



200805160127  
Skagit County Auditor

5/16/2008 Page 1 of 10 11:58AM

**AFTER RECORDING RETURN TO:**

**FURLONG ♦ BUTLER**  
ATTORNEYS  
825 CLEVELAND AVENUE  
MOUNT VERNON, WASHINGTON 98273

**QUITCLAIM DEED**  
(Boundary Line Adjustment)

Reference number of documents assigned or released: N/A

Partial Legal Description: ptns of Section 12, Township 34 N, Range 1 East, W.M.  
(full legal on Exhibits)

Assessor's Parcel/Tax I.D. Number(s): 340112-4-029-0002/P19248; 340112-4-014-0009/P19229

**OWNERSHIP STATUS OF PROPERTY PRIOR TO CONVEYANCE**

**GRANTORS**, William H. Turner and Sally C. Turner, husband and wife, the owners of real property described in Exhibit 1 hereto, and depicted as Lots A and B in Exhibit 2 hereto, hereby convey and quitclaim for no consideration and only for purposes of a boundary line adjustment to **GRANTEES**, William H. Turner and Sally C. Turner, husband and wife (hereinafter "Grantors/Grantees' Property"), the following described portion of Lot B described in Exhibit 1 hereto:

**Parcel B-1**

Beginning at the Northwest Corner of Government Lot 4; thence South on the west line of said Lot 4

South 0°24'26" West, a distance of 466.00 feet; thence South 89°35'34" East to the north extension of an existing fence line, a distance of 40.00 feet; thence South on said fence line South 0°07'12" East, a distance of 175.51 feet to the True Point of Beginning; thence continuing South on said fence line South 0°07'12" East, a distance of 20.36 feet; thence South 86°55'50" East, a distance of 279.66 feet; thence S 89°47'53" East, a distance of 40.22 feet; thence North 0°45'31" West, a distance of 20.39 feet; thence North 87°17'28" East, a distance of 319.29 feet to the True Point of Beginning.

Situated in the County of Skagit, State of Washington.

BOUNDARY ADJUSTMENT  
 Skagit County Approval:  
 Reviewed and approved  
 in accordance with S.C. Code  
 Code Chapter 14.18  
A. C. Roeder  
 SKAGIT CO. PLANNING & PERMIT CNTR  
 Date: 5/15/2008

SKAGIT COUNTY WASHINGTON  
 REAL ESTATE EXCISE TAX  
 1559  
 MAY 16 2008  
 Amount Paid \$0  
 Skagit Co. Treasurer  
 By thm Deputy

Said property to aggregate with Grantees' Lot A. This conveyance is for purposes of boundary line adjustment only and not to create any additional building lots.

**CONVEYANCE & OWNERSHIP SUBSEQUENT THERETO**

As a result of this conveyance, the Grantors/Grantees' Property shall hereinafter be legally described as set forth in Exhibit 3 hereto, and depicted as Lots A and B in Exhibit 4 hereto.

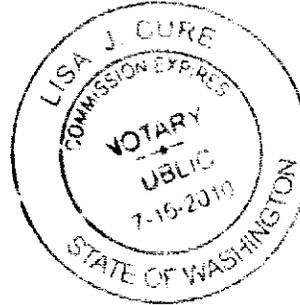
Grantor/Grantee: William H. Turner Grantor/Grantee: Sally C. Turner  
 William H. Turner Sally C. Turner

Date: 5/16/08 Date: May 16, 08

STATE OF WASHINGTON )  
 ) ss.  
 COUNTY OF SKAGIT )

On this day personally appeared before me William H. Turner and Sally C. Turner to me known to be the individuals 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 16 day of May 2008.



Notary Public in and for the state of  
 Washington, residing at Bell  
 Printed Name: Lisa J. Cure

**Quitclaim Deed (Boundary Line Adjustment)**  
**Grantors:** William H. Turner & Sally C. Turner  
**Grantees:** William H. Turner & Sally C. Turner



EXHIBIT 1

[Property description before conveyance.]

LOT A:

Those portions of Government Lot 4, Section 12, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at the Northwest corner of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section;  
thence East 21 rods;  
thence South 80 rods, more or less, to the shoreline of Lake Campbell;  
thence Westerly along said shoreline to the West line of said Government Lot;  
thence North to the point of beginning,

EXCEPT a tract conveyed to Martha A. Giles, described as follows:

Beginning at a point 64 rods, South of the center of said section;  
thence East 208.71 feet;  
thence South 208.71 feet;  
thence West 208.71 feet;  
thence North 208.71 feet to the point of beginning.

