



200802120062

Skagit County Auditor

When recorded return to:

Michael A. Winslow  
411 Main Street  
Mount Vernon, Washington 98273

2/12/2008 Page 1 of 5 3:28PM

**Statutory Warranty Deed**

Boundary Line Adjustment Form: Town of La Conner

**Grantors:** Clayton B. James, a widower, individually and as surviving spouse of Barbara S. James

**Grantees:** Gem Tartaglia (fka Melody W. Libby) and Felicia Value, both single women, as joint tenants with right of survivorship, and not as tenants in common

**Legal Description:** A portion of Lot 4, Block 4, "First Addition to the Town of La Conner", according to the plat recorded in Volume 1 of Plats, page 4, records of Skagit County, Washington.

**Full legal description located on Page 3, attached hereto.**

**Assessor's Property Tax Parcel or Account No.:** P74243/4125-004-004-0000

**Reference Nos of Documents Assigned or Released:** N/A

**Consideration:**

In consideration of the payment of Five Thousand Dollars (\$5,000.00) and other valuable consideration and for purposes of establishing a boundary line adjustment, Grantor conveys and warrants to Grantees, the real property located in Skagit County, Washington described as Parcel A on Page 3, hereof.

The property described on Page 3, as Parcel A, will be combined or aggregated with the property described on Page 3, Parcel B (Old Legal Value/Tartaglia), which is owned by the Grantee. The new legal description of the property owned by the Grantee following the boundary line adjustment is set forth on Page 4, as Parcel 1 (New Legal Value/Tartaglia), while the new legal description of Grantor's property is described on Page 4, Parcel 2. This boundary line adjustment is not for the purpose of creating an additional building lot.

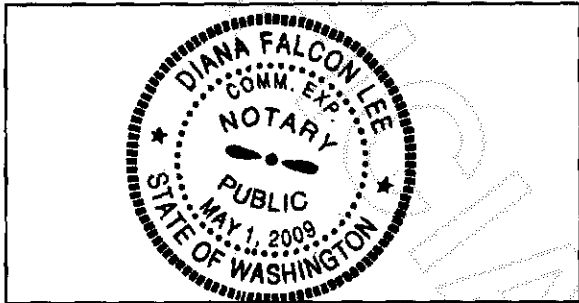
DATED: 2/11/08, 2008.

Clayton B. James

State of Washington )  
 )ss  
County of Skagit )

I certify that I know or have satisfactory evidence that Clayton B. James is the person who appeared before me and he acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes in the instrument.

Dated: Feb. 11, 2008.



PLACE NOTARY SEAL IN THIS BOX

Diana Falcon Lee  
Notary Public  
My appointment expires 5/1/09

Note: This document was prepared from information supplied to the preparer by a surveyor, and no title examination was requested in connection with the preparation of this document, nor was any made. The preparer expresses no opinion as to status of title to this property.

426  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

FEB 12 2008

Amount Paid \$ 94.00  
Skagit Co. Treasurer  
By [Signature] Deputy



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Skagit County Auditor

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Parcel A- James to Value/Tartaglia Legal of Boundary Line Adjustment Area

THAT PART OF LOT 4, BLOCK 4, "FIRST ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH", AS PER PLAT RECORDED IN VOULUME 1 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH CORNER OF SAID LOT 4, THENCE SOUTHEASTERLY PARALLEL WITH THE SOUTHERLY LINE OF BLOCK 4, A DISTANCE OF 100.36 FEET TO THE EASTERLY LINE OF SAID BLOCK 4; THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE A DISTANCE OF 6.99 FEET; THENCE NORTH 57° 40' 14" WEST TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 4, 4.81 FEET SOUTHWESTERLY OF THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 4 TO THE POINT OF BEGINNING CONTAINING

PARCEL B-Old Legal Description of Value/Tartaglia Property

THE SOUTHERLY 40 FEET OF LOT 2, BLOCK 3, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH", AS PER PLAT RECORDED IN VOULUME 2 OF PLATS,, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 2, WHICH IS 210 FEET SOUTHERLY FROM THE NORTHWEST CORNER THEREOF; THENCE SOUTHWESTERLY ALONG SAID LINE 40 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE SOUTHERLY LINE OF BLOCK 3, A DISTANCE OF 100 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE NORTHWESTERLY LINE OF SAID BLOCK, 40 FEET; THENCE NORTHWESTERLY 100 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE TOWN OF LACONNER, COUNTY OF SKAGIT, STATE OF WASHINGTON.



PARCEL 1-NEW LEGAL of Value/Tartaglia Parcel

THE SOUTHERLY 40 FEET OF LOT 2, BLOCK 3, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH", AS PER PLAT RECORDED IN VOULUME 2 OF PLATS,, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

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ALSO:

THAT PART OF LOT 4, BLOCK 4, "FIRST ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH", AS PER PLAT RECORDED IN VOULUME 1 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

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PARCEL 2-NEW LEGAL of Clayton James Property

LOTS THREE (3) AND FOUR (4), BLOCK 4, "FIRST ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH", AS PER PLAT RECORDED IN VOULUME 1 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE NORTH CORNER OF SAID LOT 4, THENCE SOUTHEASTERLY PARALLEL WITH THE SOUTHERLY LINE OF BLOCK 4, A DISTANCE OF 100.36 FEET TO THE EASTERLY LINE OF SAID BLOCK 4; THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE A DISTANCE OF 6.99 FEET; THENCE NORTH 57° 40' 14" WEST TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 4, 4.81 FEET SOUTHWESTERLY OF THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 4 TO THE POINT OF BEGINNING.

