

AFTER RECORDING RETURN TO:

Name ERROL HANSON

Address P.O. Box 508

City, State, Zip SEDOO WOOLLEY 98284



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Grantor	HANSON, Errol and Laura; RICHTER, David L., RICHTER, Cinde L.
Grantee	HANSON, Errol and Laura; RICHTER, David L.
Abbrev. Leg.	Lot 3 of Skagit County Short Plat PL-04-0761; Ptn of SW 1/4 of Sec. 13, T35N, R4E, W.M.
Tax Parcel Nos.	350413-3-008-0006/P36482; 350413-3-008-0300/P127103 & 350413-3-004-0000/P36469

BOUNDARY LINE AGREEMENT

This agreement is made this 10 day of SEPTEMBER 2008, by and between ERROL HANSON and LAURA HANSON, husband and wife, and DAVID L. RICHTER and CINDE L. RICHTER, husband and wife.

RECITALS

ERROL HANSON and LAURA HANSON, husband and wife, are owners of property described on EXHIBIT A (hereafter referred to as the "Hanson property"), which is attached hereto and by this reference incorporated herein.

DAVID L. RICHTER and CINDE L. RICHTER, are owners of and/or have a homestead interest in property described on EXHIBIT B (hereafter referred to as the "Richter property"), which is attached hereto and by this reference incorporated herein.

A survey of the Hanson property, and adjoining property, which survey was recorded under Auditor's File No. 200802040080, records of Skagit County, Washington, disclosed that a preexisting fence did not conform to the property line as surveyed. The parties have agreed to recognize the surveyed line as the boundary line between their properties, being the east line of the Hanson property and the west line of the Richter property. A copy of a portion of the survey is attached hereto as EXHIBIT C.

THEREORE, for the purposes of resolving the boundary dispute and establishing a common boundary line between their properties, pursuant to the provisions of RCW 58.04.007, the above named owners, ERROL HANSON and LAURA HANSON, husband and wife, and DAVID L. RICHTER and CINDE L. RICHTER, husband and wife, hereby agree that the boundary line between their properties shall be the boundaries as described in the legal descriptions of their properties and as surveyed and delineated on the survey referenced above, recorded under AFN 200802040080, records of Skagit County, Washington.

EXHIBIT A
Legal Description
Hanson Property

Tax Acct Nos 350413-3-008-0006/P36482 350413-3-008-0300/P127103

Lots 3 and 4 of Skagit County Short Plat No. PL04-0761, approved January 31, 2008, and recorded February 4, 2008, under Auditor's File No. 200802040080, records of Skagit County, Washington, being a portion of Southwest Quarter of Section 13, Township 35 North, Range 4 East of the W.M. and the Southeast Quarter of Section 14, Township 35 North, Range 4 East of the W.M.

Situate in Skagit County, Washington



200809100057

Skagit County Auditor

EXHIBIT B
Legal Description
Richter Property

Tax Acct No 350413-3-004-0000/P36469

UNNOTED

PARCEL "A": THAT PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 4 EAST W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 88 DEGREES 57'17" EAST ALONG THE SOUTH LINE THEREOF, 569.00 FEET; THENCE NORTH 1 DEGREE 14' WEST PARALLEL TO THE WEST LINE OF SAID SUBDIVISION A DISTANCE OF 668.00 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DEEDED TO FRANK HOLMES BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 676094, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 80 DEGREES 57'17" WEST ALONG THE NORTH LINE OF SAID HOLMES TRACT A DISTANCE OF 174 FEET TO THE EAST LINE OF THAT CERTAIN TRACT OF LAND DEEDED TO PATRICK WEDIN BY DEED RECORDED UNDER AUDITOR'S FILE NO. 475916, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 1 DEGREE 14' WEST PARALLEL TO THE WEST LINE OF SAID SUBDIVISION A DISTANCE OF 405 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 1 DEGREE 14' WEST 427.25 FEET; THENCE NORTH 66 DEGREES 15'04" EAST A DISTANCE OF 251.79 FEET (MORE OR LESS) TO THE WEST LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY (FORMERLY NORTHERN PACIFIC); THENCE SOUTHERLY ALONG THE WEST LINE OF SAID RAILROAD RIGHT OF WAY TO A POINT WHICH BEARS NORTH 88 DEGREES 57'17" EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 57'17" WEST TO THE TRUE POINT OF BEGINNING. PARCEL "B": THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 4 EAST W.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13; THENCE NORTH 1 DEGREE 14' WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13, A DISTANCE OF 1568.00 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DEEDED TO PATRICK WEDIN BY DEED RECORDED UNDER AUDITOR'S FILE NO. 475916, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 57'17" EAST PARALLEL TO THE SOUTH LINE OF SAID SECTION 13 A DISTANCE OF 395 FEET; THENCE SOUTH 1 DEGREE 14' EAST A DISTANCE OF 67.75 FEET; THENCE NORTH 66 DEGREES 15'00" EAST A DISTANCE OF 251.79 FEET, MORE OR LESS, TO THE WEST LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY (FORMERLY NORTHERN PACIFIC); THENCE NORTHERLY AND WESTERLY ALONG THE WEST LINE OF SAID RAILROAD RIGHT OF WAY TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE SOUTH 1 DEGREE 14' EAST A DISTANCE OF 622.32 FEET TO THE TRUE POINT OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



