



200803210143

Skagit County Auditor

3/21/2008 Page

1 of

10 3:43PM

Name: Daniel J. PetersonAddress: 4855 G. Loop RoadCity and State: Bow, WA 98232

Tax Account Number: Portion P123405 to P47141

Escrow #: JM-1358

**STATUTORY WARRANTY DEED**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
897

MAR 21 2008

Amount Paid \$ 130.30  
Skagit Co. Treasurer  
By *Wam* Deputy

THE GRANTOR Douglas J. Ploeg and Lynn A. Ploeg, husband and wife,

for and in consideration of \$5,700.00 as a boundary line adjustment,

in hand paid, conveys and warrants to Daniel J. Peterson and Koby L. Peterson, husband and wife,

the following described real estate, situated in the County of Skagit, State of Washington:

That portion of Lot 1 of Short Plat No. PL 05-0132 in Government Lot 4 of Section 26, Township 36 North, Range 2 East, W.M. as more fully described on Exhibit "A" attached hereto.

The property described on Exhibit "A" is subject to mortgages, encumbrances, easements, covenants, restrictions and other matters of record, if any.

The property described on Exhibit "A" will be combined or aggregated with contiguous property to the North owned by the Grantees. 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.

*David Boeder*  
10/5/2007Dated this 21<sup>st</sup> day of September, 2007.*Douglas J. Ploeg*  
Douglas J. Ploeg*Lynn A. Ploeg*  
Lynn A. Ploeg

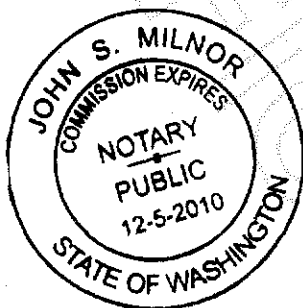
STATE OF WASHINGTON, }  
County of Skagit } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me Douglas J. Ploeg and Lyra A. Ploeg  
to me known

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

GIVEN under my hand and official seal this 21<sup>st</sup> day of September 2007



John S. Milnor  
Notary Public in and for the State of Washington,  
residing at Mount Vernon

My appointment expires 12/5/10

STATE OF WASHINGTON, }  
County of \_\_\_\_\_ } ss.

ACKNOWLEDGMENT - Individual

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 \_\_\_\_\_

This jurat is page \_\_\_\_\_ of \_\_\_\_\_ and is attached to \_\_\_\_\_ dated \_\_\_\_\_



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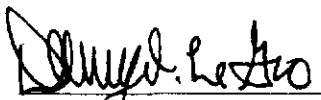
## EXHIBIT "A"

### LEGAL DESCRIPTION

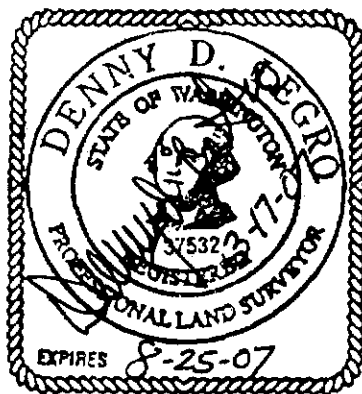
That portion of Lot 1 of Short Plat No. PL05-0132, approved September 29, 2005 and recorded September 30, 2005 under Auditor's File Number 200509300028, being a portion of Government Lot 4, Section 26, Township 36 North, Range 2 East, W.M., more particularly described as follows:

Commencing at the most Northwesterly corner of Lot 1 of said Short Plat No. PL05-0132, said point being also the Northeast corner of Lot 3 of Short Plat No. 18-78 as per plat approved May 11, 1978 and recorded May 11, 1978 in Volume 2 of Short Plats, page 210, under Auditor's file No. 879338; thence South along the East line of said Lot 3 of Short Plat No. 18-78 and West line of said Lot 1 of Short Plat No. PL05-0132, a distance of 125.00 feet; thence North  $89^{\circ}44'30''$  West along the South boundary of said Lot 3 and the North boundary of said Lot 1, a distance of 125.00 feet to the Southwest corner of said Lot 3 and the TRUE POINT OF BEGINNING of this property description; thence continuing North  $89^{\circ}44'30''$  West along the North boundary of said Lot 1, a distance of 120.00 feet to the East margin of that 60 foot wide county road commonly referred to as the G. Loop Road; thence South along the East margin of said road, a distance of 25.00 feet; thence South  $89^{\circ}44'30''$  East, a distance of 120.00 feet; thence North, a distance of 25.00 feet to the Point Of Beginning, and containing 3,000 square feet, more or less.

