

When recorded return to:

Joseph D. Bowen, Attorney at Law
401 S. 2nd Street
Mount Vernon, WA 98273



200806230123
Skagit County Auditor

6/23/2008 Page 1 of 5 9:51AM

QUIT CLAIM DEED (RCW64.50.050)

THE GRANTOR ROBERT BERGESON, for and in consideration of none, boundary line adjustment without consideration, conveys and quitclaims to TED AND LINDA FLEMMING all interest in the following described real estate:

The following described real estate, situated in the County of Skagit State of Washington together with all after acquired title of the grantor therein:

P21781
N 1/2 NW 1/4 SW 1/4 13-34-3
SEE ATTACHED

2038
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 23 2008

DATED this 17 day of January, 2008.

GRANTOR:

Robert Bergeson

Printed Name:

Robert Bergeson

Amount Paid \$
Skagit Co. Treasurer
By MF

This boundary line adjustment is approved by:

DATED this 31st day of Jan, 2008.

Grace Roeder
Grace Roeder
Skagit County Planning Department.

I certify that Robert Bergeson appeared before me and executed the foregoing instrument for the use and purpose expressed therein.

Jessica A. Villalobos
Notary Public
State of Washington
My Commission Expires 2/13/2010

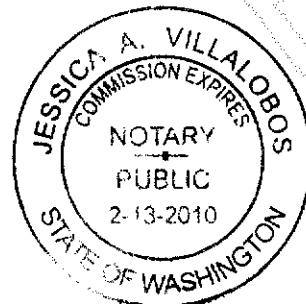


EXHIBIT "C"

A portion of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 13, Township 34 North, Range 3 East of the Willamette Meridian, Skagit County, Washington, described as follows:

A strip of land lying between the Southerly line of the parcel described under Skagit County Auditor's File Number 200208300181 and the existing fence line as depicted on Record of Survey Maps page 1 and 2 recorded April 27, 2004 under Skagit County Auditor's File Number 200404270070. Said strip is more particularly described as follows:

BEGINNING at the SW Property Corner of said parcel as described under Auditor's File Number 200208300181. Said corner is a $\frac{1}{2}$ " rebar with yellow plastic cap marked "B.V. 37549 as depicted on above said Record of Survey Maps pages 1 and 2. Thence South along a projection of the west line of said parcel for 4.90 feet to the intersection of said existing fence line; Thence along side existing fence line for the following 4 bearings and distances: S $87^{\circ}18'37''$ E, 6.40 feet; Thence N $89^{\circ}00'17''$ E, 58.84 feet; Thence $89^{\circ}13'36''$ E, 57.43 feet; Thence S $89^{\circ}14'31''$ E, 76.45 feet to an intersection with the east line of said parcel projected south; Thence North along said projection 4.21 feet to the SE Property Corner of said parcel. Said corner is a $\frac{1}{2}$ " rebar with yellow plastic cap marked "B.V. 37549 as depicted on said Record of Survey Map pages 1 and 2. Thence West along the Southerly line of said parcel 199.14 feet to the **POINT OF BEGINNING**.

Said described strip contains 772 square feet.



200806230123

Skagit County Auditor



Land Title Company

DATE

11/28/07

We hereby certify that the true and correct legal description of the premises highlighted on the attached map is as follows:

THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 549.7 FEET SOUTH AND 820 FEET EAST OF THE WEST QUARTER CORNER OF SAID SECTION; THENCE SOUTH 118 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE EAST ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER 345 FEET; THENCE NORTH 118 FEET, MORE OR LESS, TO A POINT DUE EAST OF THE POINT OF BEGINNING; THENCE WEST 345 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, EXCEPT THE EAST 25 FEET OF THE NORTH 15 FEET THEREOF.