Page 4



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**LEGAL DESCRIPTIONS BEFORE LOT LINE ADJUSTMENT**

**PANEL 1 OLD LEGAL**  
 THE SOUTHWEST 40 FEET OF LOT 2, BLOCK 3, MAP OF SUBDIVISION ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH., AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:  
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**PANEL 2 OLD LEGAL**  
 LOTS THREE (3) AND FOUR (4), BLOCK 4, TRST ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH., AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON.

**LEGAL DESCRIPTIONS AFTER LOT LINE ADJUSTMENT**

**PANEL 1 NEW LEGAL**  
 THE SOUTHWEST 40 FEET OF LOT 2, BLOCK 3, MAP OF SUBDIVISION ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH., AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:  
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**PANEL 2 NEW LEGAL**  
 THAT PART OF LOT 4, BLOCK 4, TRST ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH., AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTH CORNER OF SAID LOT 4, THENCE SOUTHWESTERLY PARALLEL WITH THE SOUTHERLY LINE OF BLOCK 4, A DISTANCE OF 104.24 FEET TO THE CENTER LINE OF SAID BLOCK 4; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE A DISTANCE OF 6.90 FEET; THENCE NORTH 57° 47' 14" WEST A DISTANCE OF 104.28 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 4, 4.80 FEET SOUTHWESTERLY OF THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 4 TO THE POINT OF BEGINNING.

**LOTS THREE (3) AND FOUR (4), BLOCK 4, TRST ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH., AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON.**

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCELS:  
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**OWNER'S CONSENT**

I HEREBY CERTIFY BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS HEREBY CONSENT THAT THE LOT LINE ADJUSTMENT IS MADE AS A FREE ACT AND DEED, IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS \_\_\_\_\_ 20\_\_.

**OWNER'S CONSENT**

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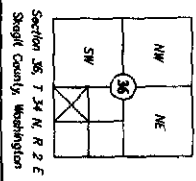
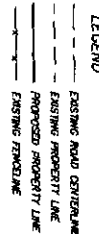
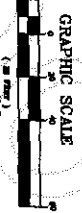
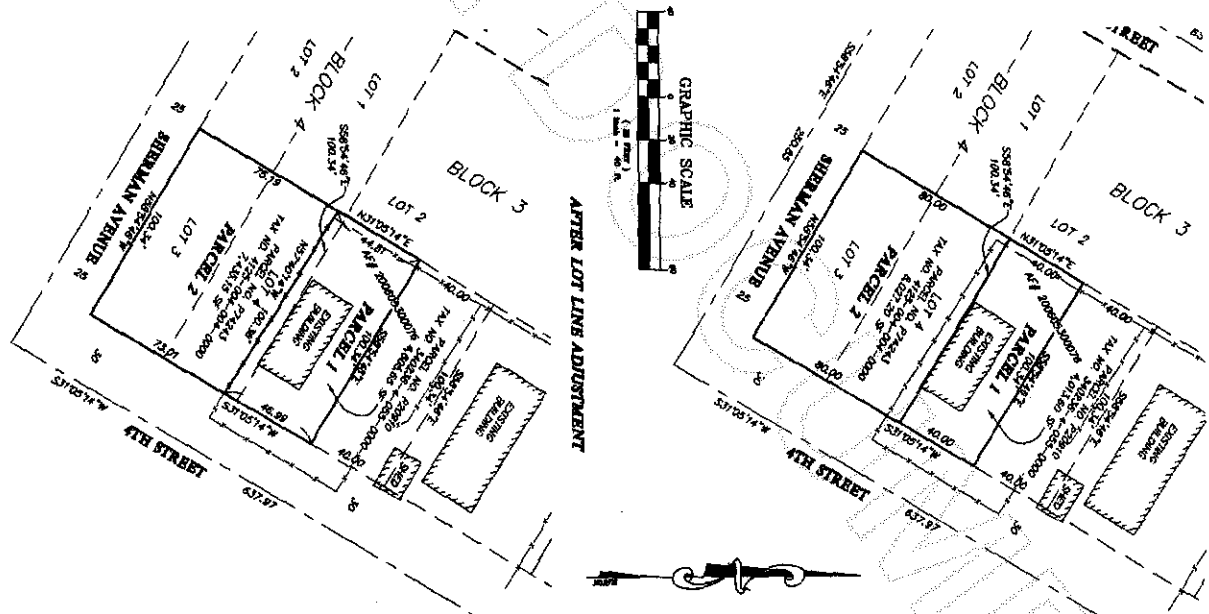
**SURVEYOR'S CERTIFICATE**  
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTORSHIP AND I AM AWARE OF THE REQUIREMENTS OF THE SURVEY RECORDS ACT AT THE REQUEST OF \_\_\_\_\_ IN \_\_\_\_\_ 20\_\_.



**NORTHWEST DATUM & DESIGN**  
 CIVIL ENGINEERING AND SURVEYING SOLUTIONS  
 1128 E. FARHAVEN AVE  
 BURLINGTON, WASHINGTON 98233  
 PH: (360) 755-0434 FAX: (360) 755-0464

**LOT LINE ADJUSTMENT**  
 In a portion of the SW 1/4 of the SE 1/4 of Section 36, T. 34 N., R. 2 E. 11M  
 For: **GEM TARTAGLIA & FELICIA VALUE**  
 In Lacombe, Washington

PROJECT: 08041  
 DRAWING: 08041-BA-HAB  
 DRAWN BY: ry  
 CHECKED BY: dms  
 DATE: Dec. 2007  
**SHEET 1 OF 1**



**AUDITOR'S CERTIFICATE**  
 COUNTY AUDITOR OR DEPUTY AUDITOR



200802120062  
 Skagit County Auditor