

When recorded return to:

JULI ELLINGSEN

20483 MAUPIN RD

Mount Vernon, WA 98273



200906240055

Skagit County Auditor

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## QUIT CLAIM DEED

THE GRANTOR **Mary Jean Hoffman as Trustee of the Lawrence R. Hoffman Testamentary Exemption Equivalent Trust and Mary Jean Hoffman, as her separate estate**

for and in consideration **Boundary Line Adjustment Only** conveys and quit claims to

THE GRANTEE **Denny Ellingson and Juli Kay Ellingson, husband and wife**

the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor(s) therein.

Ptn. South Half of the Southwest of Sec 16, Twp 33 N, Rge 3 E, W.M.

Fully described in **Exhibit A** attached.

The property owned by the Grantor is legally described in **Exhibit A**. The parties desire to aggregate said parcel in Exhibit A to the parcel as more specifically described in **Exhibit B** attached hereto. The resulting legal description is shown in **Exhibit B** and delineated on **Exhibit D**. This boundary adjustment is not for the purposes of creating an additional building lot.

Tax # **P15937 and P96116**

Dated: 6-6-09

Mary Jean Hoffman  
Trustee

Mary Jean Hoffman  
Mary Jean Hoffman

State of Washington }  
County of Skagit } SS.

I certify that I know or have satisfactory evidence that **Mary Jean Hoffman** is/are the persons who appeared before me, he/she/they are the Trustee of the **Lawrence R. Hoffman Testamentary Exemption Equivalent Trust** and he/she/they freely signed in his/her/their authorized capacity for the uses and purposes stated in this instrument.

Dated: 6-6-09



Kelli Lynn Peterson

Notary Public in and for the State of Washington  
Residing at: Mt. Vernon  
My appointment expires: 8-3-12

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

1838  
JUN 24 2009

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

State of Washington }  
County of Skagit } SS.

On this day personally appeared before me **Mary Jean Hoffman**, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that **he/she/they** signed the same as **his/her/their** free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 6<sup>th</sup> day of June, 2009.

Kelli Lynn Peterson  
Notary Public in and for the State of Washington, residing at: Mt. Vernon  
My appointment expires: 8-3-12



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## Exhibit A

### BLA Parcel

A portion of Lot 1 Short Plat No. 90-30 as approved on November 18, 1990 and recorded on November 26, 1990 under Auditor's File No. 9011260004, records of Skagit County being a portion of the South half of the Southwest of Section 16, Township 33 North, Range 3 East W.M. more particularly described as follows:

Beginning at the Northwest corner of Lot 2 of Short Plat No. 90-30 as recorded in Auditor's File No. 9011260004, records of Skagit County, Washington;  
thence South  $89^{\circ}29'04''$  West for a distance of 13.50 feet to the East line of Maupin Road;  
thence North  $00^{\circ}49'41''$  East along the East line of said Maupin Road for a distance of 25.00 feet;  
thence North  $42^{\circ}35'50''$  East for a distance of 335.52 feet, more or less, to a point that bears North  $00^{\circ}49'41''$  East a distance of 270.00 feet from the Northeast corner of said Lot 2;  
thence South  $00^{\circ}49'41''$  West a distance of 270.00 feet to the Northeast corner of said Lot 2;  
thence South  $89^{\circ}29'04''$  West along the North line of said Lot 2 for a distance of 210.00 to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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Exhibit B

Original Parcels  
Prior to adjustment

Hoffman Estate

\*  
Lot 1 of Short Plat 90-30 as recorded in AF # 9011260004, records of Skagit County Washington,  
Ellingsen property

\*  
Lot 2 of Short Plat 90-30 as recorded in AF # 9011260004, records of Skagit County Washington,

After Boundary Line Adjustment

Hoffman Estate

\*  
Lot 1 of Short Plat 90-30 as recorded in AF # 9011260004, records of Skagit County Washington,

**Except** the following described parcel,

A parcel of land located in Lot 1 of Short Plat 90-30 as recorded in AF # 9011260004, records of Skagit County Washington, more particularly described as follows:

Beginning at the Northwest corner of Lot 2 of Short Plat 90-30 as recorded in AF # 9011260004, records of Skagit County Washington, Thence S 89-29-04 W for a distance of 13.50 feet to the East line of Maupin Road; thence

N 00-49-41 E along the East line of said Maupin Road for a distance of 25.00 feet; Thence N 42-35-50 E for a distance of 335.52 feet, more or less, to a point that bears N 00-49-41 E a distance of 270.00 feet from the Northeast corner of said Lot 2; Thence S 00-49-41 W a distance of 270.00 feet to the Northeast corner of said Lot 2; Thence

S 89-29-04 W along the North line of said Lot 2 for a distance of 210.00 to the true point of beginning. Said parcel contains 0.76 acres more or less

Ellingsen property

\*  
Lot 2 of Short Plat 90-30 as recorded in AF # 9011260004, records of Skagit County Washington,

**Together** with the following described parcel,

A parcel of land located in Lot 1 of Short Plat 90-30 as recorded in AF # 9011260004, records of Skagit County Washington, more particularly described as follows:

Beginning at the Northwest corner of Lot 2 of Short Plat 90-30 as recorded in AF # 9011260004, records of Skagit County Washington, Thence S 89-29-04 W for a distance of 13.50 feet to the East line of Maupin Road; thence

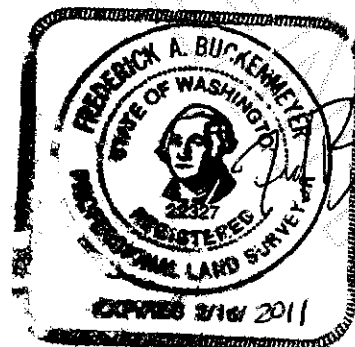
N 00-49-41 E along the East line of said Maupin Road for a distance of 25.00 feet; Thence N 42-35-50 E for a distance of 335.52 feet, more or less, to a point that bears N 00-49-41 E a distance of 270.00 feet from the Northeast corner of said Lot 2; Thence S 00-49-41 W a distance of 270.00 feet to the Northeast corner of said Lot 2; Thence

S 89-29-04 W along the North line of said Lot 2 for a distance of 210.00 to the true point of beginning. Said parcel contains 0.76 acres more or less

Reviewed & Approved by Skagit  
County: Sec 14.18.700  
Marc Boeder 2/20/2009



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\* Short Plat No. 90-30 as approved on November 18, 1990 and recorded November 26, 1990 under Auditor's File No. 9011260004, records of Skagit County being a portion of the South half of the Southwest of Section 16, Township 33 North, Range 3 East W.M.

Situate in the County of Skagit, State of Washington.



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