That portion of Government Lot 4, Section 12, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at a point 660 feet South and 346.5 feet East of the Northwest corner of said Government Lot, said point being the Northeast corner of Parcel B as conveyed to Harry Haugland and Ruth J. Haugland, husband and wife, in deed recorded May 23, 1968, under Auditor's File No. 713954, records of Skagit County, Washington;  
thence East 15.3 feet, more or less, to a North-South wire fence line;  
thence Southerly along said wire fence line, a distance of 312.7 feet, more or less, to the Northerly right of way of Campbell Lake Road;  
thence Westerly along said Northerly right of way, a distance of 21.2 feet, more or less, to a point 346.5 feet East of the West line of said Government Lot 4;  
thence North to the point of beginning.

EXCEPT the following described Parcel:

Beginning at the Northwest Corner of Government Lot 4; thence South on the west line of said Lot 4  
South  $0^{\circ}24'26''$  East, a distance of 660.00 feet to the True Point of Beginning; thence continuing South on said west line South  $0^{\circ}24'26''$  East, a distance of 320.84 feet to the north right of way of Lake Campbell Road; thence east on the north right-of-way of Lake



200805160127  
Skagit County Auditor

Campbell Road on a non-tangent curve to the Left, which curve's cord bears S 89°09'12" East, through a central angle of 1°07'33", having a radius of 2,334.30 feet, a distance of 45.87 feet to the intersection of the right-of-way and a wire fence line extended South to the north right-of-way of Lake Campbell Road; thence North along the wire fence line North 0°17'31" West, a distance of 322.47 feet; thence North 86°55'50" West, a distance of 41.84 feet to the True Point of Beginning.

Situated in the County of Skagit, State of Washington.

LOT B:

Those portions of Government Lot 4, Section 12, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at the Northwest corner of said Government Lot;  
thence South on the West line of said lot, 660 feet;  
thence East parallel with the North line of said lot, 321.5 feet;  
thence North to the North line of said lot;  
thence West to the point of beginning.

Beginning at a point 660 feet South and 346.5 feet East of the Northwest corner of said Government Lot, said point being the Northeast corner of Parcel B as conveyed to Harry Haugland and Ruth J. Haugland, husband and wife, in deed recorded May 23, 1968, under Auditor's File No. 713954, records of Skagit County, Washington;  
thence East a distance of 15.3 feet, more or less, to an existing North-South fence line;  
thence Northerly along said fence line, and said fence line extended, a distance of 658.9 feet, more or less, to the North line of said Government Lot 4;  
thence West along the North line of said Government Lot 4, a distance of 26.9 feet, more or less, to a point 321.50 feet, from the Northwest corner of said Government Lot 4;  
thence South parallel to the West line of said Government Lot 4, a distance of 660.00 feet;  
thence East a distance of 25.35 feet, more or less, to the point of beginning.

EXCEPT that portion of the following described portion of said Government Lot 4:

Beginning at the Southeast corner of the West ½ of the Southwest ¼ of the Northeast ¼ of said Section 12;  
thence South along the East line of said West ½ extended 5.3 feet, more or less, to a East-West wire fence line;  
thence Westerly along the wire fence line, a distance of 317 feet, more or less, to a wire fence corner;  
thence North on an extension of the wire fence line heading South, a distance of 15.5 feet, more or less, to the South line of said West ½;  
thence South 86°55'50" East, along the South line thereof, a distance of 317.0 feet, more or less, to the point of beginning.



UNIVERSITY MICROFILMS INTERNATIONAL DOCUMENT

EXCEPT the following described Parcel:

Beginning at the Northwest Corner of Government Lot 4; thence South on the west line of said Lot 4 South 0°24'26" East, a distance of 466.00 feet to the True Point of Beginning; thence continuing South on said west line South 0°24'26" East, a distance of 194.00 feet; thence east parallel with the north line of said Government Lot 4 to a wire fence line South 86°55'50" East, a distance of 41.84 feet; thence North along the wire fence line North 0°07'12" West, a distance of 195.45 feet to a point east of the extension of the north line of the parcel of Land Conveyed to Kurt K. Petrich and Cynthia S. Petrich as recorded under Auditor's File No. 9905260311; thence west on the said north line extension North 89°35'34" West, 40.00 feet to the west line of Government Lot 4, the True Point of Beginning.

