



200711190197  
Skagit County Auditor

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When recorded return to:

Erik Pedersen  
Dean Holt  
1274 Hillcrest Dr  
Burlington, Wa 98233

Filed for record at request of:  
Dean Holt

LAND TITLE OF SKAGIT COUNTY

*M-17105*

**QUIT CLAIM DEED**

THE GRANTOR **KEITH JOHNSON and ALISON R. JOHNSON, husband and wife**

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

**GRANTEE ERIK PEDERSEN, a single man, dba PEDERSEN CONSTRUCTION, as to 50% interest; and DEAN HOLT and AMY HOLT, husband and wife, as to 50% interest** in 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.

Ptn of N1/2 of the SW Sec. 3, Twp. 33 N., Rge. 4 E WM

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 boundary line adjustment parcel is described herein on Exhibit C. This boundary adjustment is not for the purposes of creating an additional building lot.

**Tax # P16245 and P102860**

5333  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Dated: October 26, 2007

NOV 19 2007

*Keith Johnson*  
Keith Johnson

*Alison R. Johnson*  
Alison R. Johnson-by *Keith Johnson* attorney in fact

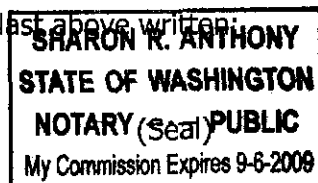
Amount Paid \$  
By Skagit Co. Treasurer  
Deputy

State of Washington }  
County of Skagit } ss

On this 26th day of October, 2007, before me personally appeared **KEITH JOHNSON**, to me known to be the individual described in and who executed the foregoing instrument for himself and as Attorney in Fact for **ALISON R. JOHNSON** and acknowledged that he signed and sealed the same as his free and voluntary act and deed for himself and also as his free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living and is not incompetent.

Given under my hand and official seal the day and year last above written.

*Sharon R. Anthony*  
Notary Public in and for the State of Washington  
Residing at: Mountain Vernon  
My appointment expires: 9-6-2009



## Exhibit A

### Johnson Parcel to be aggregated with Holt Parcel

A portion of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 3, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 3; thence South  $87^{\circ}31'24''$  West along the North line of said subdivision, a distance of 212.00 feet to the point of beginning of this description; thence South  $35^{\circ}08'43''$  West, a distance of 189.38 feet; thence South  $87^{\circ}31'24''$  West, a distance of 755.37 feet; thence North  $02^{\circ}28'36''$  West, a distance of 150.00 feet to the North line of the subdivision; thence North  $87^{\circ}31'24''$  East along the North line of said subdivision to the point of beginning of this description.

Situate in the County of Skagit, State of Washington.



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## Exhibit B

### Holt/Pedersen Parcel

The North ½ of the Southwest ¼ of Section 3, Township 33 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities 60 feet in width, as contained in "Easement Exchange Agreement" recorded June 30, 1989, under Auditor's File No. 8906300010, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



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## Exhibit C

### Adjusted Legal

The North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 3, Township 33 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities 60 feet in width, as contained in "Easement Exchange Agreement" recorded June 30, 1989, under Auditor's File No. 8906300010, records of Skagit County, Washington.

TOGETHER WITH that portion of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 3, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 3;  
thence South  $87^{\circ}31'24''$  West along the North line of said subdivision, a distance of 212.00 feet to the point of beginning of this description;  
thence South  $35^{\circ}08'43''$  West, a distance of 189.38 feet;  
thence South  $87^{\circ}31'24''$  West, a distance of 755.37 feet;  
thence North  $02^{\circ}28'36''$  West, a distance of 150.00 feet to the North line of the subdivision;  
thence North  $87^{\circ}31'24''$  East along the North line of said subdivision to the point of beginning of this description.

Situate in the County of Skagit, State of Washington.



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NOTICE:

This Boundary Line Adjustment shall comply with Skagit County Code Section 14.18.700.

