

When recorded return to:

John P. Dukes
Po Box 4381
Houston, TX 77210



200710310092
Skagit County Auditor

10/31/2007 Page 1 of 5 1:19PM

Filed for Record at Request of
Guardian Northwest Title
Escrow Number: 92793

QUIT CLAIM DEED

GUARDIAN NORTHWEST TITLE CO.
92793E-1

Abbreviated Legal:
Section 8, Township 35, Range 2, Ptn. E 1/2

THE GRANTOR CHRISTOPHER P. TOBEY AND MISONI K. TOBEY, HUSBAND AND WIFE for and in consideration of **Boundary Line Adjustment** and other consideration conveys and quit claims to **John P. Dukes and B. Holly Dukes, Husband and Wife** the following described real estate, situated in the County of Skagit State of , together with all after acquired title of the Grantors therein:

That portion of the East 1/2 of Section 8, Township 35 North, Range 2 East, W.M., on Guemes Island in Skagit County, Washington, described as follows:

Commencing at the Southeast corner of Lot 43 in Block 3 of the Plat of "HOLIDAY HIDEAWAY NO. 1", according to the plat thereof recorded in Volume 8 of Plats, pages 36 to 42, inclusive, records of Skagit County, Washington; thence South 37°01'46" East along the Easterly boundary of said block, 35.00 feet; thence North 52°58'14" East 60 feet to a point on the Easterly margin of Holiday Boulevard; thence North 37°01'46" West along said boulevard margin 315.00 feet to the beginning of a curve to the right with a radius of 970.00 feet; thence Northwesterly along said curve through a central angle of 7°17'27" an arc distance of 123.43 feet; thence North 60°15'41" East 270.00 feet to intersect the arc of a curve at a point from which the center lies North 60°15'41" East and 700.00 feet distant; thence Southeasterly along said curve to the left through a central angle of 5°39'13" an arc distance of 69.07 feet to the true point of beginning; thence continuing Southeasterly along said curve to the left through a central angle of 1°38'14" an arc distance of 20.00 feet to a point of tangency; thence South 37°01'46" East 280.00 feet; thence South 46°00'00" East 137.69 feet; thence North 10°31'10" West 197.15 feet to the Northeasterly side of an 18" diameter fir tree; thence in a Northwesterly direction along the approximate centerline on an existing gully and the Southeasterly projection thereof along the following courses and distances: North 62°19'48" West 200.61 feet; North 53°43'07" West 81.65 feet to the true point of beginning.

The above described property will be combined or aggregated with contiguous property to the West owned by the purchaser. This boundary line adjustment is not for the purposes of creating an additional building lot.

This boundary line adjustment is approved by *Grant Roeder* of the Skagit County Planning Department.
10/31/2007

Tax Parcel Number(s): P32792, 350208-0-002-0106

Dated: 10-10-07

Christopher P. Tobey
Christopher P. Tobey

Misoni K. Tobey
Misoni K. Tobey

509.8
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 31 2007

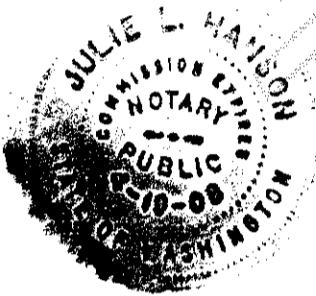
Amount Paid \$ 138.50
By Skagit Co. Treasurer Deputy
sp

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Christopher P. Tobey and Misoni K. Tobey, the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 10-10-07

Julie L. Hanson
Notary Public in and for the State of
Residing at Burlington WA
My appointment expires: 04/19/08



UNRECORDED ORIGINAL DOCUMENT



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Skagit County Auditor

EXHIBIT "A"

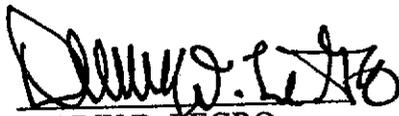
Proposed Christopher P. Tobey and Misoni K. Tobey, h & w, Grantor's to
John P. Dukes and B. Holly Dukes, h & w, Grantee's
Boundary Line Adjustment From Property Tax Parcel No. P32792 to P32843

TRACT BEING CONVEYED BY BOUNDARY LINE ADJUSTMENT

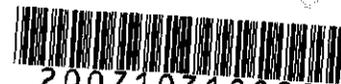
LEGAL DESCRIPTION

That portion of the East $\frac{1}{2}$ of Section 8, Township 35 North, Range 2 East, W.M., on Guemes Island in Skagit County, Washington, described as follows:

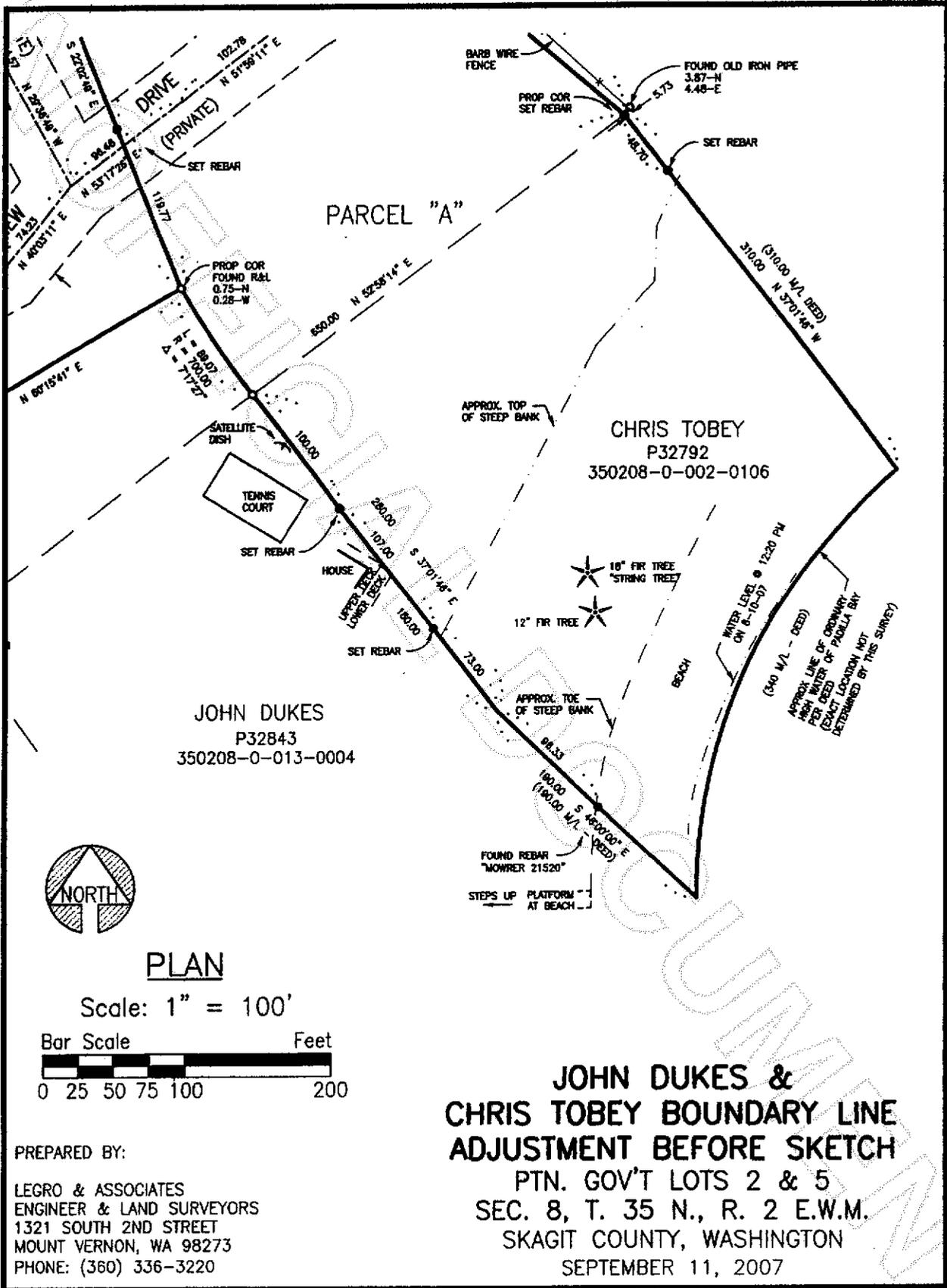
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DENNY D. LEGRO
Registered Professional
Land Surveyor
License No. 37532
Date: September 10, 2007

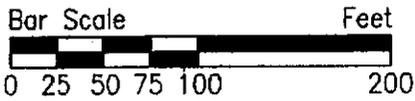


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PLAN

Scale: 1" = 100'