THAT PORTION OF THE SOUTH HALF OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, 820 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 0' 04" WEST, 28 FEET TO THE FENCE LINE AS OF FEBRUARY 20, 1956; THENCE SOUTH 80' 58" EAST ALONG SAID FENCE LINE 345 FEET; THENCE NORTH 28 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE WEST ALONG SAID NORTH LINE 345 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, EXCEPT THE SOUTH 2.5 FEET THEREOF.

THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY SIDE OF MEMORIAL HIGHWAY, A PAVED HIGHWAY RUNNING FROM MOUNT VERNON TO ANACORTES, WHICH POINT IS 549.7 FEET SOUTH AND APPROXIMATELY 1205 FEET EAST OF THE WEST QUARTER CORNER OF SAID SECTION 13; THENCE WEST 238 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST 30 FEET; THENCE NORTH 100 FEET; THENCE EAST 30 FEET; THENCE SOUTH 100 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT ALL OF THAT PORTION OF THE ABOVE DESCRIBED PROPERTY WHICH LIES EASTERLY OF THE FOLLOWING DESCRIBED FENCE AND DIVISION LINE AS DESCRIBED IN THAT CERTAIN AGREEMENT FOR DETERMINATION OF BOUNDARY LINE BETWEEN STRONG AND BERGESON RECORDED AS AUDITOR'S FILE NUMBER 878400:

A LINE WITHIN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M. DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 13; THENCE SOUTH 0' 11' 45" WEST ALONG THE WEST LINE OF SAID SECTION 13, A DISTANCE OF 850.50 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 88' 30' 10" EAST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 856.30 FEET; THENCE SOUTH 22' 28' 33" WEST A DISTANCE OF 39.28 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 22' 28' 33" EAST A DISTANCE OF 104.1 FEET; THENCE NORTH 51' 56' 50" WEST A DISTANCE OF 33.91 FEET; THENCE NORTH 1' 55' 28" EAST A DISTANCE OF 100 FEET MORE OR LESS TO THE SOUTH LINE OF THE THEODOORSON ROAD, BEING THE TERMINAL POINT OF THIS LINE.

This Certification is done as a courtesy by Land Title Company of Skagit County and no liability is assumed or implied for accuracy other than is stated above.

LAND TITLE COMPANY OF SKAGIT COUNTY

Serving Skagit & Island Counties Since 1940

P.O. Box 445 / 111 E. George Hopper Rd. / Burlington, WA 98233
(360) 707-2158 / Fax: (360) 707-0460 / 1 (800) 869-7121 / Website: www.ltco.com / Email: ltco@ltco.com



200806230123

Skagit County Auditor

200304230120

8/23/2008 Page 2 of 21:48AM

LEGEND

- SET 1/2" REDLINE WITH YELLOW PLASTIC CAP MARKED "S.V. 3754"
- EXISTING FENCE LINE
- AFN = ADJUTOR'S FILE NUMBER

NOTES

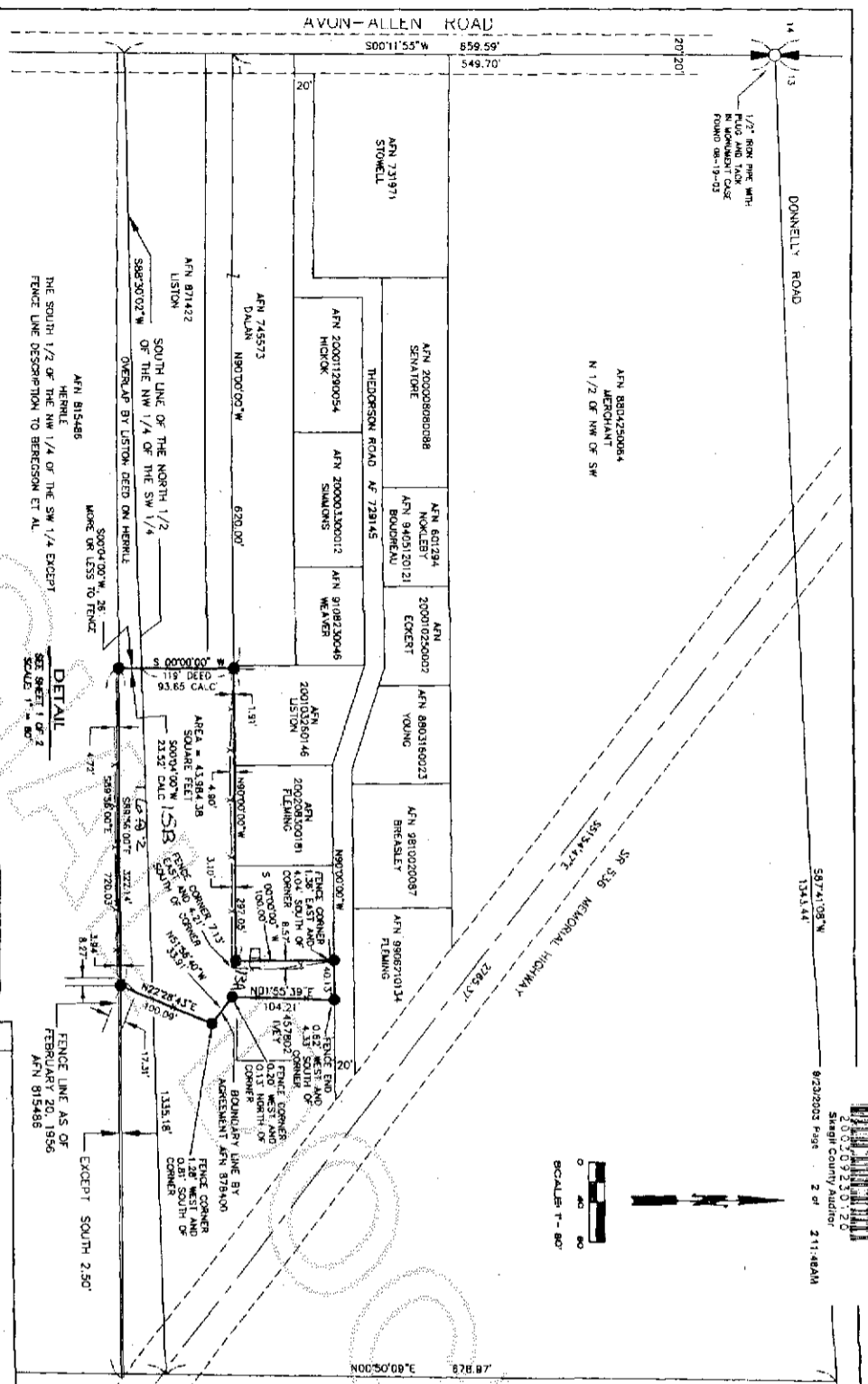
1. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TOTAL STATION (ELECTRONIC DISTANCE MEASURING TECHNOLOGY). A CORRECTED REPORT WAS NOT USED FOR THE BENEFIT OF THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, EMBODIED RIGHTS, OR UNRECORDED INTERESTS. SHOWING HEREON MAY BE SUBJECT TO THE PAPER'S OWNERSHIP.
2. THE BOUNDARY LINE IS SHOWN AS A DASHED LINE.

