



200901220100
Skagit County Auditor

1/22/2009 Page 1 of 8 3:48PM

When recorded return to:

Craig Sjostrom
411 Main Street
Mount Vernon, Washington 98273

Quitclaim Deed
(Boundary Line Adjustment)

Grantor: Estate of Lillie M. Karl, 08-4-00324-8

Grantees: (1) Thomas M. Leahy
(2) Pamela G. Cassidy

Legal Description: Ptn Lot 1, S/P 91-092, 11-35-7

Assessor's Property Tax Parcel or Account Nos.: P42468; P108608

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE, made this 11 day of December, 2008, between the Estate of Lillie M. Karl, pending under Skagit County Cause No. 08-4-00324-8, Grantor, and Thomas M. Leahy & Pamela G. Cassidy, husband and wife, Grantees.

Recitals

- a. Grantor is the owner of the property described in the attached Exhibit A.
- b. Grantee is the owner of the property described in the attached Exhibit B, which is contiguous to Grantor's property.
- c. The parties wish to adjust the boundaries between their respective lots, with a portion of Grantor's property, described in the attached Exhibit C, to be incorporated into Grantee's property.
- d. The adjusted description of Grantor's property is set forth in the attached Exhibit D.
- e. The adjusted description of Grantee's property is set forth in the attached Exhibit E.

Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, and for no monetary consideration, grantor does hereby QUIT CLAIM to the grantee all of its interest in the real property lying and being in the county of Skagit and State of Washington, and described in the attached Exhibit C.

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

DATED: 12/16, 2008.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

183

JAN 22 2009

ESTATE OF LILLIE M. KARL

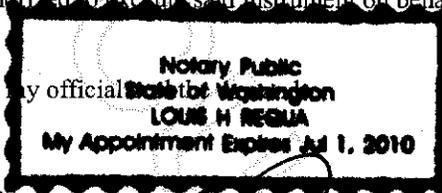
Amount Paid \$ 0
By MF Skagit Co. Treasurer Deputy

By: THOMAS M. LEAHY P.R.
THOMAS M. LEAHY, Personal Representative

STATE OF WASHINGTON)
COUNTY OF SKAGIT (ss.)

On this 17th day of December, 2008, before me personally appeared Thomas M. Leahy, to me known to be the Personal Representative of The Estate of Lillie M. Karl, the entity that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said Estate, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of the Estate.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal this 17th day of December, 2008.



Louis H. Regua
Notary Public in and for the State of Washington,
residing at Sedro-Walker
My commission expires July 1, 2010
Printed Name: Louis H. Regua

BOUNDARY ADJUSTMENT
Reviewed and approved
in accordance with S.C.
Code Chapter 14.18
Louis H. Regua
SKAGIT CO. PLANNING & PERMIT CENTER
Date: 12/16/2008



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Skagit County Auditor



806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

EXHIBIT A

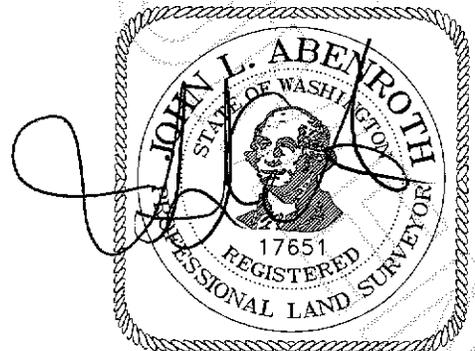
LEGAL DESCRIPTION
FOR
TOM LEAHY & PAMELA CASSIDY
OF LOT 1, SHORT PLAT NO.91-092
BEFORE BOUNDARY ADJUSTMENT

November 12, 2008

Lot 1, Short Plat No.91-092 recorded in Volume 10 of Short Plats at page 86, under Auditor's File No.9206010085, records of Skagit County, Washington

Situate in Skagit County, Washington.

Containing 3.00 acres.



11/20/08



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Surveyors & Engineers

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EXHIBIT B

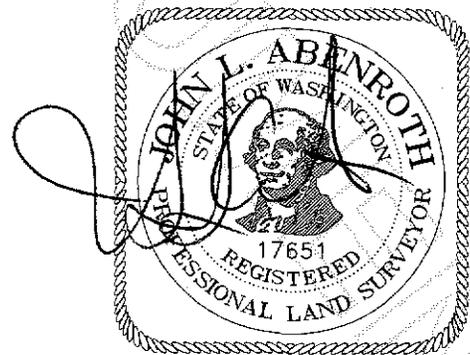
LEGAL DESCRIPTION
FOR
TOM LEAHY & PAMELA CASSIDY
OF LOT 3, SHORT PLAT NO.91-092
BEFORE BOUNDARY ADJUSTMENT

November 12, 2008

Lot 3, Short Plat No.91-092 recorded in Volume 10 of Short Plats at page 86, under Auditor's File No.9206010085, records of Skagit County, Washington

Situate in Skagit County, Washington.

Containing 2.00 acres.



