



200902180047

Skagit County Auditor

2/18/2009 Page 1 of 7 10:52AM

After recording return to:

Mr. David L. Day
Fairhaven Legal Associates, P.S.
816 E. Fairhaven Avenue
P.O. Box 526
Burlington, WA 98233

420
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 18 2009

SKAGIT COUNTY
Contract # C20090076
Page 1 of 5

Amount Paid \$
Skagit Co. Treasurer
By Deputy

Document Title: Quit Claim Deed

Grantor: Skagit County, a Political Subdivision of the State of Washington.

Grantee(s): Thomas P. Lacroix, a married man.

Tax Parcel No(s): P73405 (XrefID: 4106-280-019-0101).

Abbreviated Legal: Portions of Vacated Right of Way Located Adjacent to POTTER'S TO FIDALGO CITY, LOTS 18 AND 19, BLOCK 280, "JULIUS S. POTTER'S PLAT OF FIDALGO CITY, WASH.", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 77, RECORDS OF SKAGIT COUNTY, WASHINGTON.

QUIT CLAIM DEED

The Grantor, **Skagit County, a Political Subdivision of the State of Washington**, for the sole purpose of correcting inaccuracies in title to former public right-of-way to facilitate the issuance of title insurance, and not for monetary consideration, but for good and valuable consideration, conveys and quit claims to **Thomas P. Lacroix, a married man**, the Grantee(s), the following described real estate, including any after-acquired interest of Grantor, situated in the County of Skagit, State of Washington:

See, **Exhibit A**, attached hereto and incorporated by reference.

Situate in Skagit County, State of Washington.

ORIGINAL

This Deed is given to quiet title to a public right-of-way pursuant to Laws 1889-90, Chapter 19, Section 32 and Laws of 1909, Chapter 90, Section 1, in recognition that this right-of-way was unopened between 1890 and 1904, and not for monetary consideration. The purpose of this deed is solely to correct an inaccuracy in the records of title.

This conveyance is subject to private easements and/or private rights-of-way, if any, over and across the above-described real property.

The above-described property is combined with adjoining properties of Grantee(s), and shall not be conveyed as separate building lots without compliance with the applicable Skagit County subdivision ordinance. The property described herein is to be aggregated with the property owned by Grantee(s) as part of the recognition of the reversionary rights of Grantee(s) to vacated streets and alleys, and is not for the purpose of creating additional building lot(s).

DATED this 2nd day of February, 2009.

BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON

Kenneth A. Dahlstedt
KENNETH A. DAHLSTEDT, Chairman

Sharon D. Dillon
SHARON D. DILLON, Commissioner

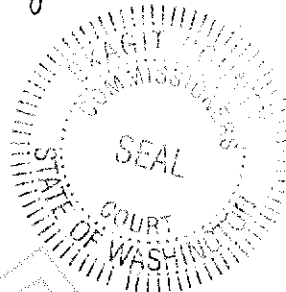
Ron Wesen
RON WESEN, Commissioner

Attest:

Anne C. Abbott
Clerk of the Board

Approved as to form:

[Signature]
Deputy Prosecuting Attorney



BOUNDARY ADJUSTMENT
Reviewed and approved
in accordance with S.C.
Code Chapter 14.18

[Signature]
SKAGIT CO. PLANNING & PERMIT CENTER

Date: 2/9/2009



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Skagit County Auditor

STATE OF WASHINGTON

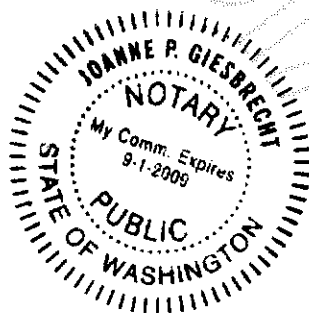
COUNTY OF SKAGIT

ss.

I certify that I know or have satisfactory evidence that Kenneth A. Dahlstedt, Sharon D. Dillon and/or Ron Wesen, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they was/were authorized execute the instrument and acknowledged it as Commissioner(s) of Skagit County, to be the free and voluntary act of such party for the uses and purposes herein mentioned.

DATED this 2nd day of January, 2009.