Situate in the County of Skagit, State of Washington.

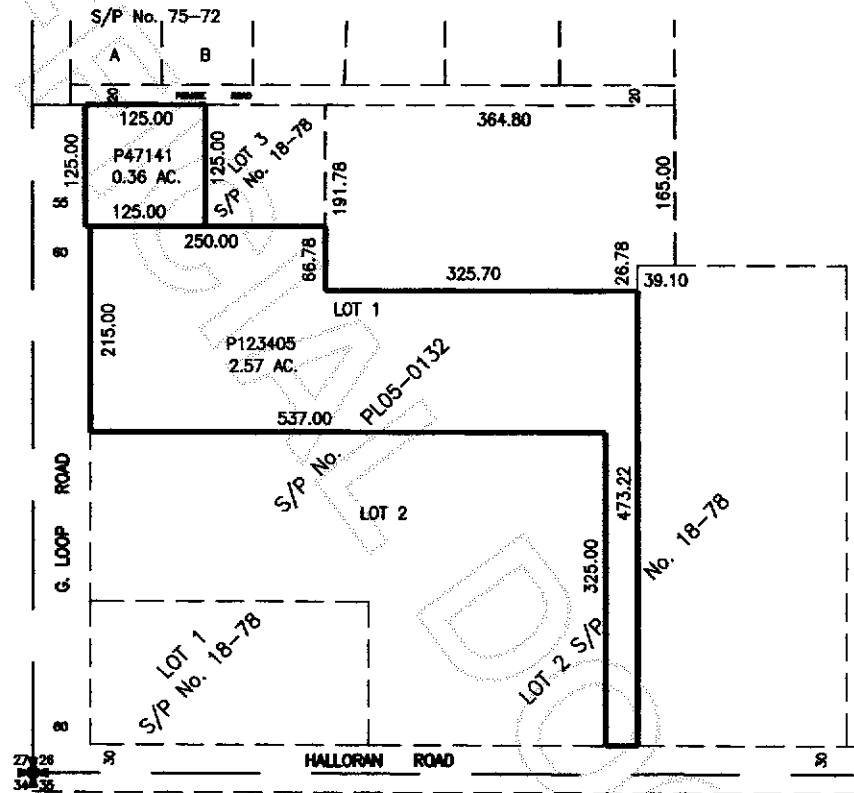


DENNY D. LEGRO  
Registered Professional  
Land Surveyor  
License No. 37532  
Date: March 17, 2007



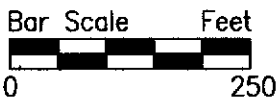
200803210143  
Skagit County Auditor

SAMISH BAY



**PLAN**

Scale: 1" = 200'



PREPARED BY:

LEGRO & ASSOCIATES  
ENGINEER & LAND SURVEYORS  
815 CLEVELAND AVENUE  
MOUNT VERNON, WA 98273  
PHONE: (360) 336-3220

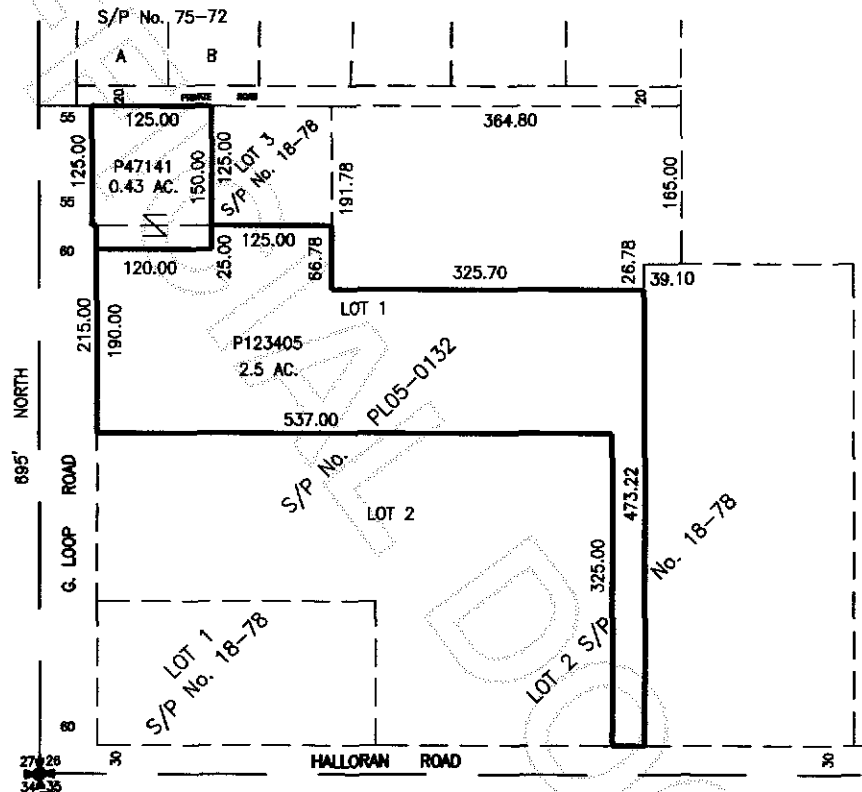
**PETERSON/PLOEG BEFORE  
BOUNDARY LINE ADJUSTMENT SKETCH**

PTN. GOV'T LOT 4  
SEC. 26, T. 36 N., R 2 E.W.M.  
SKAGIT COUNTY, WASHINGTON  
MARCH 16, 2007



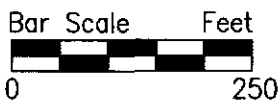
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SKAGIT COUNTY, WASHINGTON

MARCH 16, 2007



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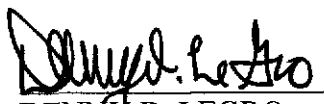
## EXHIBIT "A"

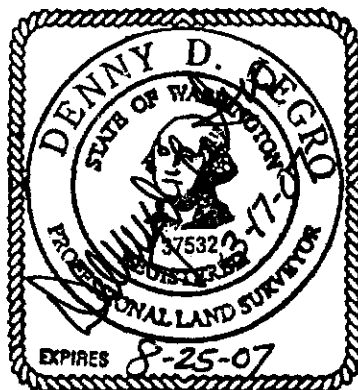
### LEGAL DESCRIPTION

That portion of Lot 1 of Short Plat No. PL05-0132, approved September 29, 2005 and recorded September 30, 2005 under Auditor's File Number 200509300028, being a portion of Government Lot 4, Section 26, Township 36 North, Range 2 East, W.M., more particularly described as follows:

Commencing at the most Northwesterly corner of Lot 1 of said Short Plat No. PL05-0132, said point being also the Northeast corner of Lot 3 of Short Plat No. 18-78 as per plat approved May 11, 1978 and recorded May 11, 1978 in Volume 2 of Short Plats, page 210, under Auditor's file No. 879338; thence South along the East line of said Lot 3 of Short Plat No. 18-78 and West line of said Lot 1 of Short Plat No. PL05-0132, a distance of 125.00 feet; thence North  $89^{\circ}44'30''$  West along the South boundary of said Lot 3 and the North boundary of said Lot 1, a distance of 125.00 feet to the Southwest corner of said Lot 3 and the TRUE POINT OF BEGINNING of this property description; thence continuing North  $89^{\circ}44'30''$  West along the North boundary of said Lot 1, a distance of 120.00 feet to the East margin of that 60 foot wide county road commonly referred to as the G. Loop Road; thence South along the East margin of said road, a distance of 25.00 feet; thence South  $89^{\circ}44'30''$  East, a distance of 120.00 feet; thence North, a distance of 25.00 feet to the Point Of Beginning, and containing 3,000 square feet, more or less.

Situate in the County of Skagit, State of Washington.