OCCUPATIONAL INDICATORS AND EXISTING FENCELINE NOTE

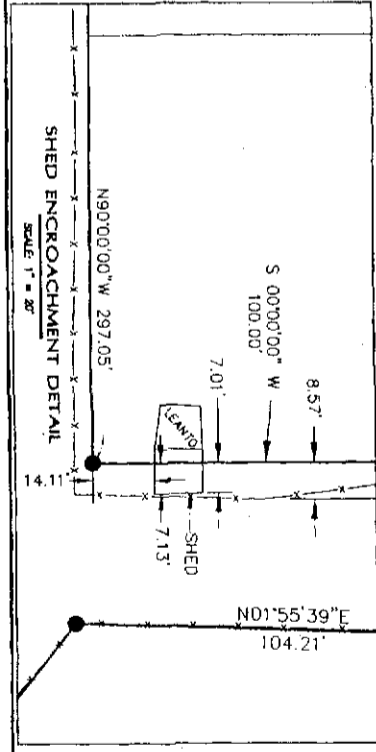
THIS SURVEY DEPICTS EXISTING FENCE LINES AND OCCUPATIONAL INDICATORS. ADJUTORIAL INDICATORS (ELECTRONIC DISTANCE MEASURING TECHNOLOGY) MAY VARY FROM THE OCCUPATIONAL INDICATORS SHOWN HEREON. THE OCCUPATIONAL INDICATORS SHOWN HEREON MAY BE SUBJECT TO THE PAPER'S OWNERSHIP. THE BOUNDARY LINE IS NOT BEING ADJUSTED BY THIS BOUNDARY SURVEY.

BASIS OF BEARING

BEARS OF BEARING IS A NORTH S. E. BEARING OF SECTION 13 AND THE WEST 1/4 CORNER OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.1. AS SHOWN ON THE RECORD OF SURVEY FILED IN THE PUBLIC RECORDS OF SKAGIT COUNTY, WASHINGTON.



DETAIL
SEE SHEET 1 OF 2
SCALE 1" = 80'



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO DETERMINE THE CORNERS OF THE SURVEY DESCRIBED IN ADJUTOR FILE NUMBER 20000808088, SENATORE, AND ADJUTOR FILE NUMBER 20001290054, HEDORSON ROAD, AND ADJUTOR FILE NUMBER 20000300012, SIMMONS, LOCATED SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.1. THE BOUNDARY LINE AND DIVISION LINE AS NOTED IN ABOVE DOCUMENT COINCIDE WITH THE BOUNDARY LINE OF THE RECORD OF SURVEY FILE NUMBER 20010200146, LISTON, LOCATED SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.1. THE BOUNDARY LINE OF THE RECORD OF SURVEY AS RECORDED UNDER ADJUTOR'S FILE NUMBER 20000808088, SENATORE, AND THE NORTH AND SOUTH 1/4 CORNERS OF THE SECTION FROM THESE CALCULATIONS. THE BOUNDARY LINE OF THE RECORD OF SURVEY AS RECORDED UNDER ADJUTOR'S FILE NUMBER 20010200146, LISTON, THEN CALCULATED THE LINE BETWEEN THE WEST 1/4 CORNER OF THE SECTION 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SECTION, THEN CALCULATED THE PARCEL LOCATIONS AS DESCRIBED BY THE RECORD OF SURVEY AS RECORDED UNDER ADJUTOR'S FILE NUMBER 20010200146, LISTON, AND THE PARCEL LOCATIONS AS DESCRIBED BY THE RECORD OF SURVEY AS RECORDED UNDER ADJUTOR'S FILE NUMBER 20000808088, SENATORE, AND ADJUTOR'S FILE NUMBER 20001290054, HEDORSON ROAD. THIS DIVISION LINE PRODUCES THE RESULTS AS SHOWN HEREON.

REFERENCE SURVEYS:

1. RECORD OF SURVEY AS RECORDED IN VOLUME 3 OF SURVEYS, PAGE 188, RECORDS OF SKAGIT COUNTY, WASHINGTON.
2. RECORD OF SURVEY AS RECORDED IN BOOK 10 OF SURVEYS, PAGE 84, RECORDS UNDER ADJUTOR'S FILE NUMBER 800000000, RECORDS OF SKAGIT COUNTY, WASHINGTON.
3. RECORD OF SURVEY AS RECORDED IN VOLUME 21 OF SURVEYS, PAGE 84, RECORDS UNDER ADJUTOR'S FILE NUMBER 800000000, RECORDS OF SKAGIT COUNTY, WASHINGTON.
4. RECORD OF SURVEY AS RECORDED UNDER ADJUTOR'S FILE NUMBER 20000700014, RECORDS OF SKAGIT COUNTY, WASHINGTON.
5. RECORD OF SURVEY AS RECORDED UNDER ADJUTOR'S FILE NUMBER 20010540014, RECORDS OF SKAGIT COUNTY, WASHINGTON.
6. RECORD OF SURVEY AS RECORDED UNDER ADJUTOR'S FILE NUMBER 20000100001, RECORDS OF SKAGIT COUNTY, WASHINGTON.
7. RECORD OF SURVEY AS RECORDED UNDER ADJUTOR'S FILE NUMBER 20000700008, RECORDS OF SKAGIT COUNTY, WASHINGTON.

RECORD OF SURVEY

FOR
ROBERT BERGESON

BAYVIEW SURVEYING INC.
PROFESSIONAL LAND SURVEY SERVICES
130 Bayview Avenue, Northport, VA 22083
TEL: 540-707-2840 FAX: 540-707-8978

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.1.
DRAWN BY: K.V. COOPMAN
DATE: SEPTEMBER 11, 2003
FIELD BOOK 23 PAGE 43 & 45

SHEET NO. 2 OF 2
SCALE: 1" = 80'
JOB NO. 2003-60

Robert

134
158
1642



200806230123
Skagit County Auditor

X 161541

15B
16A2
13A

200404270069

49



10/27/2004 Page 1 of 1 1:23:28 PM
Skagit County Auditor

AUDITORS CERTIFICATE

FILED FOR RECORD THIS 21 DAY OF APRIL 2004 AT 12:26 P.M. AT THE REQUEST OF ROBERT SURVEYING INC UNDER AUDITOR'S FILE NO. 2003-60-A

ROBERT SURVEYING INC
SKAGIT COUNTY AUDITOR

Robert Berceson
SKAGIT COUNTY AUDITOR

OCCUPATIONAL INDICATORS AND EXISTING FENCELINE NOTE

THIS SURVEY DEPICTS EXISTING FENCE LINES AND OTHER LINES OF OCCUPATION IN ACCORDANCE WITH WASHINGTON STATE LAW. THIS SURVEY IS NOT A GUARANTEE OF TITLE OR A GUARANTEE OF ACCURACY. THE SURVEYOR HAS MADE A REASONABLE ATTEMPT TO LOCATE ALL OWNERS OF UNRECORDED LEGAL INTERESTS IN THE LANDS SURVEYED. UNRECORDED LEGAL INTERESTS WILL NOT BE SHOWN UNLESS THEY CAN BE IDENTIFIED BY THIS SURVEYOR.

NOTES

1. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TINA 1100 TOTAL STATION (ELECTRONIC DISTANCE MEASURING THEODOLITE).
2. A QUALITY TITLE REPORT WAS NOT USED FOR THE BENEFIT OF THIS SURVEY. THIS SURVEY IS NOT A GUARANTEE OF TITLE OR A GUARANTEE OF ACCURACY. THE SURVEYOR HAS MADE A REASONABLE ATTEMPT TO LOCATE ALL OWNERS OF UNRECORDED LEGAL INTERESTS IN THE LANDS SURVEYED. UNRECORDED LEGAL INTERESTS WILL NOT BE SHOWN UNLESS THEY CAN BE IDENTIFIED BY THIS SURVEYOR.
3. FOR ADDITIONAL SURVEY INFORMATION SEE THE RECORD OF SURVEY FILED UNDER AUDITOR'S FILE NUMBER 2003-60-A RECORDS OF SKAGIT COUNTY, WA.