BOUNDARY ADJUSTMENT

Reviewed and approved  
in accordance with S.C.  
Code Chapter 14.18



How Roeder  
SKAGIT CO. PLANNING & PERMIT CNTR

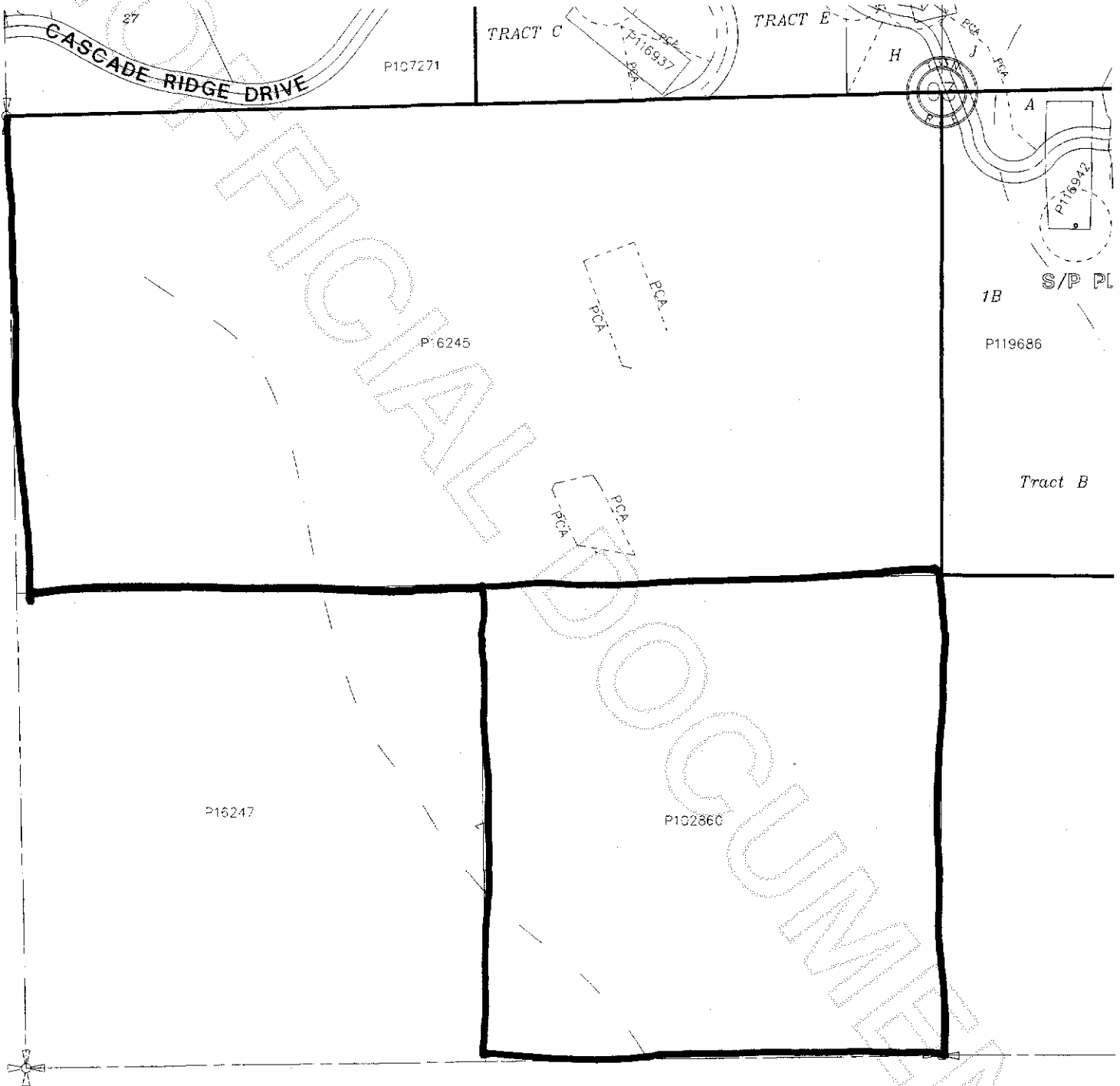
Date: 10/31/2007



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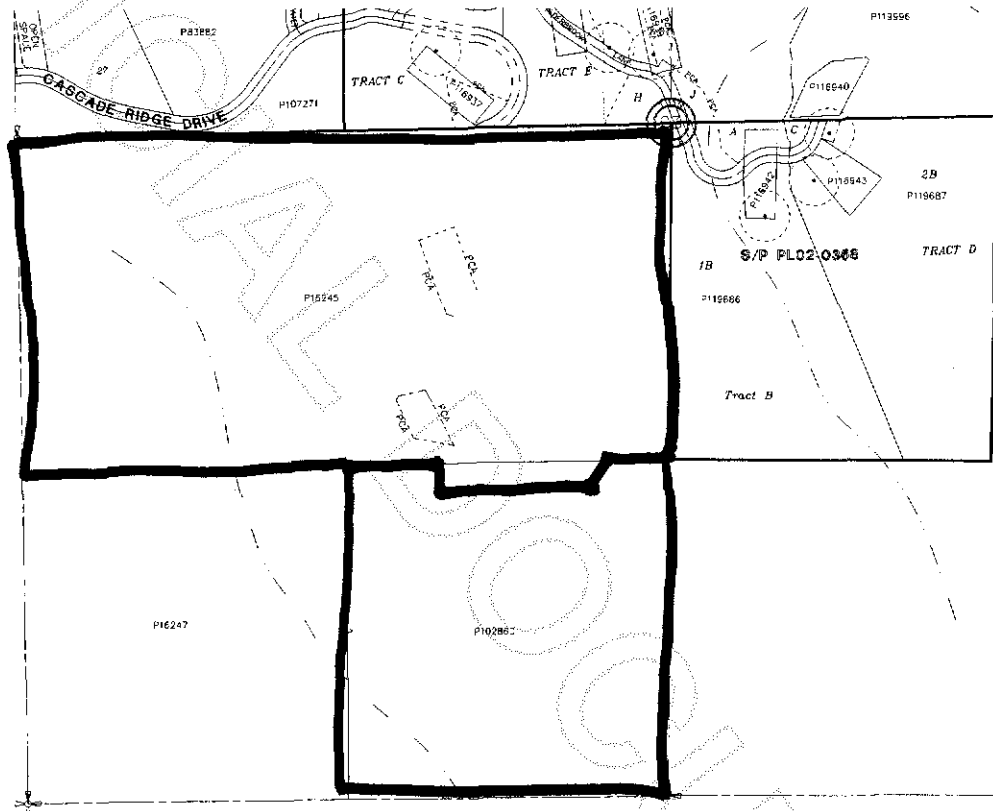
Before



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After



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