



200811190070

Skagit County Auditor

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9 1:02PM

After Recording Return To:
SKAGIT LAW GROUP, PLLC
P. O. Box 336
Mount Vernon, WA 98273

QUITCLAIM DEED FOR BOUNDARY LINE ADJUSTMENT

GRANTOR: **S & B PROPERTIES, L.L.C.**, a Washington Limited Liability Company

GRANTEE: **COLLEEN H. FISHER**, a married woman as her separate estate

Legal Description:
Abbreviated Form: PTN N $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ SEC 11 TWP 33 N R 3 E W.M.
N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ SEC 11 TWP 33 N R 3 E W.M.
S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ SEC 11 TWP 33 N R 3 E W.M.

Additional on: Exhibits "A", "B", "C", "D" and "E"

Assessor's Tax Parcel No: 330311-4-007-0000; P15746
330311-4-010-0005; P15749
330311-4-011-0004; P15750

GRANTOR, **S & B PROPERTIES, L.L.C.**, a Washington Limited Liability Company, is the owner of the following parcel of real property (P15750):

(See Exhibit "B" attached hereto and incorporated herein by this reference.)

Situated in the County of Skagit, State of Washington.

QUITCLAIM DEED FOR BOUNDARY LINE ADJUSTMENT

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GRANTEE, **COLLEEN H. FISHER**, a married woman as her separate estate, is the owner of the following parcels of real property (P15746 and P15749):

(See Exhibit "A" attached hereto and incorporated herein by this reference.)

Situated in the County of Skagit, State of Washington.

WHEREAS, THE GRANTOR AND THE GRANTEE wish to reconfigure the above-described parcels through a boundary line adjustment;

NOW THEREFORE, THE GRANTOR, **S & B PROPERTIES, L.L.C.**, a Washington Limited Liability Company, in consideration of and for the purpose of establishing new boundary lines between parcels owned by Grantor and Grantee, does hereby convey and quitclaim to **COLLEEN H. FISHER**, a married woman as her separate estate, as Grantee, all of Grantor's interest in and to the following described real estate, together with all after-acquired title of the Grantor therein, to-wit:

(See Exhibit "C" attached hereto and incorporated herein by this reference.)

Situated in the County of Skagit, State of Washington.

The above-described parcel will be combined or aggregated with contiguous property to the North owned by Grantee (P15749) to create a new lot, legally described as follows:

(See Exhibit "D" attached hereto and incorporated herein by this reference.)

Situated in the County of Skagit, State of Washington.

The property owned by Grantor (P15750) shall henceforth be legally described as follows:

(See Exhibit "E" attached hereto and incorporated herein by this reference.)

Situated in the County of Skagit, State of Washington.

A map of the subject property is attached hereto as Exhibit "F."

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

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\\Maingate\Shared\HOME\BRIANA - K\FISHER, Chad & Colleen\Real Estate\QCD BLA (Colleen



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Dated: November 14, 2008

S & B PROPERTIES, L.L.C., a Washington
Limited Liability Company

3774
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 19 2008

Amount Paid \$
Skagit Co. Treasurer
By *VF* Deputy

By: *Richard H. Smith*

RICHARD SMITH

Its: Member

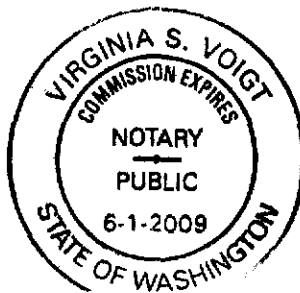
STATE OF WASHINGTON }

ss.

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that **RICHARD SMITH** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as a Member of **S & B PROPERTIES, L.L.C.**, a Washington Limited Liability Company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 14th day of November, 2008.



Virginia S. Voigt
Printed Name **VIRGINIA S. VOIGT**
NOTARY PUBLIC in and for the State of Washington
My Commission Expires *6/1/09*

QUITCLAIM DEED FOR BOUNDARY LINE ADJUSTMENT

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\\Maingate\Shared\ HOME\ BRIAN\A - K\FISHER, Chad & Colleen\Real Estate\QCD BLA (Colleen.)