(SEAL)



Notary Public

print name: JOANNE P. GIESBRECHT

Residing at MOUNT VERNON

My commission expires 09-01-09



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Skagit County Auditor

EXHIBIT

A

That portion of the East $\frac{1}{2}$ of Livingston Street lying adjacent to and abutting upon Lots 18 and 19, Block 280, "JULIUS S. POTTER'S PLAT OF FIDALGO CITY, WASH.," as per plat recorded in Volume 2 of Plats, page 77, records of Skagit County, Washington described as follows:

Beginning at the Southwest corner of said Lot 18 thence West along the West extension of the South line of said Lot to the intersection of the centerline of Livingston Street; thence North along the centerline of Livingston Street to an intersection with the North line of Lot 19 extended West; thence East along said North line of Lot 19 extended to the Northwest corner of said Lot 19; thence South along the West line of said Lots 19 and 18 to the true point of beginning.

ALSO TOGETHER WITH the West half of the vacated alley adjoining said Lots 18 and 19.

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7 10:52AM

1		26		P73401		1		P73411		26		1		P73416	
4		24				3		P73409		24		3		P73416	
P73400										22				P73407	
3		19		279		8		P73408		P73408		SURVEY VOL. 6 PG 18		SURVEY	
10		17		BLA P209-0081		13		P73405		19		281		P73407	
		NO LEGAL DESC						P73404		SURVEY				AF 200012080150	
13		14						14		13		13		P73415	
								SURVEY		UN-OPENED		UN-OPENED		SURVEY	
								AF 200407160129		SARATOGA LANE		P73425		P73416	
1		26		1		3		26		7		26		7	
3		24						P73432		LOT		P73424		P73416	

SURVEY #9510160097

AUDITOR'S CERTIFICATE

Filed for the record at the request of LeGro & Associates.



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Skagit County Auditor
7/18/2004 Page 1 of 1 2:55PM

Nona Rummel
Skagit County Auditor

LEGAL DESCRIPTION

Lots 8 through 13, inclusive, and the South 1/2 of Lot 7, Block 280, Julius S. Potter's Plat of Fidalgo City, according to the plat thereof recorded in Volume 2 of Plats, page 77, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated Grand Avenue which upon vacation under Ordinance #7592 reverted to said premises by operation of law.

AND TOGETHER WITH vacated streets and alleys which upon vacation under SCC No. 04 2 00854 1 reverted to said premises by operation of law.

Situate in the County of Skagit, State of Washington.

NOTES

1. Legal description for this survey is taken from that Bargain and Sale Deed to Jeffrey L. Brooke and Joanne M. Brooke, h & w, by that instrument dated December 14, 2001 and recorded December 27, 2001 under Auditor's File #200112270105 records of Skagit County, Washington and Stipulation and Order to Quiet Title SCC No. 04 2 00854 1 dated and filed with the Skagit County Clerk July 6, 2004.

2. For additional survey information refer to surveys recorded under AF #200012080150, AF #9308110059 and in Vol. 5 of Survey, page 109 under AF #9401180009, all records of Skagit County, Washington.

3. Basis of Bearing - The east line of Gov't Lot 7, Sec. 24 as being S 0°56'22" W based upon Record of Survey in Vol. 5 of Surveys, page 109 records of Skagit County, Washington.

4. Meridian: Assumed

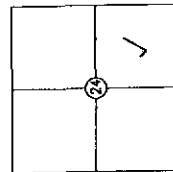
5. Survey Method: Field Traverse
Instrumentation: TOPCON GTS-28(20)
Theodolite: Min. Horiz. Angle Reading of 20"
E.D.M.: Accuracy ± (5mm + 5ppm)

6. Distances shown are in feet and decimals of a foot.

7. This survey has been performed without the benefit of a current title report and therefore is subject to any Easements, Reservations, Restrictions, Covenants or other Instruments of record that may affect subject property.

8. This survey depicts occupational indicators that may be the basis for claims of unwritten title ownership. This survey does not purport to resolve such claims, if any.

