



200709260074
Skagit County Auditor

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Name: John Warner

Address: P.O. Box 144

City and State: Rockport, WA 98283

Tax Account Number: Portions of P44731 and P100131
Escrow #: JM-1388

QUIT CLAIM DEED

THE GRANTOR John Warner, as his separate property,
for and in consideration of boundary line adjustment without consideration
conveys and quit claims to John Warner, a single man,

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:

Tract "X":

Those portions of Parcels "A" and "B" as described on Exhibit "A" hereto described as
follows:

Begin at the Southeasterly corner of said Tract "A"; thence Northwesterly along the
Southwesterly line of said Tract "A" 170 feet, more or less, to the Southeasterly line of that
certain tract conveyed to the State of Washington as Parcel "C" on deed recorded as Auditor's
File No. 498236; thence Northeasterly along the Southeasterly line of said State of
Washington tract, a distance of 15 feet, more or less, to a point on a line parallel with and 15
feet Northeasterly of the Southwesterly line of said Parcel "A"; thence Southeasterly parallel
with the Southwesterly line of said Parcel "A", a distance of 95 feet, more or less, to a point
on a line parallel with and 75 feet Northwesterly of the Southeasterly line of said Parcel "A";
thence Northeasterly along said parallel line and its Northeasterly extension to the Northerly
line of Parcel "B"; thence Easterly along said Northerly line to the Northeast corner of said
Parcel "B"; thence Southerly along the East line of said Parcel "B" to the Southeast corner of
Parcel "B"; thence Westerly along the Southwesterly line of said Parcel "B" to the
Northeasterly corner of said Parcel "A"; thence Southwesterly along the Southeasterly line
of said Parcel "A" to the Point of Beginning.

Tract "Y":

Those portions of Parcels "A" and "B" as described on Exhibit "A" hereto described as
follows:

Begin at the Southeasterly corner of said Tract "A"; thence Northwesterly along the
Southwesterly line of said Tract "A" 170 feet, more or less, to the Southeasterly line of that
certain tract conveyed to the State of Washington as Parcel "C" on deed recorded as Auditor's
File No. 498236; thence Northeasterly along the Southeasterly line of said State of
Washington tract, a distance of 15 feet, more or less, to a point on a line parallel with and 15
feet Northeasterly of the Southwesterly line of said Parcel "A", said point being the True
Point of Beginning; thence Southeasterly parallel with the Southwesterly line of said Parcel
"A", a distance of 95 feet, more or less, to a point on a line parallel with and 75 feet
Northwesterly of the Southeasterly line of said Parcel "A"; thence Northeasterly along said
parallel line and its Northeasterly extension to the Northerly line of Parcel "B"; thence
Westerly and Southwesterly along the Northerly and Northwesterly line of said Parcel "B" to
the Westerlymost corner of Parcel "B", said corner being the Northwesterly corner of Parcel
"A"; thence Southwesterly along the Northwesterly line of Parcel "A" to the True Point of
Beginning.

Subject to easements, covenants and other matters of record, if any.

Tracts "X" and "Y" as described herein are a recombination and reaggregation of two contiguous lots described as Parcels "A" and "B", owned by the Grantee herein, into two differently described lots. This boundary line adjustment is not for the purposes of creating an additional building lot.

This boundary line adjustment is approved by _____ of the Skagit County Planning Department.

Arac Rarden
912512007

Dated this 27th day of July, 2007.

4548

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 26 2007

[Signature]
John Warner

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Amount Paid \$
Skagit Co. Treasurer
By MF Deputy φ

UNRECORDED
PUBLIC
QUALITY
DOCUMENT



EXHIBIT "A"

Parcel "A":

That portion of Government Lot 1, Section 26, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at a point North 31 degrees 08' East 225 feet and South 58 degrees 52' East 30 feet from the Northeast corner of Lot 1, Block 7, "ROCKPORT", according to the plat recorded in Volume 3 of Plats, page 79, records of Skagit County, Washington; thence from said point of beginning run South 58 degrees 52' East 200 feet; thence North 31 degrees 08' East 209 feet; thence North 58 degrees 52' West 200 feet; thence South 31 degrees 08' West 209 feet to the point of beginning; EXCEPT that portion thereof conveyed to the State of Washington for road purposes by Deed dated January 5, 1954 and recorded February 16, 1954, under Auditor's File No. 498236.

