BROWN'S ADDITION TO BOW", as per plat recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington, that lies on a line parallel with and 16 feet Southwesterly of the Southwesterly line of Lot 5 of said Block, when measured at right angles thereto; thence Southeasterly along said parallel line and its Southeasterly extension for a distance of 191.31 feet to a point within vacated River Drive, thence North 18°13' 00" East for a distance of 20.39 feet, thence North 57° 48' 11" West for a distance of 185.36 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

#### BOUNDARY ADJUSTMENT

Reviewed and approved

in accordance with S.C.

Code Chapter 14.18

Arce Boeder  
SKAGIT CO. PLANNING & PERMIT CNTR

Date: 6/21/2007



200707110114

Skagit County Auditor

## Exhibit B

### **Padgett's Original Legal:**

The following described portion of Parcel "A" lying **Southerly of Line "C"** shall be recombined or reaggregated as a single lot of record:

#### **PARCEL "A":**

Lots 6 to 9, inclusive, Block 1, "BROWNS ADDITION TO BOW," as per plat recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated River Drive that reverted thereto by operation of law pursuant to Order of Vacation filed on September 16, 1975, under Commissioners File No. 13750.

Situate in the County of Skagit, State of Washington.

### **Lee's Original Legal:**

The following described Parcel "B" and that portion of Parcel "A" lying **Northerly of Line "C"** shall be recombined or reaggregated as a single lot of record:

#### **PARCEL "A":**

Lots 1 to 4, inclusive and Lots 6 to 9, inclusive, Block 1, "BROWNS ADDITION TO BOW," as per plat recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington.

TOGETHER WITH the vacated alley adjacent thereto which would attach by operation of law as vacated on November 4, 1959, under Skagit County Commissioners File No. 10318,

EXCEPT THEREFROM that portion of said premises of said vacated alley conveyed by deed recorded October 24, 1975, under Auditor's File No. 825325.

ALSO TOGETHER WITH that portion of vacated River Drive as would attach by operation of law as vacated on September 16, 1975, under Commissioners File No. 13750.

Situate in the County of Skagit, State of Washington.

#### **PARCEL "B":**

A tract of land in the Southwest ¼ of the Southwest ¼ of Section 35, Township 36 North, Range 3 East, W.M., being more particularly described as follows:

Beginning at the Southwest corner of Section 35, Township 36 North, Range 3 East, W.M.;  
thence North 0°13'26" West, 209.11 feet to a point on the centerline of the Bow Hill Road;  
thence North 24°28'40" East along said centerline 9.21 feet to the P.C. of an 18° curve to the right;  
thence Northeasterly along said curve 309.38 feet to the P.T. of said curve;  
thence North 80°10'00" East, 102.41 feet;  
thence North 9°50'00" West, 30.00 feet to the North right of way line of the Bow Hill Road, said point being the point of beginning of this description;  
thence North 78°30'30" West, 112.00 feet to a point on the East line of vacated River Drive as shown on the Plat of Brown's Addition to Bow;  
thence North 27°22'00" along the East line of vacated River Drive, 136.20 feet;  
thence continuing along the East line of vacated River Drive North 36°01'00" East, 16.0 feet to the Southwest corner of Lot "B" as shown on the Plat of Brown's Addition to Bow;  
thence South 45°19'23" East, 196.92 feet to a point on the North right of way line of the Bow Hill Road;  
thence South 80°10'00" West along said right of way line, 103.56 feet to the point of beginning.

(Also known as Tract B of Survey and Order Vacating County Road recorded December 19, 1978, under Auditor's File No. 893336, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**Line "C":** Begin at a point on the Northwestern line of Lot 6 in Block 1 "BROWN'S ADDITION TO BOW", as per plat recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington, that lies on a line parallel with and 16 feet Southwesterly of the Southwesterly line of Lot 5 of said Block, when measured at right angles thereto; thence Southeasterly along said parallel line and its Southeasterly extension to a point on the Southeasterly line of vacated River Drive, said point being the terminus of this line description.