Situated in the County of Skagit, State of Washington.

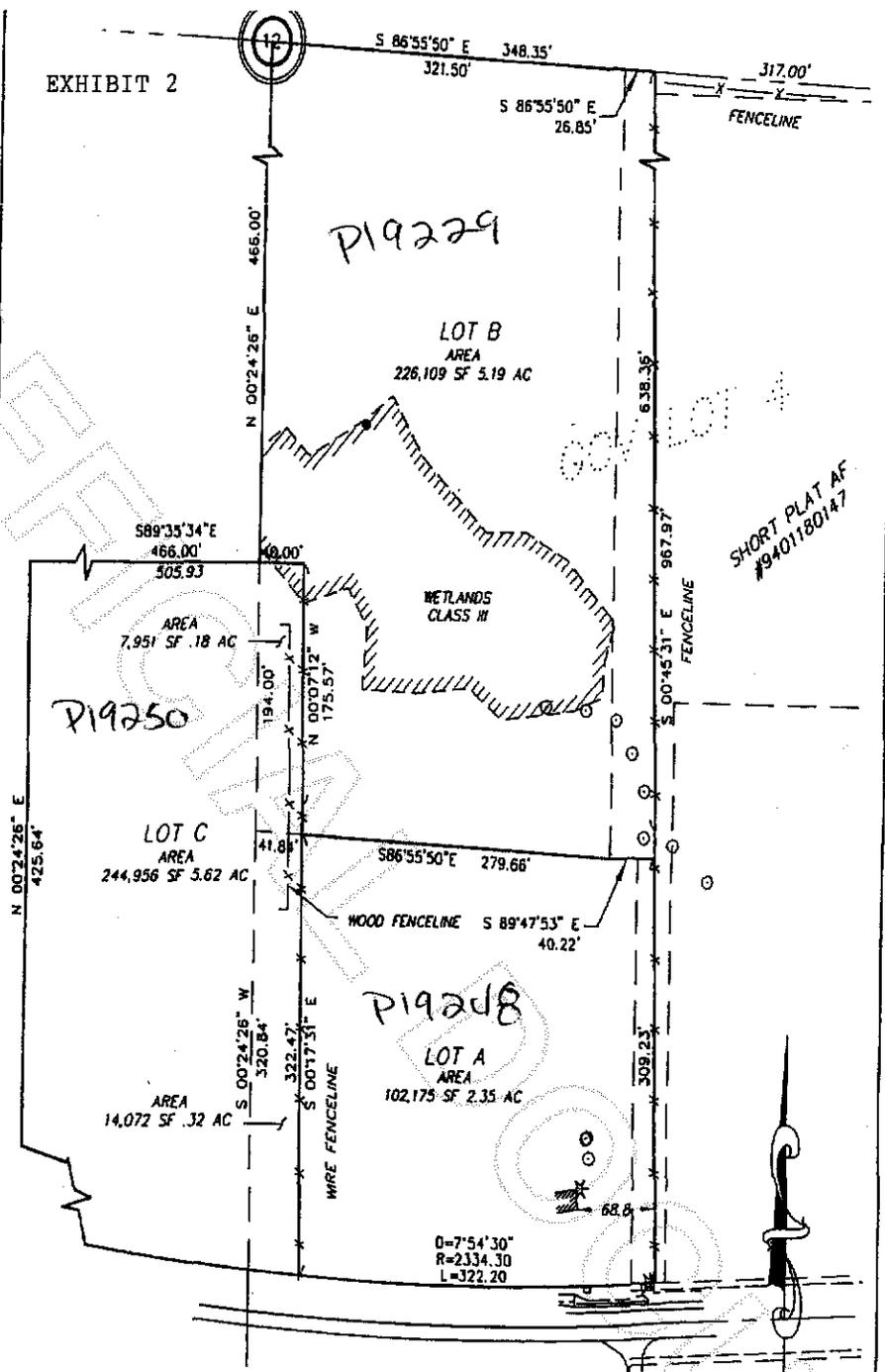


200805160127  
Skagit County Auditor

5/16/2008 Page

5 of 10 11:58AM

EXHIBIT 2



LEGEND

- — — — — EXISTING ROAD CENTERLINE
- - - - - RECORD PROPERTY LINE
- — — — — PROPOSED PROPERTY LINE
- - - - - EXISTING EASEMENT LINE

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

BEFORE BLA

**NORTHWEST DATUM & DESIGN**

CIVIL ENGINEERING AND SURVEYING SOLUTIONS

1128 E. FARMVIEW AVE.  
BURLINGTON, WASHINGTON 98223  
PH: (360) 735-0434 FAX: (360) 735-0464



SHEET DESCRIPTION:

**Boundary Line Adjustment**

for

**William**

SCALE 1"=100'

DRAWN BY GDS

CHECK'D BY GDS

JOB NO. 06202



200805160127  
Skagit County Auditor

EXHIBIT 3

[Property description after to boundary line adjustment.]

LOT A:

Those portions of Government Lot 4, Section 12, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at the Northwest corner of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section;  
thence East 21 rods;  
thence South 80 rods, more or less, to the shoreline of Lake Campbell;  
thence Westerly along said shoreline to the West line of said Government Lot;  
thence North to the point of beginning,

EXCEPT a tract conveyed to Martha A. Giles, described as follows:

Beginning at a point 64 rods, South of the center of said section;  
thence East 208.71 feet; thence South 208.71 feet; thence West 208.71 feet; thence North 208.71 feet to the point of beginning.

That portion of Government Lot 4, Section 12, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at a point 660 feet South and 346.5 feet East of the Northwest corner of said Government Lot, said point being the Northeast corner of Parcel B as conveyed to Harry Haugland and Ruth J. Haugland, husband and wife, in deed recorded May 23, 1968, under Auditor's File No. 713954, records of Skagit County, Washington;  
thence East 15.3 feet, more or less, to a North-South wire fence line;  
thence Southerly along said wire fence line, a distance of 312.7 feet, more or less, to the Northerly right of way of Campbell Lake Road;  
thence Westerly along said Northerly right of way, a distance of 21.2 feet, more or less, to a point 346.5 feet East of the West line of said Government Lot 4;  
thence North to the point of beginning.

EXCEPT the following described Parcel:

Beginning at the Northwest Corner of Government Lot 4; thence South on the west line of said Lot 4  
South  $0^{\circ}24'26''$  East, a distance of 660.00 feet to the True Point of Beginning; thence continuing South on said west line South  $0^{\circ}24'26''$  East, a distance of 320.84 feet to the north right of way of Lake Campbell Road; thence east on the north right-of-way of Lake Campbell Road on a non-tangent curve to the Left, which curve's cord bears S  $89^{\circ}09'12''$  East, through a central angle of  $1^{\circ}07'33''$ , having a radius of 2,334.30 feet, a distance of 45.87 feet to the intersection of the right-of-way and a wire fence line extended South to the north right-of-way of Lake Campbell Road; thence North along the



200805160127

Skagit County Auditor

wire fence line North 0°17'31" West, a distance of 322.47 feet; thence North 86°55'50" West, a distance of 41.84 feet to the True Point of Beginning.

TOGETHER with the following described Parcel:

Beginning at the Northwest Corner of Government Lot 4; thence South on the west line of said Lot 4 South 0°24'26" West, a distance of 466.00 feet; thence South 89°35'34" East to the north extension of a wire fence line, a distance of 40.00 feet; thence South on said wire fence line South 0°07'12" East, a distance of 175.51 feet to the True Point of Beginning; thence continuing South on said wire fence line South 0°07'12" East, a distance of 20.36 feet; thence South 86°55'50" East, a distance of 279.66 feet; thence S 89°47'53" East, a distance of 40.22 feet; thence North 0°45'31" West, a distance of 20.39 feet; thence North 87°17'28" East, a distance of 319.29 feet to the True Point of Beginning.

Situated in the County of Skagit, State of Washington.

LOT B:

Those portions of Government Lot 4, Section 12, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at the Northwest corner of said Government Lot; thence South on the West line of said lot, 660 feet; thence East parallel with the North line of said lot, 321.5 feet; thence North to the North line of said lot; thence West to the point of beginning.