PLAN



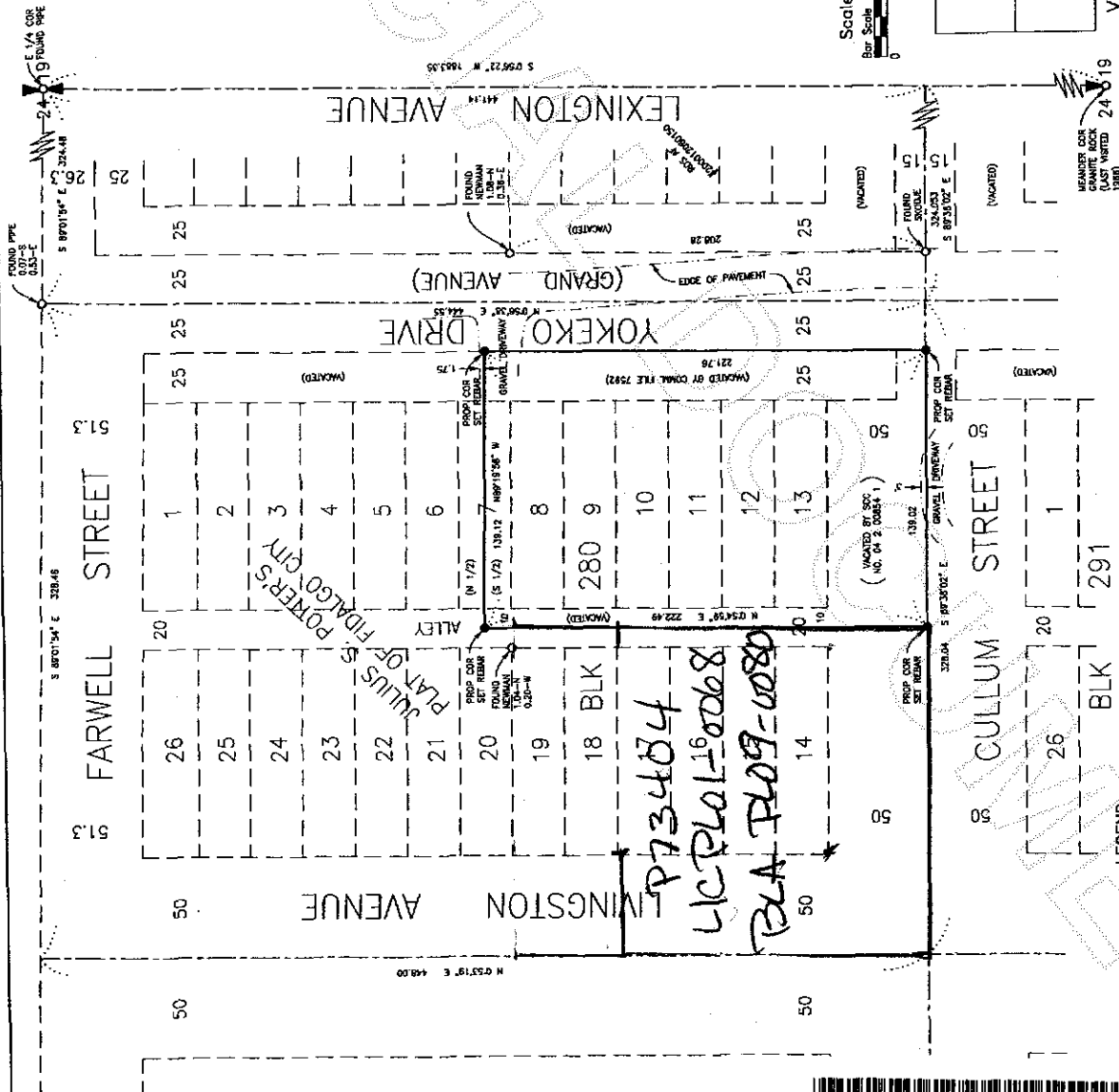
VICINITY MAP
(Not to Scale)

Sec. 24, T. 34 N., R. 1 E.

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformity with the requirements of the Survey Recording Act in July 2004 at the request of Joanne Brooke.

Joanne Brooke
DENNY D. LEGRON
Registered Professional
Land Surveyor
815 Cleveland Avenue
Mount Vernon, WA 98273
Phone: (360) 336-3220
Lic. # 37532 Date: 7-16-04



LEGEND

Property Corner - Set 5/8" Diam. x 18" Length Steel Rebar w/ Yellow Plastic Cap Imprinted: "LEGRON 37532"

Found Rebar w/ Yellow Plastic Cap Imprinted: "SKODJE 19845"

Found Rebar w/ Yellow Plastic Cap Imprinted: "NEWMAN RLS 4908" 1.04' North and 0.2' West of Calculated Position

Found Old Iron Pipe

Found/Set Refer to the Date of this Survey Unless Otherwise Noted



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AUDITOR'S CERTIFICATE

Filed for the record at the request of Legro & Associates.



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Joanna Brooke
Deputy
Skagit County Auditor

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Instrumentation: TOPCON GTS-28(20)
Theodolite: Min. Horiz. Angle Reading of 20"
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8. This survey depicts occupational indicators that may be the basis for claims of unwritten title ownership. This survey does not purport to resolve such claims, if any.

RECORD OF SURVEY

JOANNE BROOKE PROPERTY SURVEY

LOTS 8-13 & S 1/2 LOT 7, BLK. 280

JULIUS S. POTTER'S PLAT OF FIDALGO CITY

PTN GOVT LOT 7, SEC 24, T. 34 N., R. 1 E.W.M.

