

When recorded return to:

Craig Sjöstrom
411 Main Street
Mount Vernon, Washington 98273



200808210021

Skagit County Auditor

8/21/2008 Page

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9 10:00AM

QUIT CLAIM DEED
(Boundary Line Adjustment)

Grantor: Tim Reid & Julie Reid, h/w

Grantees: Tim Reid & Julie Reid, h/w

Legal Description: ptn NW ¼ 29-34-4; ptn NE ¼ 30-34-4

Assessor's Property Tax Parcel or Account Nos.: P28349; P53933

Reference Nos of Documents Assigned or Released: N/A

2704
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 21 2008

Amount Paid \$ 0
Skagit Co. Treasurer
By *[Signature]* Deputy

Recitals

- a. Tim Reid & Julie Reid, h/w, Grantors/ Grantees, are the owners of the two parcels described in Exhibits A and B hereto (Lots 1 and 2).
- b. The said owners wish to adjust and reconfigure the boundary between Lots 1 and 2 as shown on the map attached as Exhibit E. The description for the adjusted boundaries of Lot 1 is set forth in Exhibit C, and the description for the adjusted boundaries of Lot 2 is set forth in Exhibit D.

Conveyance

Therefore, in consideration of the said boundary line adjustment, and for no monetary consideration, grantors do hereby QUIT CLAIM to the grantees all of their interest in the real property lying and being in the county of Skagit and State of Washington, and described in the attached Exhibits C and D.

This boundary line adjustment is not for the purposes of creating an additional building lot.

DATED: 8-8, 2008.

Tim Reid

TIM REID

Julie Reid

JULIE REID

STATE OF WASHINGTON)

:ss

COUNTY OF SKAGIT)

On this day personally appeared before me Tim Reid, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 8TH day of AUGUST, 2008.

BRUCE G. LISSER
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 7-14-2012

Bruce G. Lisser

NOTARY PUBLIC in and for the State of Washington, residing at

MARIS VERNON

My commission expires: 7-14-12

Name: BRUCE G. LISSER

STATE OF WASHINGTON)

:ss

COUNTY OF SKAGIT)

On this day personally appeared before me Julie Reid, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 8TH day of AUGUST, 2008.

BRUCE G. LISSER
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 7-14-2012

Bruce G. Lisser

NOTARY PUBLIC in and for the State of Washington, residing at

MARIS VERNON

My commission expires: 7-14-12

Name: BRUCE G. LISSER



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Exhibit "A"

**Parcel No. 1 Prior to Boundary Line Adjustment
(P-28349)**

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 30, and of the Southwest 1/4 of the Northwest 1/4 of Section 29, all in Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the Northwest corner of the South 1/2 of said Southwest 1/4 of the Northwest 1/4 of said Section 29;

thence South 89°46'00" East (called South 89°40'00" East on previous description) along the North line of said South 1/2 of the Southwest 1/4 of the Northwest 1/4, a distance of 134.49 feet to a point on the West line of that city street known as Railroad Avenue, as conveyed to the City of Mount Vernon by that Deed dated July 30, 1955, and recorded August 18, 1955, under Auditor's File No. 522706;

thence South 3°06'00" West along the West line of said Railroad Avenue, a distance of 13.23 feet to the TRUE POINT OF BEGINNING of this property description;

thence South 3°06'00" West along the West line of said Railroad Avenue a distance of 216.56 feet;

thence North 89°46'00" West along the North line of Lot 1 of Block 1, "NOBLE'S ADDITION TO MOUNT VERNON," and the Easterly extension thereof, as per plat recorded in Volume 6 of Plats, page 9, records of Skagit County, a distance of 140.18 feet to the Southeast corner of Tract "C" of said "NOBLE'S ADDITION TO MOUNT VERNON,"

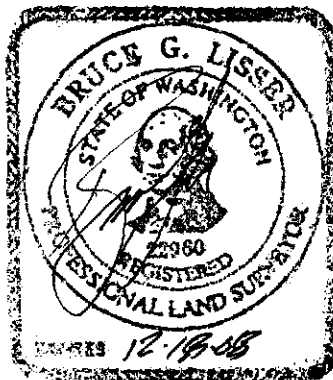
thence North 3°06'00" East along the East line of Tracts "C", "B" and "A" of said "NOBLE'S ADDITION TO MOUNT VERNON," a distance of 216.56 feet to a point which bears South 3°06'00" West a distance of 13.23 feet from the Northeast corner of said Tract "A" of said Noble's Addition;

thence South 89°46'00" East along a line which is parallel to and 13.21 feet South of as measured at right angles to said North line of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 29, a distance of 140.18 feet to the West line of Railroad Avenue and the TRUE POINT OF BEGINNING of this property description.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

This description is based upon that certain Record of Survey recorded under Auditor's File No. 8301070023.