BASIS OF BEARING

BEARING OF BEARING IS THE BEARING BETWEEN FOUND MARKERS AT THE SOUTHWEST CORNER OF SECTION 12, AND THE WEST 1/4 CORNER OF SECTION 13, TOWNSHIP 24 NORTH, RANGE 3 EAST, UNDER A PERIODICALLY RECORDS OF SKAGIT COUNTY, WASHINGTON.

LEGEND

- SET 1/2" BEAR WITH YELLOW PLASTIC OR MARKED N.I. 37549
- EXISTING FENCE LINE
- AUDITOR'S FILE NUMBER

AMMENDED RECORD OF SURVEY

THE REASON FOR THIS AMMENDMENT IS TO CORRECTLY SHOW THE FENCE ENCROACHMENT LOCATION. THE FENCE CORNER WAS NOT LOCATED ON ORIGINAL DATE OF THE FIELD SURVEY, AND THEREFORE WAS INCORRECTLY DRAWN ON THE RECORD OF SURVEY FILED UNDER AUDITOR'S FILE NUMBER 2003-60-A, RECORDS OF SKAGIT COUNTY, WA.

AMMENDED RECORD OF SURVEY FOR ROBERT BERGESON

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 24 NORTH, RANGE 3 EAST, W.M.

DRAWN BY: K.V. COCHRAN/TON

DATE: APRIL 22, 2004

FIELD BOOK: 25 PAGE: 43 & 45

BAYVIEW SURVEYING INC.
PROFESSIONAL LAND SURVEY SERVICES

130 Mission Avenue, Burlington, WA 98233
Tel: 360-767-2880 Fax: 360-767-2878
www.bayview-surveying.com

SCALE: 1" = 80'