  
DENNY D. LEGRO  
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Date: March 17, 2007



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## EXHIBIT "B"

### LEGAL DESCRIPTION

(P47141 - Before Boundary Line Adjustment)

That portion of Government Lot 4, Section 26, Township 36 North, Range 2 East, W.M., described as follows:

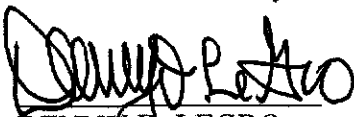
Beginning at a point 695 feet North and 55 feet East of the Southwest corner of said Government Lot 4; thence East 125 feet; thence South 125 feet; thence West 125 feet; thence North 125 feet to the point of beginning;

EXCEPT any portion thereof lying within the North 5 acres of the West  $\frac{1}{2}$  of said Government Lot 4;

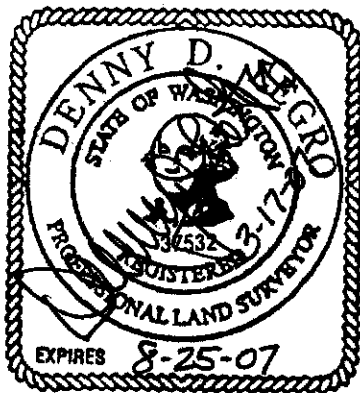
AND ALSO EXCEPT that portion thereof described as follows:

Beginning at a point 695 feet North and 60 feet East of the Southwest corner of said Government Lot 4; thence West 5 feet; thence South 5 feet; thence Northeasterly to the point of beginning.

Situate in the County of Skagit, State of Washington.



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## EXHIBIT "C"

### LEGAL DESCRIPTION

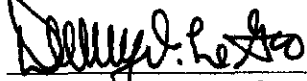
(P123405 - Before Boundary Line Adjustment to Daniel Peterson)

Lot 1 of Short Plat No. PL05-0132, approved September 29, 2005 and recorded September 30, 2005 under Auditor's File Number 200509300028, records of Skagit County, Washington, being a portion of Government Lot 4, Section 26, Township 36 North, Range 2 East, W.M.,

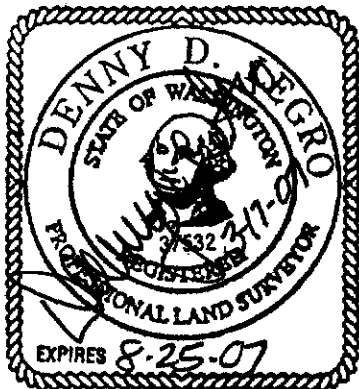
EXCEPT that portion of said Lot 1 described as follows:

Beginning at the Northeast corner of Lot 1 of said Short Plat No. PL05-0132; thence South along the East line of said Lot 1, a distance of 165.00 feet; thence North  $89^{\circ}44'30''$  West along the boundary of said Lot 1, a distance of 39.10 feet; thence South along the Easterly boundary of said Lot 1, a distance of 26.78 feet; thence North  $89^{\circ}44'30''$  West parallel to the North line of said Lot 1, a distance of 325.70 feet, more or less, to a point of intersection with the Southerly projection of the East line of Lot 3 of Short Plat Number 18-78, approved May 11, 1978, recorded May 11, 1978 in Volume 2 of Short Plats, page 210, under Auditor's File No. 879338, records of Skagit County, Washington; thence North along the East line of said Lot 3 and the Southerly projection thereof, a distance of 191.78 feet to the Northeast corner of said Lot 3 of Short Plat No. 18-78; thence South  $89^{\circ}44'30''$  East along the North line of said Lot 1 of Short Plat No. PL05-0132, a distance of 364.80 feet to the Point of Beginning of this property description, and containing 1.58 acres, more or less.

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



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## EXHIBIT "D"

### LEGAL DESCRIPTION

(P123405 - After Boundary Line Adjustment to Daniel Peterson)

Lot 1 of Short Plat No. PL05-0132, approved September 29, 2005 and recorded September 30, 2005 under Auditor's File Number 200509300028, records of Skagit County, Washington, being a portion of Government Lot 4, Section 26, Township 36 North, Range 2 East, W.M.,

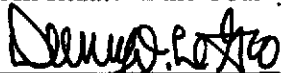
EXCEPT that portion of said Lot 1 described as follows:

Beginning at the Northeast corner of Lot 1 of said Short Plat No. PL05-0132; thence South along the East line of said Lot 1, a distance of 165.00 feet; thence North  $89^{\circ}44'30''$  West along the boundary of said Lot 1, a distance of 39.10 feet; thence South along the Easterly boundary of said Lot 1, a distance of 26.78 feet; thence North  $89^{\circ}44'30''$  West parallel to the North line of said Lot 1, a distance of 325.70 feet, more or less, to a point of intersection with the Southerly projection of the East line of Lot 3 of Short Plat Number 18-78, approved May 11, 1978, recorded May 11, 1978 in Volume 2 of Short Plats, page 210, under Auditor's File No. 879338, records of Skagit County, Washington; thence North along the East line of said Lot 3 and the Southerly projection thereof, a distance of 191.78 feet to the Northeast corner of said Lot 3 of Short Plat No. 18-78; thence South  $89^{\circ}44'30''$  East along the North line of said Lot 1 of Short Plat No. PL05-0132, a distance of 364.80 feet to the Point of Beginning of this property description, and containing 1.58 acres, more or less.