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Exhibit "B"

**Parcel No. 2 Prior to Boundary Line Adjustment
(P-53933)**

Tract A, EXCEPT the North 13.21 feet thereof, Tract B, Tract C, and the North 38.06 feet of Lot 1, Block 1, all in the plat of "NOBLE'S ADDITION TO MOUNT VERNON", recorded in Volume 6 of Plats, page 9, records of Skagit County, Washington.

TOGETHER WITH the North 38.06 feet of that portion of vacated Railroad Avenue adjoining said Lot 1, Block 1, plat of "NOBLE'S ADDITION TO MOUNT VERNON", per that certain City of Mount Vernon Vacation Ordinance No. 1163, dated August 10, 1955.

ALL BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



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Exhibit "C"

Parcel No. 1 After Boundary Line Adjustment

That portion of the following described Tract X lying Northerly of the following described line:

Commencing at the Northwest corner of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 29, Township 34 North, Range 4 East, W.M.; thence South 89°46'00" East (called South 89°40'00" East on previous description) along the North line of said South 1/2 of the Southwest 1/4 of the Northwest 1/4 for a distance of 134.49 feet, more or less, to a point on the West line of that certain city street known as Railroad Avenue, as conveyed to the City of Mount Vernon by Deed dated July 30, 1955 and recorded August 18, 1955 under Auditor's File No. 522706; thence South 3°06'00" West along said West line of Railroad Avenue for a distance of 142.64 feet to the TRUE POINT OF BEGINNING of said line description; thence North 86°54'00" West for a distance of 170.01 feet, more or less, to the Westerly line of Tract B, "NOBLE'S ADDITION TO MOUNT VERNON", as per plat recorded in Volume 6 of Plats, page 9, also being the Easterly margin of the Burlington Northern Railroad right of way and also being the terminus of said line.

Tract "X"

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 30, and of the Southwest 1/4 of the Northwest 1/4 of Section 29, all in Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the Northwest corner of the South 1/2 of said Southwest 1/4 of the Northwest 1/4 of said Section 29; thence South 89°46'00" East (called South 89°40'00" East on previous description) along the North line of said South 1/2 of the Southwest 1/4 of the Northwest 1/4, a distance of 134.49 feet to a point on the West line of that city street known as Railroad Avenue, as conveyed to the City of Mount Vernon by that Deed dated July 30, 1955, and recorded August 18, 1955, under Auditor's File No. 522706; thence South 3°06'00" West along the West line of said Railroad Avenue, a distance of 13.23 feet to the TRUE POINT OF BEGINNING of this property description; thence South 3°06'00" West along the West line of said Railroad Avenue a distance of 216.56 feet; thence North 89°46'00" West along the North line of Lot 1 of Block 1, "NOBLE'S ADDITION TO MOUNT VERNON," and the Easterly extension thereof, as per plat recorded in Volume 6 of Plats, page 9, records of Skagit County, a distance of 140.18 feet to the Southeast corner of Tract "C" of said "NOBLE'S ADDITION TO MOUNT VERNON,"



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thence North 3°06'00" East along the East line of Tracts "C", "B" and "A" of said "NOBLE'S ADDITION TO MOUNT VERNON," a distance of 216.56 feet to a point which bears South 3°06'00" West a distance of 13.23 feet from the Northeast corner of said Tract "A" of said Noble's Addition; thence South 89°46'00" East along a line which is parallel to and 13.21 feet South of as measured at right angles to said North line of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 29, a distance of 140.18 feet to the West line of Railroad Avenue and the TRUE POINT OF BEGINNING of this property description.

TOGETHER WITH Tract A, EXCEPT the North 13.21 feet thereof, Tract B, Tract C, and the North 38.06 feet of Lot 1, Block 1, all in the plat of "NOBLE'S ADDITION TO MOUNT VERNON", recorded in Volume 6 of Plats, page 9, records of Skagit County, Washington.

AND ALSO TOGETHER WITH the North 38.06 feet of that portion of vacated Railroad Avenue adjoining said Lot 1, Block 1, plat of "NOBLE'S ADDITION TO MOUNT VERNON", per that certain City of Mount Vernon Vacation Ordinance No. 1163 dated August 10, 1955.

ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

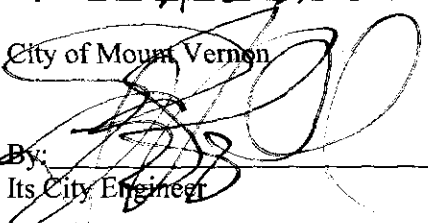
Containing 21,277 square feet

The above described parcel is an adjustment to previous parcel assigned Skagit County Assessor's Parcel No. P-28349.

APPROVED

The foregoing Quit Claim Deed adjusting boundary lines is hereby approved this 19th day of AUGUST, 2008.

City of Mount Vernon

By: 
Its City Engineer

This description is based upon that certain Record of Survey recorded under Auditor's File No. 8301070023.

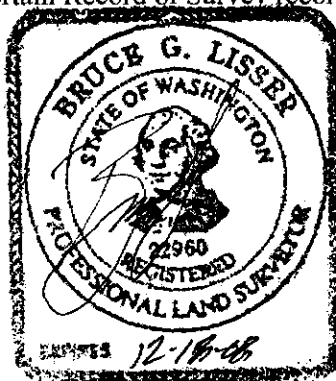


Exhibit "D"

Parcel No. 2 After Boundary Line Adjustment

That portion of the following described Tract X lying Southerly of the following described line:

Commencing at the Northwest corner of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 29, Township 34 North, Range 4 East, W.M.; thence South 89°46'00" East (called South 89°40'00" East on previous description) along the North line of said South 1/2 of the Southwest 1/4 of the Northwest 1/4 for a distance of 134.49 feet, more or less, to a point on the West line of that certain city street known as Railroad Avenue, as conveyed to the City of Mount Vernon by Deed dated July 30, 1955 and recorded August 18, 1955 under Auditor's File No. 522706; thence South 3°06'00" West along said West line of Railroad Avenue for a distance of 142.64 feet to the TRUE POINT OF BEGINNING of said line description; thence North 86°54'00" West for a distance of 170.01 feet, more or less, to the Westerly line of Tract B, "NOBLE'S ADDITION TO MOUNT VERNON", as per plat recorded in Volume 6 of Plats, page 9, also being the Easterly margin of the Burlington Northern Railroad right of way and also being the terminus of said line.

Tract "X"

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 30, and of the Southwest 1/4 of the Northwest 1/4 of Section 29, all in Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the Northwest corner of the South 1/2 of said Southwest 1/4 of the Northwest 1/4 of said Section 29; thence South 89°46'00" East (called South 89°40'00" East on previous description) along the North line of said South 1/2 of the Southwest 1/4 of the Northwest 1/4, a distance of 134.49 feet to a point on the West line of that city street known as Railroad Avenue, as conveyed to the City of Mount Vernon by that Deed dated July 30, 1955, and recorded August 18, 1955, under Auditor's File No. 522706; thence South 3°06'00" West along the West line of said Railroad Avenue, a distance of 13.23 feet to the TRUE POINT OF BEGINNING of this property description; thence South 3°06'00" West along the West line of said Railroad Avenue a distance of 216.56 feet; thence North 89°46'00" West along the North line of Lot 1 of Block 1, "NOBLE'S ADDITION TO MOUNT VERNON," and the Easterly extension thereof, as per plat recorded in Volume 6 of Plats, page 9, records of Skagit County, a distance of 140.18 feet to the Southeast corner of Tract "C" of said "NOBLE'S ADDITION TO MOUNT VERNON,"



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thence North 3°06'00" East along the East line of Tracts "C", "B" and "A" of said "NOBLE'S ADDITION TO MOUNT VERNON," a distance of 216.56 feet to a point which bears South 3°06'00" West a distance of 13.23 feet from the Northeast corner of said Tract "A" of said Noble's Addition; thence South 89°46'00" East along a line which is parallel to and 13.21 feet South of as measured at right angles to said North line of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 29, a distance of 140.18 feet to the West line of Railroad Avenue and the TRUE POINT OF BEGINNING of this property description.

TOGETHER WITH Tract A, EXCEPT the North 13.21 feet thereof, Tract B, Tract C, and the North 38.06 feet of Lot 1, Block 1, all in the plat of "NOBLE'S ADDITION TO MOUNT VERNON", recorded in Volume 6 of Plats, page 9, records of Skagit County, Washington.

AND ALSO TOGETHER WITH the North 38.06 feet of that portion of vacated Railroad Avenue adjoining said Lot 1, Block 1, plat of "NOBLE'S ADDITION TO MOUNT VERNON", per that certain City of Mount Vernon Vacation Ordinance No. 1163 dated August 10, 1955.

ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Containing 22,019 square feet

The above described parcel is an adjustment to previous parcel assigned Skagit County Assessor's Parcel No. P-53933.

APPROVED

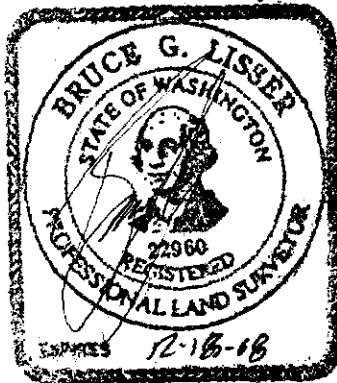
The foregoing Quit Claim Deed adjusting boundary lines is hereby approved this 19th day of AUGUST, 2008.

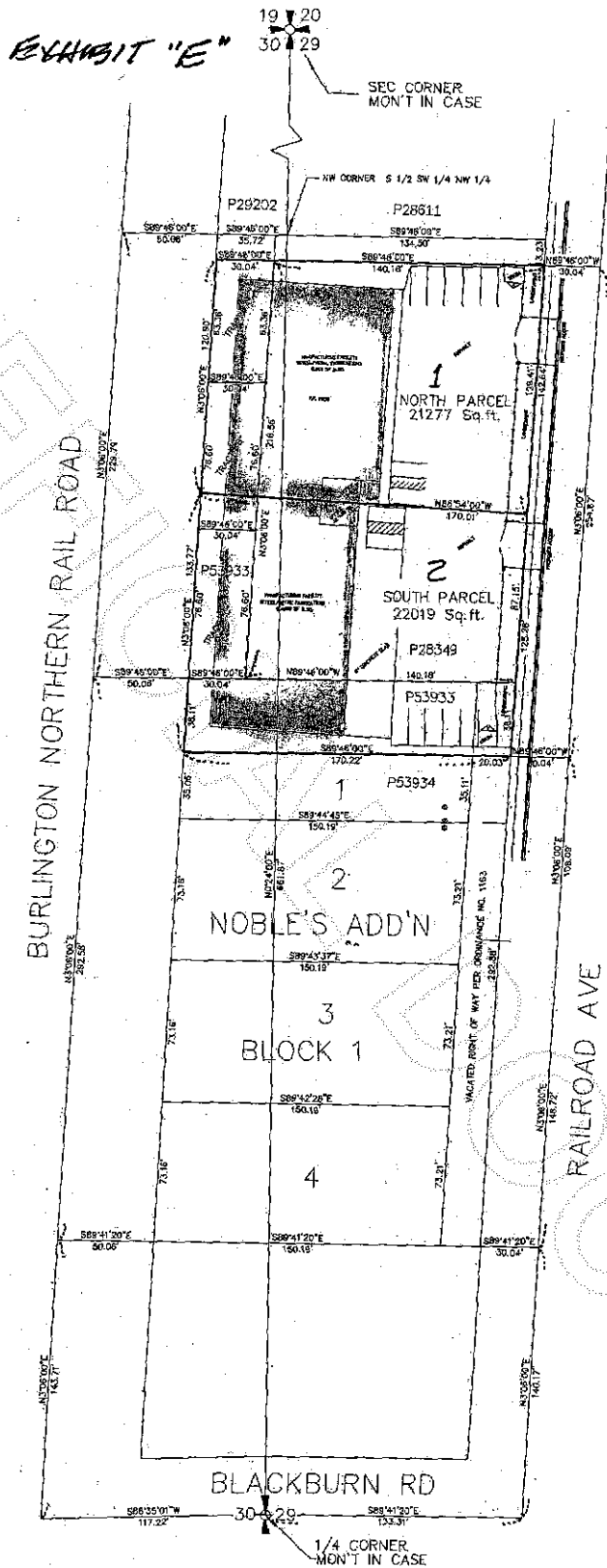
City of Mount Vernon

By: 

Its City Engineer

This description is based upon that certain Record of Survey recorded under Auditor's File No. 8301070023.





BOUNDARY LINE ADJUSTMENT EXHIBIT MAP
IN A PORTION OF THE NW 1/4 OF SECTION 29, T. 34 N., R. 4 E., W.M.
AND IN A
PORTION OF THE NE 1/4 SECTION 30, T. 34 N., R. 4 E., W.M.

CITY OF MOUNT VERNON, WASHINGTON
FOR: TIM AND JULIE REID



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Skagit County Auditor