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Exhibit "A"

**Colleen H. Fisher, Property Prior to Boundary Line Adjustment
(P-15746 and P-15749)**

Parcel "A" (P-15746)

That portion of the North 1/2 of the Southwest 1/4 of the Southeast 1/4 lying East of Dry Slough, all in Section 11, Township 33 North, Range 3 East, W.M.,

EXCEPT ditch and dike rights of way,

AND EXCEPT that portion of said North 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 11, lying between the Northwestern right of way line of the Dry Slough County Road and Southeasterly of Dry Slough,

AND ALSO EXCEPT the following described tract:

BEGINNING at the Southwest corner of said subdivision;
thence North 1°50'20" East along the West line of said subdivision 138.15 feet to a point on the center line of Dry Slough Road, as constructed;
thence North 24°47'20" East along the center line of said 30 foot road, 249.54 feet;
thence South 87°56' East 16.26 feet to the Easterly line of said road and the TRUE POINT OF BEGINNING of this description;
thence South 87°56' East 194.30 feet;
thence North 1°50'20" East 273.10 feet to a point which is 20 feet South, as measured at right angles, from the North line of said subdivision;
thence North 87°56' West parallel with the North line of said subdivision 19.12 feet to a point on a curve on the Easterly line of Dry Slough Road, said curve having a radius of 506.67 feet and a central angle of 26°57'59";
thence Southwesterly along said curve to the left, 238.46 feet to the P.T. of said curve;
thence South 24°47'20" West 89.40 feet to the TRUE POINT OF BEGINNING;

AND ALSO EXCEPT those portions thereof conveyed to Skagit County for road purposes by deeds dated March 6, 1907, and May 20, 1966, and recorded March 6, 1907, and May 20, 1966, under Auditor's File No. 61137 and 683043.

Parcel "B" (P-15749)

The North 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 11, Township 33 North, Range 3 East, W.M.

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 County of Skagit, State of Washington.



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Exhibit "B"

**S & B Properties, LLC Prior to Boundary Line Adjustment
(P-15750)**

The South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 11, Township 33 North, Range 3 East, W.M.,

EXCEPT Polson Road right of way.

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

Situate in the County of Skagit, State of Washington.



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Exhibit "C"

**Portion of S & B Properties, LLC
to be Boundary Line Adjusted to Colleen H. Fisher Property**

The North 85.00 feet (as measured perpendicular to the North line) of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 11, Township 33 North, Range 3 East, W.M.

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

Situate in the County of Skagit, State of Washington.

Containing 2.6 acres

The above-described parcel will be combined or aggregated with contiguous property to the North owned by the Grantee (P-15749).

This Boundary Line Adjustment is not for the purpose of creating an additional building lot.

APPROVED

Reviewed and approved in accordance with City of Burlington Code, Chapter 14.18.700

Skagit County

By: _____

Brian Roeder

Date: _____

11/18/2008

Title: _____

Senior Planner



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Skagit County Auditor

Exhibit "D"

Colleen H. Fisher Parcel After Boundary Line Adjustment

Parcel "A" (P-15746)

That portion of the North 1/2 of the Southwest 1/4 of the Southeast 1/4 lying East of Dry Slough, all in Section 11, Township 33 North, Range 3 East, W.M.,

EXCEPT ditch and dike rights of way,

AND EXCEPT that portion of said North 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 11, lying between the Northwesterly right of way line of the Dry Slough County Road and Southeasterly of Dry Slough,

AND ALSO EXCEPT the following described tract:

BEGINNING at the Southwest corner of said subdivision;
thence North 1°50'20" East along the West line of said subdivision 138.15 feet to a point on the center line of Dry Slough Road, as constructed;
thence North 24°47'20" East along the center line of said 30 foot road, 249.54 feet;
thence South 87°56' East 16.26 feet to the Easterly line of said road and the TRUE POINT OF BEGINNING of this description;
thence South 87°56' East 194.30 feet;
thence North 1°50'20" East 273.10 feet to a point which is 20 feet South, as measured at right angles, from the North line of said subdivision;
thence North 87°56' West parallel with the North line of said subdivision 19.12 feet to a point on a curve on the Easterly line of Dry Slough Road, said curve having a radius of 506.67 feet and a central angle of 26°57'59";
thence Southwesterly along said curve to the left, 238.46 feet to the P.T. of said curve;
thence South 24°47'20" West 89.40 feet to the TRUE POINT OF BEGINNING;

AND ALSO EXCEPT those portions thereof conveyed to Skagit County for road purposes by deeds dated March 6, 1907 and May 20, 1966, and recorded March 6, 1907 and May 20, 1966, under Auditor's File No. 61137 and 683043.

Parcel "B" (P-15749)

The North 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 11, Township 33 North, Range 3 East, W.M.

TOGETHER WITH the North 85.00 feet (as measured perpendicular to the North line) of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 11, Township 33 North, Range 3 East, W.M.