11/20/08



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EXHIBIT C

BOUNDARY LINE ADJUSTMENT
LEGAL DESCRIPTION
FOR

TOM LEAHY & PAMELA CASSIDY
A PORTION OF LOT 1, SHORT PLAT NO.91-092
TO BE AGGREGATED WITH
LOT 3, SHORT PLAT NO.91-092

November 12, 2008

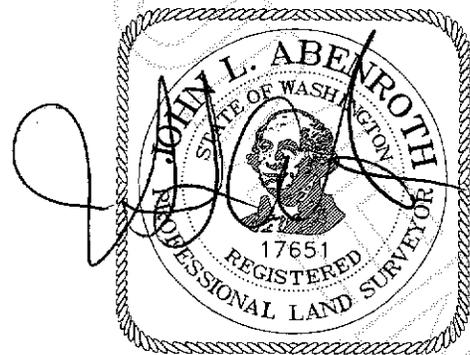
Lot 1, Short Plat No.91-092 recorded in Volume 10 of Short Plats at page 86, under Auditor's File No.9206010085, records of Skagit County, Washington;

EXCEPT beginning at the southeast corner of said Lot 1; thence S 88°20'10" W along the south line of said Lot 1, a distance of 351.96 feet; thence N 01°39'50" W, a distance of 70.00 feet; thence N 48°38'02" E, a distance of 139.44 feet; thence N 88°20'10" E, a distance of 40.00 feet; thence S 01°39'50" E, a distance of 37.38 feet; thence N 88°20'10" E, a distance of 204.68 feet to the east line of said Lot 1; thence S 01°39'50" E along said east line, a distance of 121.70 to the point of beginning of this description.

RESERVING an easement for well protection purposes over, under and through a 200 foot diameter circle the center of which is the existing 6 inch well casing on said Lot 1.

Situate in Skagit County, Washington.

Containing 2.00 acres.



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EXHIBIT D

LEGAL DESCRIPTION
FOR
TOM LEAHY & PAMELA CASSIDY
LOT 1, SHORT PLAT NO.91-092
AFTER BOUNDARY ADJUSTMENT

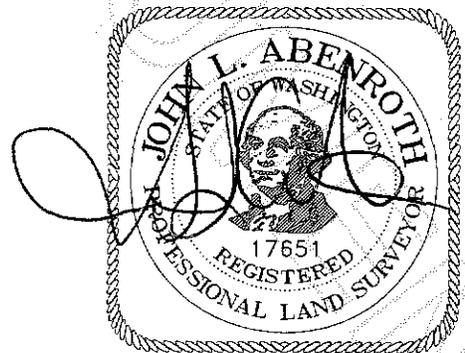
November 12, 2008

Beginning at the southeast corner of Lot 1, Short Plat No.91-092 recorded in Volume 10 of Short Plats at page 86, under Auditor's File No.9206010085, records of Skagit County, Washington; thence S 88°20'10" W along the south line of said Lot 1, a distance of 351.96 feet; thence N 01°39'50" W, a distance of 70.00 feet; thence N 48°38'02" E, a distance of 139.44 feet; thence N 88°20'10" E, a distance of 40.00 feet; thence S 01°39'50" E, a distance of 37.38 feet; thence N 88°20'10" E, a distance of 204.68 feet to the east line of said Lot 1; thence S 01°39'50" E along said east line, a distance of 121.70 to the point of beginning of this description.

TOGETHER WITH an easement for well protection purposes over, under and through a 200 foot diameter circle the center of which is the existing 6 inch well casing on said Lot 1.

Situate in Skagit County, Washington.

Containing 1.00 acres.



11/20/08



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Skagit
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EXHIBIT E

LEGAL DESCRIPTION
FOR
TOM LEAHY & PAMELA CASSIDY
LOT 3, SHORT PLAT NO.91-092
AFTER BOUNDARY ADJUSTMENT

November 12, 2008

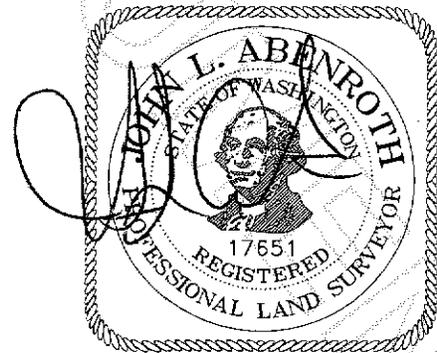
Lot 1 and Lot 3, Short Plat No.91-092 recorded in Volume 10 of Short Plats at page 86, under Auditor's File No.9206010085, records of Skagit County, Washington;

EXCEPT beginning at the southeast corner of said Lot 1; thence S 88°20'10" W along the south line of said Lot 1, a distance of 351.96 feet; thence N 01°39'50" W, a distance of 70.00 feet; thence N 48°38'02" E, a distance of 139.44 feet; thence N 88°20'10" E, a distance of 40.00 feet; thence S 01°39'50" E, a distance of 37.38 feet; thence N 88°20'10" E, a distance of 204.68 feet to the east line of said Lot 1; thence S 01°39'50" E along said east line, a distance of 121.70 to the point of beginning of this description.

SUBJECT TO an easement for well protection purposes over, under and through a 200 foot diameter circle the center of which is the existing 6 inch well casing on said Lot 1.

Situate in Skagit County, Washington.

Containing 4.00 acres.



11/20/08



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**BOUNDARY LINE
ADJUSTMENT**

for
Tom Leahy
in the southwest
quarter of the
northwest quarter of
Section 11,
Township 35 North,
Range 7 East, W.M.

**BOUNDARY LINE
ADJUSTMENT EXHIBIT**



1
PORTION OF LOT 1 TO BE
ACCREDITED WITH LOT 3

P42468

NEW LOT 3
S/P 91-92
4.00 ACRES

NEW LOT 1
1.00 ACRE
P108608

NORTH WILDE ROAD

(PRIVATE ROAD)

PRIVATE ROAD

S/P 28-89

PL05-0413

CHALLENGER ROAD

OLD BURLINGTON NORTHERN RAIL ROAD GRADE

STATE ROUTE 20



806 Metcalf Street Sedro-Woolley, WA 98284
(360) 855-2121 Fax (360) 855-1658

JN208109 11NOV08



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