UNNOTED

EXHIBIT C
Illustration

F EDEN SHORT PLAT

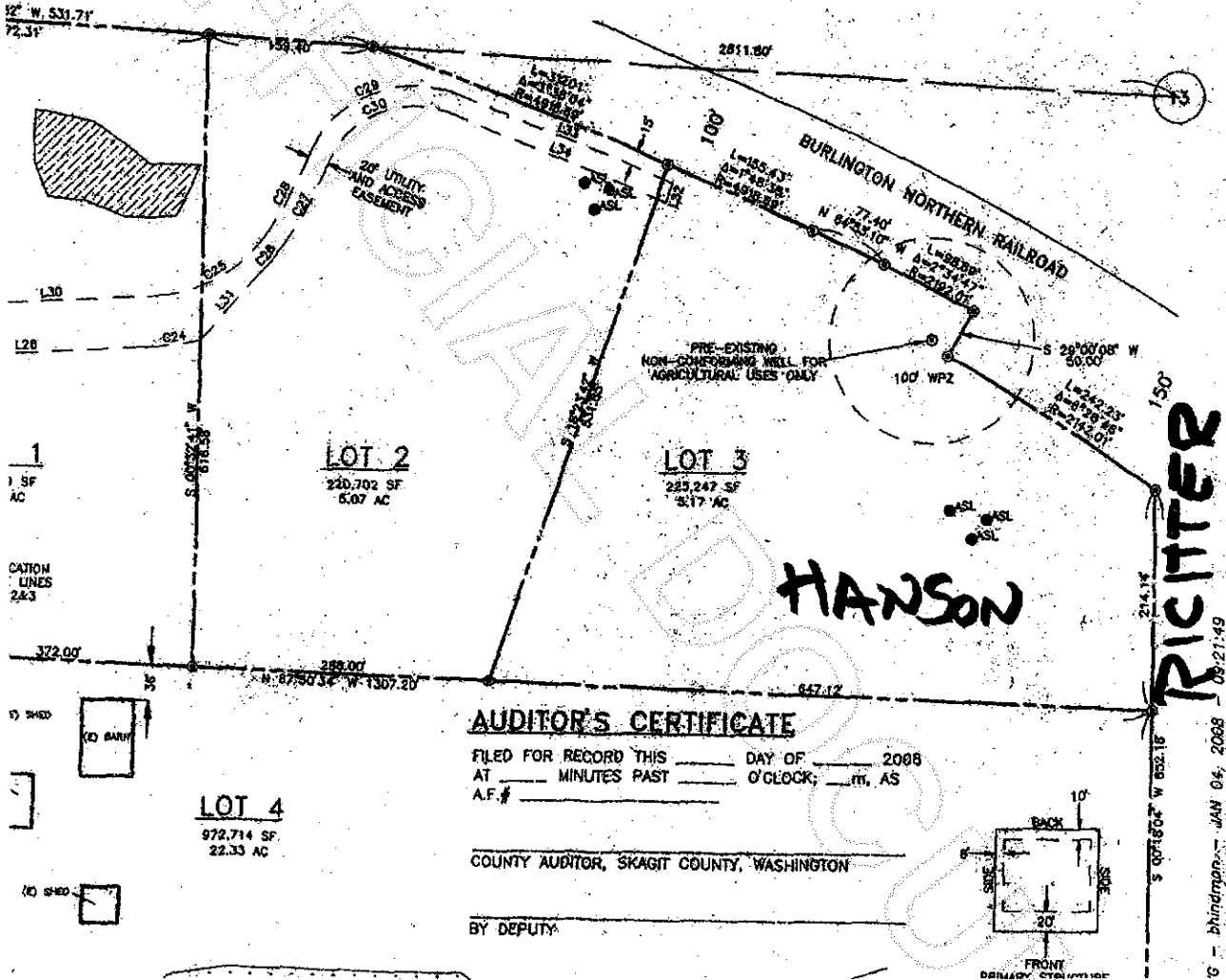
PL04-0761

1/4 OF SECTION 13 & PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 14
RANGE 4 EAST OF THE T.M., SKAGIT COUNTY, WASHINGTON



200802040080
Skagit County Auditor

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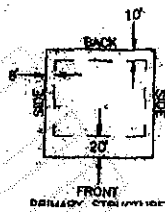


AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 2008
AT _____ MINUTES PAST _____ O'CLOCK; _____ M., AS
A.F.# _____

COUNTY AUDITOR, SKAGIT COUNTY, WASHINGTON

BY DEPUTY: _____



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200809100057
Skagit County Auditor

Exhibit C, continued:

