

AFTER RECORDING RETURN TO:

William R. Allen  
PO Box 437  
Sedro-Woolley, WA 98284



200709120092  
Skagit County Auditor

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Grantor.	HARSHMAN, Willis Dee
Grantee.	HARSHMAN, Willis Dee
Abbrev. Leg.	Ptn of the SW 1/4, Sec. 25, T34N, R3E, W.M.
Tax Parcel Nos.	340325-0-018-0008/P22685; 340325-0-018-0107/P22686; 340325-0-020-0004/P22689; & 340325-0-020-0103/P22690

## QUIT CLAIM DEED

### RECITALS

WILLIS DEE HARSHMAN, a single man, as his separate estate, is owner of the real property currently described as Parcels 1 and 2 on EXHIBITS A and B, which are attached hereto and by this reference incorporated herein.

The above-named party wishes to adjust the boundaries to his properties into a different configuration, by transferring a portion of the EXHIBIT B (Parcel 2) property to attach to the EXHIBIT A (Parcel 1) property. The portion of Parcel 2 to be transferred to Parcel 1 described on EXHIBIT C, which is attached hereto and by this reference incorporated herein.

Following the boundary line adjustment the property will be as described as Parcel 1, Parcels A and B on EXHIBIT D, and Parcel 2, a remainder "Tract X" described on EXHIBIT E, which is attached hereto.

A sketch is attached hereto as EXHIBIT F.

### THEREFORE:

**THE GRANTOR**, WILLIS DEE HARSHMAN, a single man, as his separate estate,

for and in consideration of boundary line adjustment with no monetary consideration, conveys and quitclaims to:

**GRANTEE**, WILLIS DEE HARSHMAN, a single man, as his separate estate, that parcel of real property described on EXHIBIT C, which is attached hereto and by this reference incorporated herein (being a portion of the Grantor's property described as Parcel 2 on EXHIBIT B), together with all after acquired title of the grantor therein, to be combined with the property described as Parcel 1 on EXHIBIT A.



**Exhibit "A"**

**Harshman Parcel 1 (P-22685 and P-22686) Prior to Adjustment  
Lot Certification PL-07-0603, Auditor's File No. 200708020013**

The North 495 feet of Government Lot 8, Section 25, Township 34 North, Range 3 East, W.M.;

EXCEPT roads and dike right-of-way;

EXCEPT the South 150 feet of the East 290 feet thereof;

AND EXCEPT the West 256 feet of the East 760 feet of the North 170 feet of that portion thereof lying South of the County Road.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington



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**Exhibit "B"**  
**Harshman Parcel 2 (P-22689 and P-22690) Prior to Adjustment**  
**Lot Certification PL-07-0488, Auditor's File No. 200708020012**

Government Lot 8, Section 25, Township 34 North, Range 3 East, W.M.;

EXCEPT the North 30 rods thereof;

AND EXCEPT dike, ditch and county road rights of way;

SUBJECT TO easement for water line, construction and use recorded in Skagit County, Washington on the 6th day of January, 1964 under Auditor's File No. 645043.

AND ALSO SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

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**Exhibit "C"**  
**Portion of Parcel 2 to be Boundary Line Adjusted to Parcel 1**

Government Lot 8, Section 25, Township 34 North, Range 3 East, W.M.;

EXCEPT the North 30 rods (495.00 feet) thereof;

ALSO EXCEPT dike, ditch and county road rights of way;

AND ALSO EXCEPT the below described Tract X:

Tract X

Commencing at the Southeast corner of said Government Lot 8, (Southeast Section corner);

thence North  $1^{\circ}01'31''$  West along the East line of said Government Lot 8 (East line of the Southeast  $1/4$  of Section 25) for a distance of 822.35 feet, more or less, to the Southeast corner of said North 30 rods (495.00 feet) of Government Lot 8;

thence South  $89^{\circ}19'59''$  West along the South line of said North 30 rods (495.00 feet) for a distance of 20.00 feet, more or less, to the Westerly right of way margin of Dike Road and being the TRUE POINT OF BEGINNING;

thence continue South  $89^{\circ}19'59''$  West along said South line for a distance of 140.00 feet;

thence South  $0^{\circ}30'10''$  West for a distance of 144.34 feet;

thence South  $88^{\circ}24'12''$  East for a distance of 144.00 feet, more or less, to said Westerly right of way margin of Dike Road at a point bearing South  $1^{\circ}01'31''$  East from the TRUE POINT OF BEGINNING;

thence North  $1^{\circ}01'31''$  West along said Westerly right of way margin for a distance of 150.00 feet, more or less, to the TRUE POINT OF BEGINNING.