SHEET NO. 1 OF 1

JOB NO. 2003-60-A



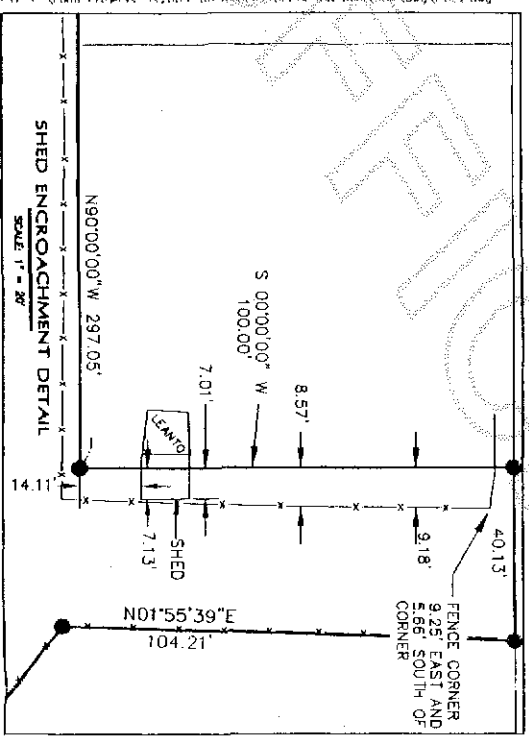
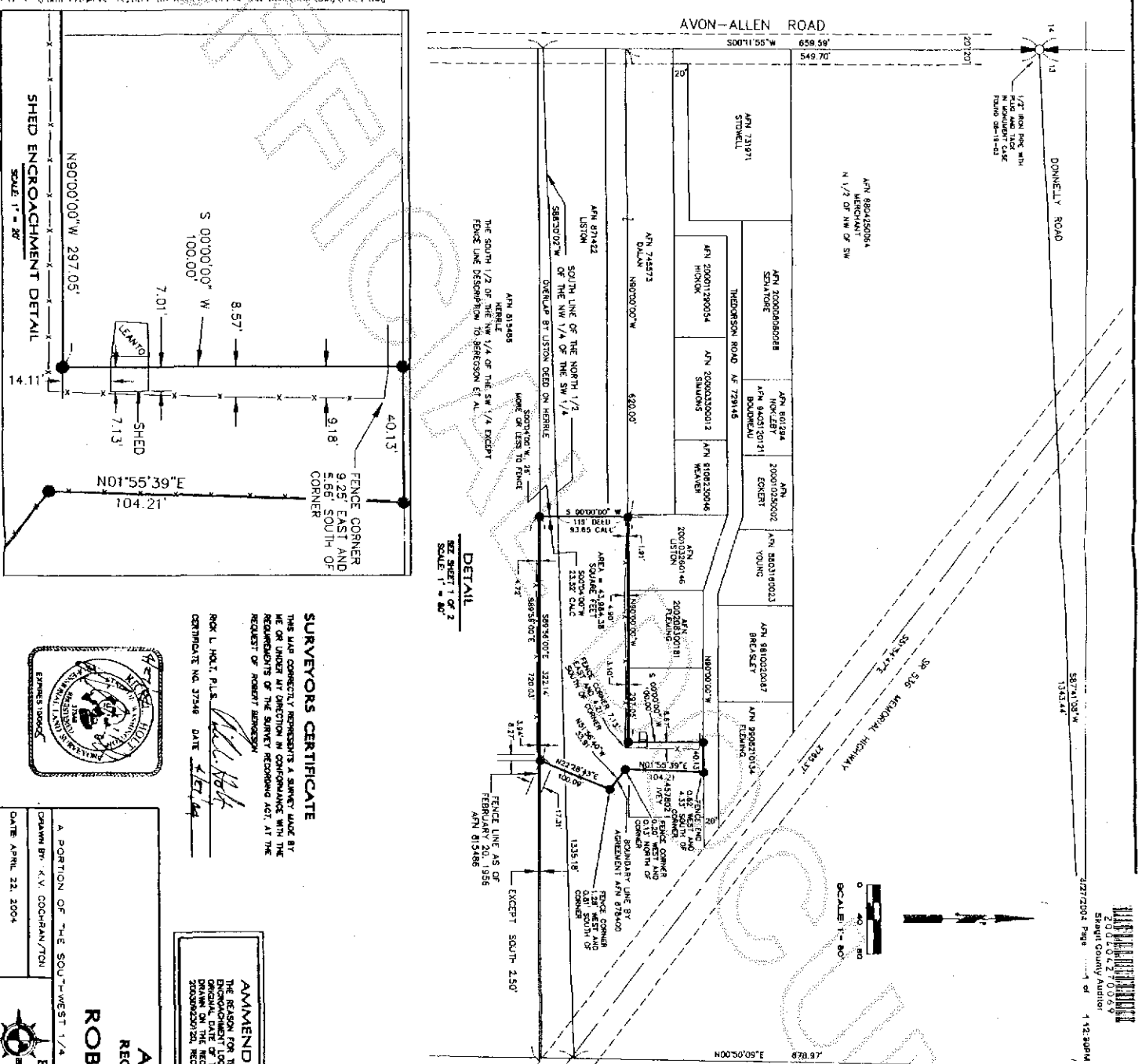
SURVEYORS CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN COMPLIANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDS ACT, AT THE REQUEST OF ROBERT BERGESON.

ROBERT BERGESON, P.L.S.
CERTIFICATE NO. 37548 DATE 4/21/04

DETAIL

SEE SHEET 1 OF 2
SCALE: 1" = 80'



SHED ENCROACHMENT DETAIL
SCALE: 1" = 80'

90°00'00"W 297.05'
S 00°00'00"W 100.00'
7.01'
8.57'
9.18'
40.13'
14.11'
N01°55'39"E 104.21'
FENCE CORNER
9.25' EAST AND
5.66' SOUTH OF
CORNER



A PORTION OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 24 NORTH, RANGE 3 EAST, W.M.

DRAWN BY: K.V. COCHRAN/TON

DATE: APRIL 22, 2004

FIELD BOOK: 25 PAGE: 43 & 45

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SHEET NO. 1 OF 1

JOB NO. 2003-60-A

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