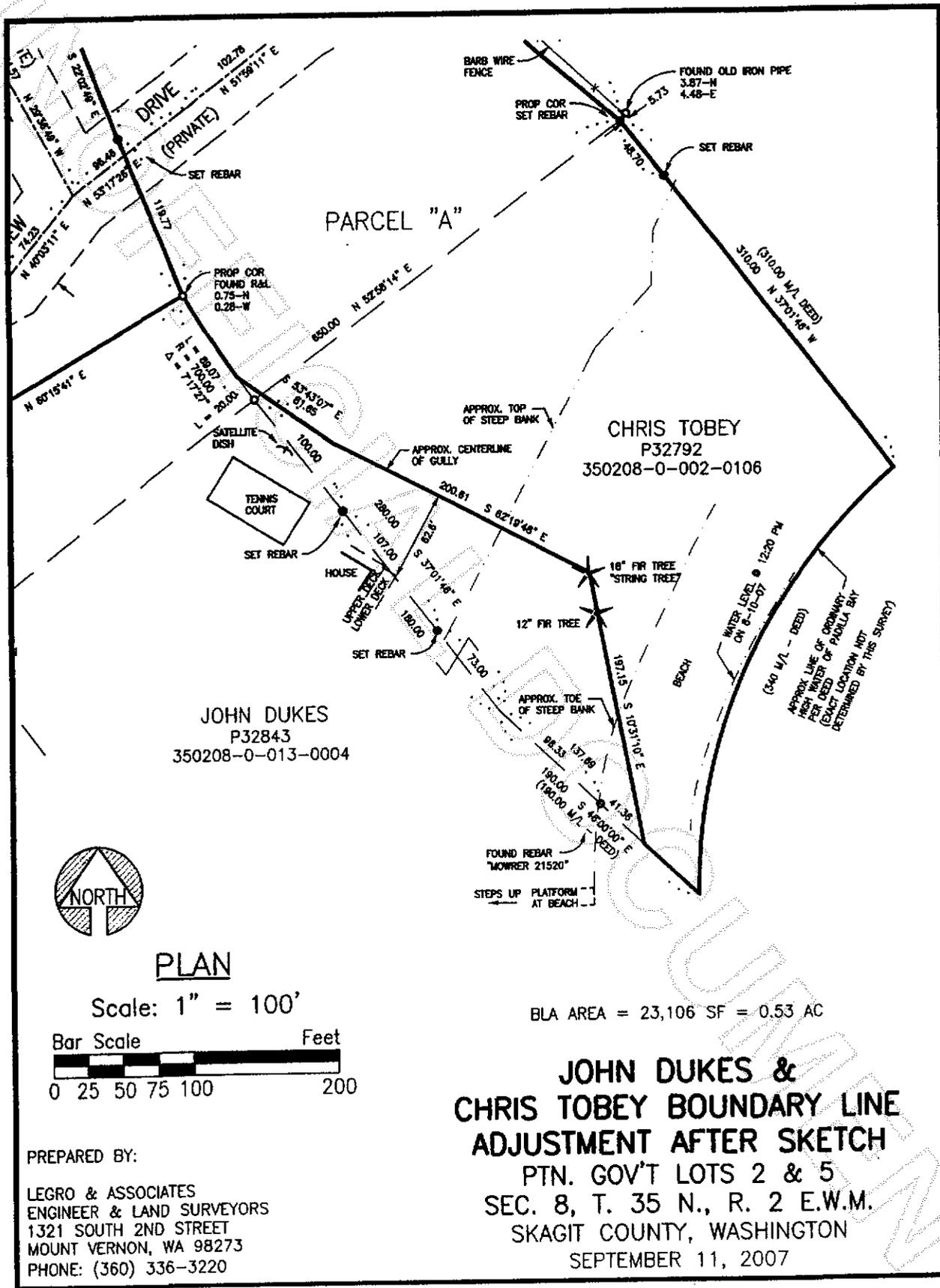
PREPARED BY:
 LEGRO & ASSOCIATES
 ENGINEER & LAND SURVEYORS
 1321 SOUTH 2ND STREET
 MOUNT VERNON, WA 98273
 PHONE: (360) 336-3220

**JOHN DUKES &
 CHRIS TOBEY BOUNDARY LINE
 ADJUSTMENT BEFORE SKETCH**

PTN. GOV'T LOTS 2 & 5
 SEC. 8, T. 35 N., R. 2 E.W.M.
 SKAGIT COUNTY, WASHINGTON
 SEPTEMBER 11, 2007

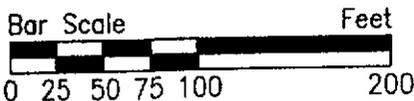


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PLAN

Scale: 1" = 100'



BLA AREA = 23,106 SF = 0.53 AC

**JOHN DUKES &
CHRIS TOBEY BOUNDARY LINE
ADJUSTMENT AFTER SKETCH**

PTN. GOV'T LOTS 2 & 5
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