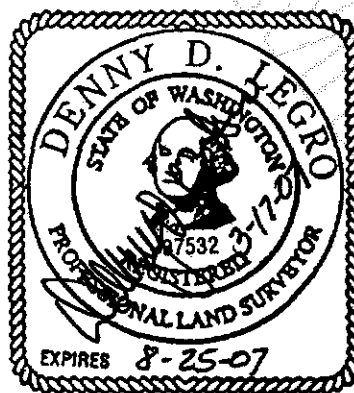
AND ALSO EXCEPT that portion of said Lot 1 described as follows:

Commencing at the most Northwesterly corner of Lot 1 of said Short Plat No. PL05-0132, said point being also the Northeast corner of Lot 3 of Short Plat No. 18-78 as per plat approved May 11, 1978 and recorded May 11, 1978 in Volume 2 of Short Plats, page 210, under Auditor's file No. 879338; thence South along the East line of said Lot 3 of Short Plat No. 18-78 and West line of said Lot 1 of Short Plat No. PL05-0132, a distance of 125.00 feet; thence North  $89^{\circ}44'30''$  West along the South boundary of said Lot 3 and the North boundary of said Lot 1, a distance of 125.00 feet to the Southwest corner of said Lot 3 and the TRUE POINT OF BEGINNING of this property description; thence continuing North  $89^{\circ}44'30''$  West along the North boundary of said Lot 1, a distance of 120.00 feet to the East margin of that 60 foot wide county road commonly referred to as the G. Loop Road; thence South along the East margin of said road, a distance of 25.00 feet; thence South  $89^{\circ}44'30''$  East, a distance of 120.00 feet; thence North, a distance of 25.00 feet to the Point Of Beginning, and containing 3,000 square feet, more or less.

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



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Skagit County Auditor

EXHIBIT "E"

**LEGAL DESCRIPTION**

(P47141 - After Boundary Line Adjustment)

That portion of Government Lot 4, Section 26, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at a point 695 feet North and 55 feet East of the Southwest corner of said Government Lot 4; thence East 125 feet; thence South 125 feet; thence West 125 feet; thence North 125 feet to the point of beginning;

EXCEPT any portion thereof lying within the North 5 acres of the West ½ of said Government Lot 4;

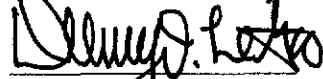
AND ALSO EXCEPT that portion thereof described as follows:

Beginning at a point 695 feet North and 60 feet East of the Southwest corner of said Government Lot 4; thence West 5 feet; thence South 5 feet; thence Northeasterly to the point of beginning.

TOGETHER WITH that portion of Lot 1 of Short Plat No. PL05-0132, approved September 29, 2005 and recorded September 30, 2005 under Auditor's File Number 200509300028, more particularly described as follows:

Commencing at the most Northwesterly corner of Lot 1 of said Short Plat No. PL05-0132, said point being also the Northeast corner of Lot 3 of Short Plat No. 18-78 as per plat approved May 11, 1978 and recorded May 11, 1978 in Volume 2 of Short Plats, page 210, under Auditor's file No. 879338; thence South along the East line of said Lot 3 of Short Plat No. 18-78 and West line of said Lot 1 of Short Plat No. PL05-0132, a distance of 125.00 feet; thence North 89°44'30" West along the South boundary of said Lot 3 and the North boundary of said Lot 1, a distance of 125.00 feet to the Southwest corner of said Lot 3 and the TRUE POINT OF BEGINNING of this property description; thence continuing North 89°44'30" West along the North boundary of said Lot 1, a distance of 120.00 feet to the East margin of that 60 foot wide county road commonly referred to as the G. Loop Road; thence South along the East margin of said road, a distance of 25.00 feet; thence South 89°44'30" East, a distance of 120.00 feet; thence North, a distance of 25.00 feet to the Point Of Beginning, and containing 3,000 square feet, more or less.

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