Beginning at a point 660 feet South and 346.5 feet East of the Northwest corner of said Government Lot, said point being the Northeast corner of Parcel B as conveyed to Harry Haugland and Ruth J. Haugland, husband and wife, in deed recorded May 23, 1968, under Auditor's File No. 713954, records of Skagit County, Washington; thence East a distance of 15.3 feet, more or less, to an existing North-South fence line; thence Northerly along said fence line, and said fence line extended, a distance of 658.9 feet, more or less, to the North line of said Government Lot 4; thence West along the North line of said Government Lot 4, a distance of 26.9 feet, more or less, to a point 321.50 feet, from the Northwest corner of said Government Lot 4; thence South parallel to the West line of said Government Lot 4, a distance of 660.00 feet; thence East a distance of 25.35 feet, more or less, to the point of beginning.

EXCEPT that portion of the following described portion of said Government Lot 4:

Beginning at the Southeast corner of the West ½ of the Southwest ¼ of the Northeast ¼ of said Section 12;



200805160127

Skagit County Auditor

thence South along the East line of said West ½ extended 5.3 feet, more or less, to an existing East-West fenceline;  
thence Westerly along the existing fenceline, a distance of 317 feet, more or less, to a wire fence corner;  
thence North on an extension of the wire fence line heading South, a distance of 15.5 feet, more or less, to the South line of said West ½;  
thence South 86°55'50" East, along the South line thereof, a distance of 317.0 feet, more or less, to the point of beginning.

EXCEPT the following described Parcel:

Beginning at the Northwest Corner of Government Lot 4; thence South on the west line of said Lot 4  
South 0°24'26" East, a distance of 466.00 feet to the True Point of Beginning; thence continuing South on said west line South 0°24'26" East, a distance of 194.00 feet; thence east parallel with the north line of said Government Lot 4 to a wire fence line South 86°55'50" East, a distance of 41.84 feet; thence North along the wire fence line North 0°07'12" West, a distance of 195.45 feet to a point east of the extension of the north line of the parcel of Land Conveyed to Kurt K. Petrich and Cynthia S. Petrich as recorded under Auditor's File No. 9905260311; thence west on the said north line extension North 89°35'34" West, 40.00 feet to the west line of Government Lot 4, the True Point of Beginning.

EXCEPT the following described Parcel:

Beginning at the Northwest Corner of Government Lot 4; thence South on the west line of said Lot 4  
South 0°24'26" West, a distance of 466.00 feet; thence South 89°35'34" East to the north extension of a wire fence line, a distance of 40.00 feet; thence South on said wire fence line South 0°07'12" East, a distance of 175.51 feet to the True Point of Beginning; thence continuing South on said wire fence line South 0°07'12" East, a distance of 20.36 feet; thence South 86°55'50" East, a distance of 279.66 feet; thence S 89°47'53" East, a distance of 40.22 feet; thence North 0°45'31" West, a distance of 20.39 feet; thence North 87°17'28" East, a distance of 319.29 feet to the True Point of Beginning.

Situated in the County of Skagit, State of Washington.



200805160127

Skagit County Auditor

5/16/2008 Page

9 of

10 11:58AM

EXHIBIT 4

P19229

LOT B  
AREA  
219,269 SF 5.03 AC

LOT C  
AREA  
244,998 SF 5.62 AC

P19250

P19248

LOT A  
AREA  
108,900 SF 2.50 AC

SHORT PLAT AF  
#8401180147

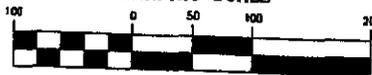
D=12'47"30"  
R=2334.30  
L=521.14

D=7'54"30"  
R=2334.30  
L=322.20

LEGEND

- EXISTING ROAD CENTERLINE
- - - RECORD PROPERTY LINE
- PROPOSED PROPERTY LINE
- - - EXISTING EASEMENT LINE

GRAPHIC SCALE



BLA AFTER

**NORTHWEST DATUM & DESIGN**  
CIVIL ENGINEERING AND SURVEYING SOLUTIONS  
1128 E. FARMLAND AVE  
BURLINGTON, WISCONSIN 53033  
PH (262) 755-9424 FAX (262) 755-9464



SHEET DESCRIPTION:  
**Boundary Line Adjustment**  
for  
**William Turner**

SCALE 1"=100'  
DRAWN BY *dlb*  
CHKD BY *dlb*  
JOB NO 08202  
DATE May 2008

5/16/2008 Page 10 of 10 11:58AM

200805160127  
Skagit County Auditor