200707110114  
Skagit County Auditor

## Exhibit C

### **Padgett's Adjusted Legal**

The following described portion of Parcel "A" lying **Southerly** of **Line "C"** shall be recombined or reaggregated as a single lot of record:

#### **PARCEL "A":**

Lots 6 to 9, inclusive, Block 1, "BROWNS ADDITION TO BOW," as per plat recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated River Drive that reverted thereto by operation of law pursuant to Order of Vacation filed on September 16, 1975, under Commissioners File No. 13750.

EXCEPT that portion of vacated River Drive as delineated on "BROWNS ADDITION TO BOW," as per plat recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington described as follows:

Beginning at the Southwest corner of Lot 9 in said Browns Addition To Bow, also being a point on the East line of Bow Street; thence North along said East line of Bow Street for a distance of 8.00 feet; thence South 82°31'05" East for a distance of 123.25 feet; thence South 69°26'33" East for a distance of 38.32 feet more or less to the Easterly line of River Drive and the true point of beginning; thence North 27°47'00" East for a distance of 65.16 feet along the easterly line of vacated River Drive; thence North 51°51'56" West for a distance of 11.52 feet; thence South 18°13'00" West for a distance of 68.18 feet to the point of beginning.

ALSO EXCEPT that portion of Lot 9, Block 1, and that portion of vacated River Drive in "BROWNS ADDITION TO BOW," as per plat recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington described as follows:

Beginning at the Southwest corner of Lot 9 also being a point on the East line of Bow Street; thence North along said East line of Bow Street for a distance of 8 feet; thence South 82°31'05"E for a distance of 123.25 feet; thence South 69°26'33" East for a distance of 38.32 feet more or less to the Easterly line of River Drive; thence North 73°42'00" West for a distance of 40.82 feet more or less to a point on the Westerly line of vacated River Drive; said point also being the East corner common to Lots 9 and 10 of said Brown's Addition; thence West along the common boundary of said Lots 9 and 10 for a distance of 120.00 to the point of beginning.

Situate in the County of Skagit, State of Washington.

**Line "C":** Begin at a point on the Northwesterly line of Lot 6 in Block 1 "BROWN'S ADDITION TO BOW", as per plat recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington, that lies on a line parallel with and 16 feet Southwesterly of the Southwesterly line of Lot 5 of said Block, when measured at right angles thereto; thence Southeasterly along said parallel line and its Southeasterly extension to a point on the Southeasterly line of vacated River Drive, said point being the terminus of this line description.

ALL OF THE ABOVE TOGETHER WITH that portion of Lots 6 and 7 "BROWNS ADDITION TO BOW," as per plat recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington together with that portion of vacated River Drive that reverted thereto by operation of law pursuant to Order of Vacation filed on September 16, 1975, under Commissioners File No. 13750 described as follows:

Beginning at a point on the Northwesterly line of Lot 6 in Block 1 "BROWN'S ADDITION TO BOW", as per plat recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington, that lies on a line parallel with and 16 feet Southwesterly of the Southwesterly line of Lot 5 of said Block, when measured at right angles thereto; thence Southeasterly along said parallel line and its Southeasterly extension for a distance of 191.31 feet to a point within vacated River Drive, thence North 18°13' 00" East for a distance of 20.39 feet, thence North 57° 48' 11" West for a distance of 185.36 feet to the point of beginning.



200707110114

Skagit County Auditor

## Exhibit C-Continued

### Lee's Adjusted Legal

The following described Parcel "B" and that portion of Parcel "A" lying **Northerly** of **Line "C"** shall be recombined or reaggregated as a single lot of record:

#### PARCEL "A":

Lots 1 to 4, inclusive and Lots 6 to 9, inclusive, Block 1, "BROWNS ADDITION TO BOW," as per plat recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington.  
TOGETHER WITH the vacated alley adjacent thereto which would attach by operation of law as vacated on November 4, 1959, under Skagit County Commissioners File No. 10318,

EXCEPT THEREFROM that portion of said premises of said vacated alley conveyed by deed recorded October 24, 1975, under Auditor's File No. 825325.

ALSO TOGETHER WITH that portion of vacated River Drive as would attach by operation of law as vacated on September 16, 1975, under Commissioners File No. 13750.

EXCEPT that portion of Lots portion of Lots 6 and 7 "BROWNS ADDITION TO BOW," as per plat recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington together with that portion of vacated River Drive that reverted thereto by operation of law pursuant to Order of Vacation filed on September 16, 1975, under Commissioners File No. 13750 described as follows:

Beginning at a point on the Northwestern line of Lot 6 in Block 1 "BROWN'S ADDITION TO BOW", as per plat recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington, that lies on a line parallel with and 16 feet Southwesterly of the Southwesterly line of Lot 5 of said Block, when measured at right angles thereto;  
thence Southeasterly along said parallel line and its Southeasterly extension for a distance of 191.31 feet to a point within vacated River Drive, thence North 18°13' 00" East for a distance of 20.39 feet, thence North 57° 48' 11" West for a distance of 185.36 feet to the point of beginning.  
Situate in the County of Skagit, State of Washington.

#### PARCEL "B":

A tract of land in the Southwest ¼ of the Southwest ¼ of Section 35, Township 36 North, Range 3 East, W.M., being more particularly described as follows:

Beginning at the Southwest corner of Section 35, Township 36 North, Range 3 East, W.M.;  
thence North 0°13'26" West, 209.11 feet to a point on the centerline of the Bow Hill Road;  
thence North 24°28'40" East along said centerline 9.21 feet to the P.C. of an 18° curve to the right;  
thence Northeasterly along said curve 309.38 feet to the P.T. of said curve;  
thence North 80°10'00" East, 102.41 feet;  
thence North 9°50'00" West, 30.00 feet to the North right of way line of the Bow Hill Road, said point being the point of beginning of this description;  
thence North 78°30'30" West, 112.00 feet to a point on the East line of vacated River Drive as shown on the Plat of Brown's Addition to Bow;  
thence North 27°22'00" along the East line of vacated River Drive, 136.20 feet;  
thence continuing along the East line of vacated River Drive North 36°01'00" East, 16.0 feet to the Southwest corner of Lot "B" as shown on the Plat of Brown's Addition to Bow;  
thence South 45°19'23" East, 196.92 feet to a point on the North right of way line of the Bow Hill Road;  
thence South 80°10'00" West along said right of way line, 103.56 feet to the point of beginning.  
(Also known as Tract B of Survey and Order Vacating County Road recorded December 19, 1978, under Auditor's File No. 893336, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated River Drive as delineated on "BROWNS ADDITION TO BOW," as per plat recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington described as follows:

Beginning at the Southwest corner of Lot 9 in said Browns Addition To Bow, also being a point on the East line of Bow Street; thence North along said East line of Bow Street for a distance of 8.00 feet; thence South 82°31'05" East for a distance of 123.25 feet; thence South 69°26'33" East for a distance of 38.32 feet more or less to the Easterly line of River Drive and the true point of beginning; thence North 27°47'00" East for a distance of 65.16 feet along the easterly line of



200707110114  
Skagit County Auditor

### **Exhibit C-Continued**

vacated River Drive; thence North 51°51'56" West for a distance of 11.52 feet; thence South 18°13'00" West for a distance of 68.18 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.



200707110114

Skagit County Auditor

7/11/2007 Page

6 of

7 2:42PM

EXHIBIT D

BLA Between  
P71277 & P48726

The map shows a survey of several lots and streets. Lot 6 is at the top, Lot 7 is in the middle, Lot 8 is to the left of Lot 7, and Lot 9 and Lot 10 are at the bottom. Bow Street runs horizontally across the top. Vacated River Dr. runs diagonally from the bottom left towards the center. The map shows old and new property corners, old and new lines, and old and new property corners. It also shows the area of 20,641 SF (0.47 AC) for P71277. The map includes bearings and distances for all boundaries and corners.

# BOW STREET