Parcel "B":

That portion of the following described tract which is located South of State Highway 20:

That portion of the Southeast 1/4 of Section 26, Township 35 North, Range 9 East, W.M., described as follows: Beginning at a point North 31 degrees 8' East 434 feet and South 58 degrees 52' East 30 feet from the Northeast corner of Lot 1, Block 7, "PLAT OF ROCKPORT", said point being the Northwest corner of a tract conveyed November 12, 1946 to Louis LaFleur by Deed recorded under Auditor's File No. 398038; thence North 11 degrees 40' East 260 feet; thence South 58 degrees 52' East 250 feet; thence South 11 degrees 49' West 260 feet; thence North 58 degrees 52' West 250 feet to the point of beginning.



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STATE OF WASHINGTON, } SS.

ACKNOWLEDGMENT - Individual

County of _____

On this day personally appeared before me _____
_____ to me known

to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that _____
signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _____ day of _____, 19 _____

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

My appointment expires _____

STATE OF WASHINGTON, } SS.

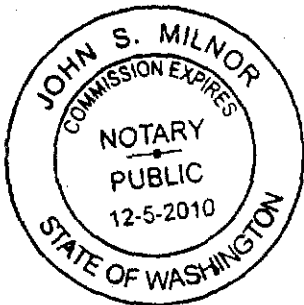
ACKNOWLEDGMENT - Individual

County of Skagit

On this day personally appeared before me John Michael Warner
_____ to me known

to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he
signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 27th day of July 2007, 19 _____



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

My appointment expires 12/5/10

This jurat is page _____ of _____ and is attached to _____



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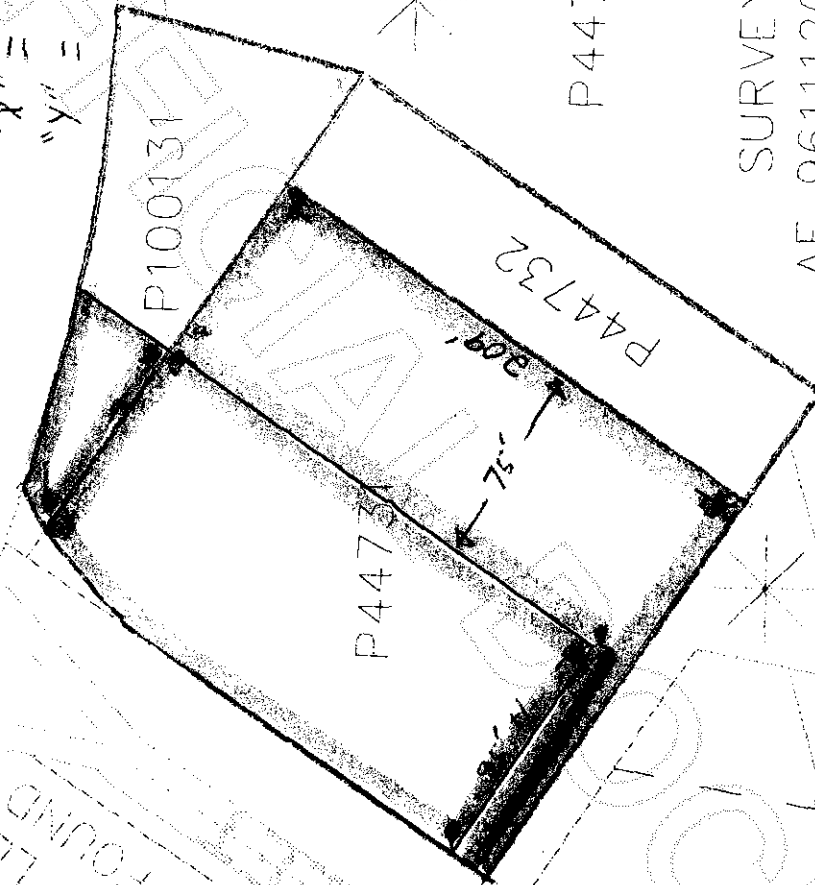
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Hwy. 20

... This sketch is furnished as a courtesy only by FIRST AMERICAN TITLE INSURANCE COMPANY and it's agent and is NOT a part of any Title Commitment or Policy of Title Insurance. ... This sketch is furnished solely for the purpose of assisting in locating the premises and does not purport to show all highways, roads or easements affecting the property. No reliance should be placed upon this sketch for the location or dimensions of the property and no liability is assumed for the correctness thereof.

Pre-BLA:
"A" = +
"B" = +
Post-BLA:
"X" = +
"Y" = +



SURV
AF 93051

P4471
A

P44729

SURVEY
AF 9611120100

P44723

SURVEY
V19P7

P44706

SURVEY
AF 9611140069
V19 P12

P44721

P44725

P44730

P44734

P44714

P44606



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P44736

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