SKAGIT COUNTY, WASHINGTON

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act in July 2004 at the request of Joanna Brooke.

Joanna Brooke

DEPUTY SURVEYOR

Professional

License # 37532 Date 7-18-04



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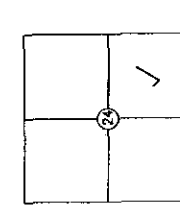
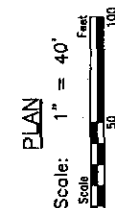
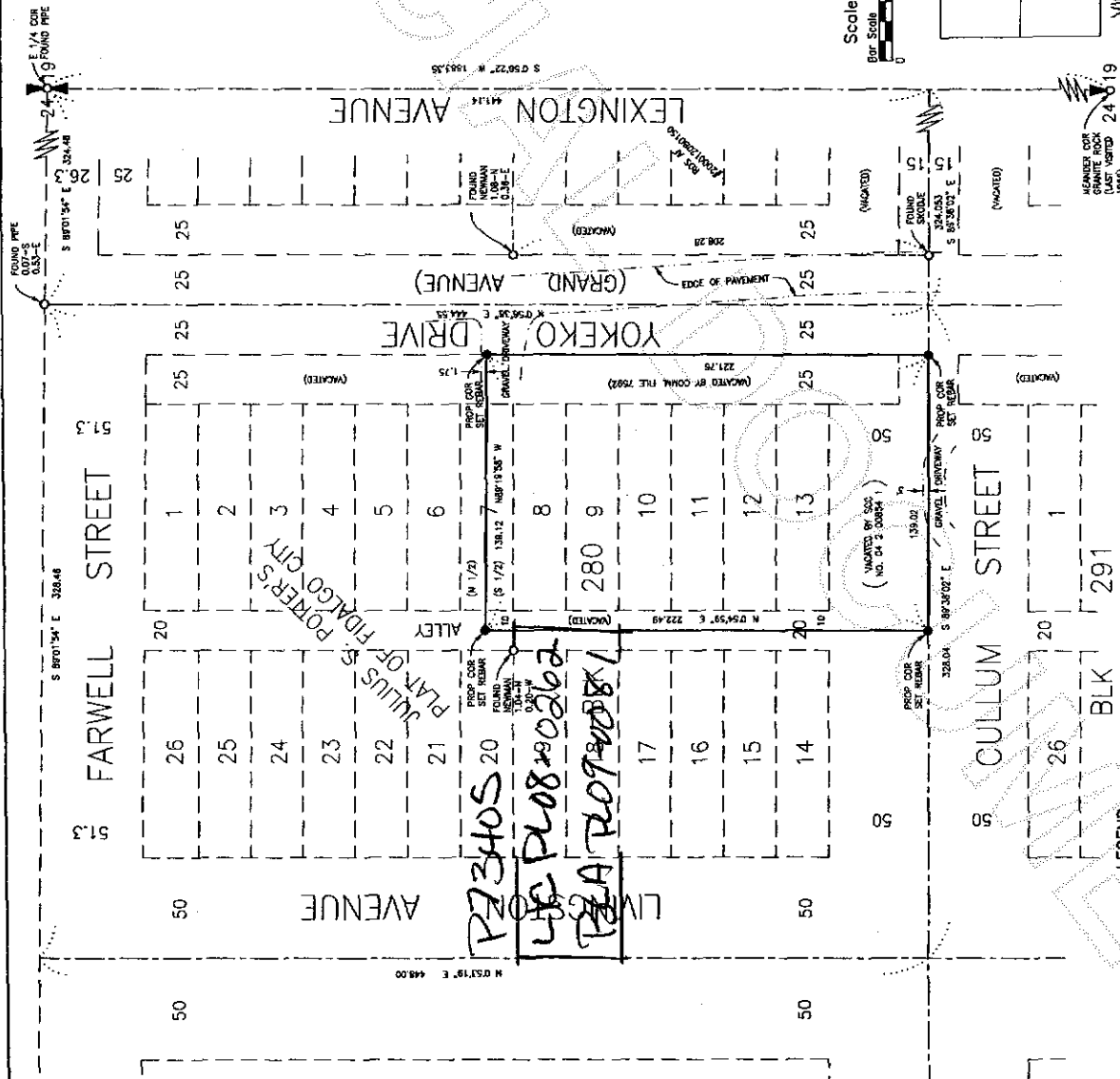
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