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

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

Containing 40.1 acres exclusive of road right of way.



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Exhibit "E"

**S & B Properties, LLC Parcel After Boundary Line Adjustment
(P15750)**

The South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 11, Township 33 North, Range 3 East, W.M.

EXCEPT the North 85.00 feet (as measured perpendicular to the North line) thereof;

AND ALSO EXCEPT Polson Road right of way;

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

Situate in the County of Skagit, State of Washington.

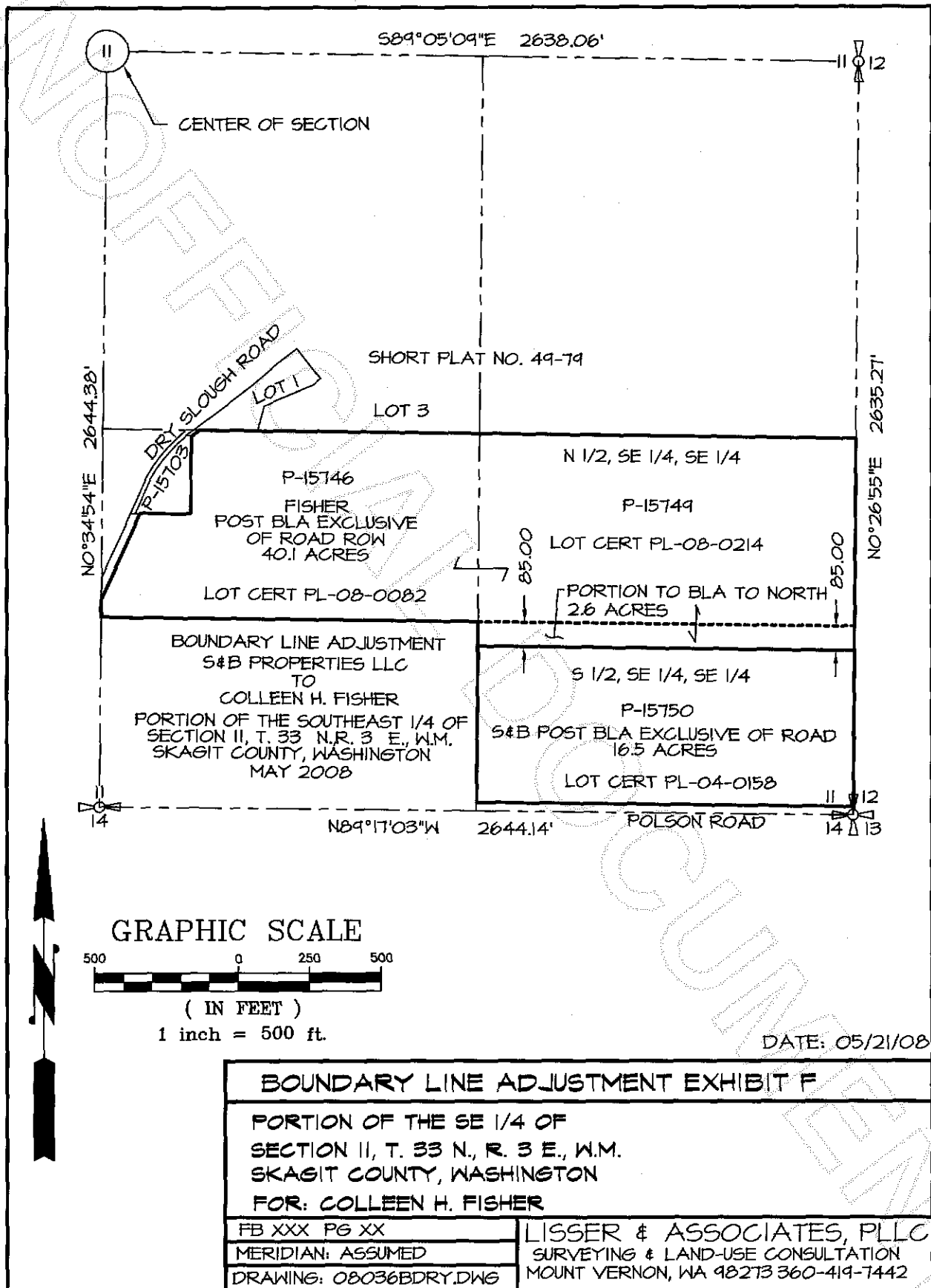
Containing 16.5 acres, exclusive of road right of way.



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EXHIBIT "F"



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