SUBJECT TO a 15.00 foot wide non-exclusive mutually beneficial easement over, under and across the North 15.00 feet (as measured perpendicular to the North line) of the above-described Tract X.

AND ALSO SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

The above-described parcel will be combined or aggregated with contiguous property to the North owned by the grantee, (P-22685 and P-22686).

This Boundary Line Adjustment is not for the purpose of creating an additional building lot.



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APPROVED

Reviewed and approved in accordance with Skagit County Code, Chapter 14.18.700

Skagit County

By: Howe Roder

Date: 9/12/2007

Title: Senior Planner



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**Exhibit "D"**  
**Harshman Parcel I After Boundary Line Adjustment (as one lot)**

**Parcel "A"**

The North 495 feet of Government Lot 8, Section 25, Township 34 North, Range 3 East, W.M.;

EXCEPT roads and dike right-of-way;

EXCEPT the South 150 feet of the East 290 feet thereof;

AND EXCEPT the West 256 feet of the East 760 feet of the North 170 feet of that portion thereof lying South of the County Road.

**Lot "B"**

Government Lot 8, Section 25, Township 34 North, Range 3 East, W.M.;

EXCEPT the North 30 rods (495.00 feet) thereof;

ALSO EXCEPT dike, ditch and county road rights of way;

AND ALSO EXCEPT the below described Tract X:

Tract X

Commencing at the Southeast corner of said Government Lot 8, (Southeast Section corner);

thence North 1°01'31" West along the East line of said Government Lot 8 (East line of the Southeast 1/4 of Section 25) for a distance of 822.35 feet, more or less, to the Southeast corner of said North 30 rods (495.00 feet) of Government Lot 8;

thence South 89°19'59" West along the South line of said North 30 rods (495.00 feet) for a distance of 20.00 feet, more or less, to the Westerly right of way margin of Dike Road and being the TRUE POINT OF BEGINNING;

thence continue South 89°19'59" West along said South line for a distance of 140.00 feet;

thence South 0°30'10" West for a distance of 144.34 feet;

thence South 88°24'12" East for a distance of 144.00 feet, more or less, to said Westerly right of way margin of Dike Road at a point bearing South 1°01'31"

East from the TRUE POINT OF BEGINNING;

thence North 1°01'31" West along said Westerly right of way margin for a distance of 150.00 feet, more or less, to the TRUE POINT OF BEGINNING.

SUBJECT TO a 15.00 foot wide non-exclusive mutually beneficial easement over, under and across the North 15.00 feet (as measured perpendicular to the North line) of the above-described Tract X.



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ALL BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

All being situate in the County of Skagit, State of Washington.

UNOFFICIAL DOCUMENT



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**Exhibit "E"**

**Harshman Parcel 2 (Remainder) After Boundary Line Adjustment**

That portion of Government Lot 8, Section 25, Township 34 North, Range 3 East, W.M., per the below described Tract X:

Tract X

Commencing at the Southeast corner of said Government Lot 8, (Southeast Section corner);  
thence North 1°01'31" West along the East line of said Government Lot 8 (East line of the Southeast 1/4 of Section 25) for a distance of 822.35 feet, more or less, to the Southeast corner of said North 30 rods (495.00 feet) of Government Lot 8;  
thence South 89°19'59" West along the South line of said North 30 rods (495.00 feet) for a distance of 20.00 feet, more or less, to the Westerly right of way margin of Dike Road and being the TRUE POINT OF BEGINNING;  
thence continue South 89°19'59" West along said South line for a distance of 140.00 feet;  
thence South 0°30'10" West for a distance of 144.34 feet;  
thence South 88°24'12" East for a distance of 144.00 feet, more or less, to said Westerly right of way margin of Dike Road at a point bearing South 1°01'31" East from the TRUE POINT OF BEGINNING;  
thence North 1°01'31" West along said Westerly right of way margin for a distance of 150.00 feet, more or less, to the TRUE POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

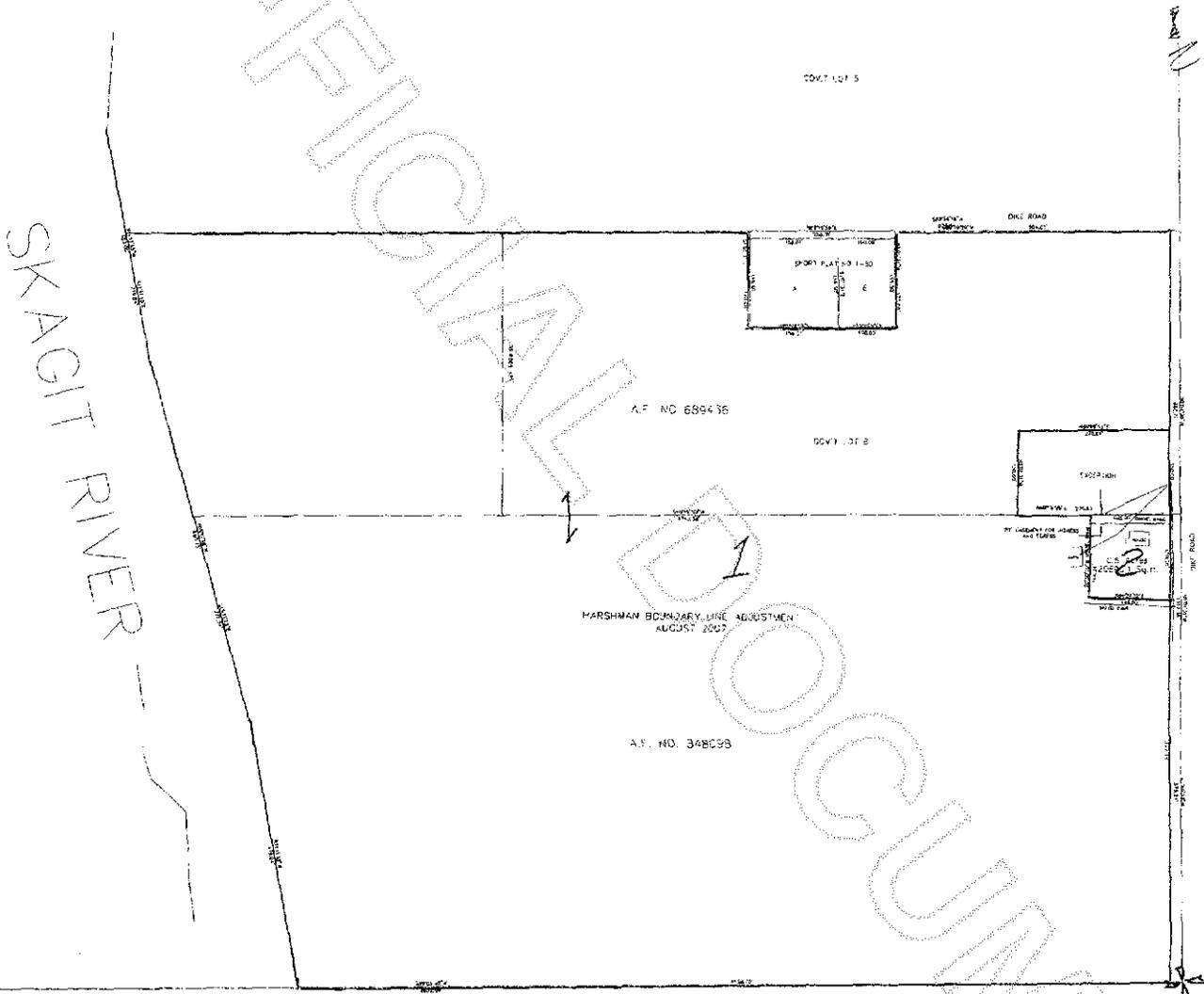
Containing 20,890 sq. ft. 0.48 acres



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EXHIBIT F  
Sketch



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