



200907080105

Skagit County Auditor

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10

3:28PM

**Quitclaim Deed
(Boundary Line Adjustment)**

Grantor: William N. White and Lois B. White, Trustees of the William and Lois White Family Trust, U/A dtd June 10, 1994

Grantee: William N. White and Lois B. White, Trustees of the William and Lois White Family Trust, U/A dtd June 10, 1994

Legal Description: Ptn SE ¼ and SW ¼ 30-35-4

Assessor's Property Tax Parcel or Account Nos: P-38117, P-380093, P-38123, P-38121, P-38122 and P-38126

Recitals

- a. Grantor/Grantee is the owner of Parcels P-38117, P-380093, P-38123, P-38121, P-38122 and P-38126, more particularly described in the attached Exhibits A & B. The parcels adjoin one another.
- b. Grantor/Grantee wishes to adjust the boundaries of their ownership into two parcels, with portions of P-38117, P-38093 and P-38123 being incorporated as one parcel described on the attached Exhibit C.
- c. Portions of Parcels P-38117, P-38093, P-38123, P-38121, P-38122 and P-38126, described in the attached Exhibit "D", being the second parcel.
- d. The location of the Boundary Adjustment is shown on the map set forth on 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, State of Washington, and described in the attached Exhibits "C" and "D."

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

Dated this 29th day of June, 2009.

William N. White
William N. White, Trustee

Lois B. White
Lois B. White, Trustee

STATE OF WASHINGTON

} ss

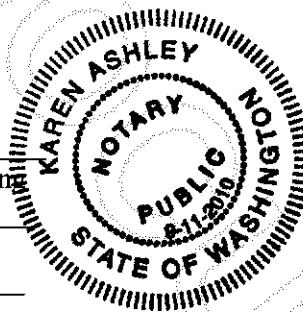
County of Skagit

I hereby certify that I know or have satisfactory evidence that William N. White and Lois B. White are the persons who personally appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the Trustees of the William and Lois White Family Trust U/A dtd June, 10, 1994, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated this 29th day of June, 2009.

Karen Ashley
Notary Public in and for the State of Washington, residing
at Desho-Woolley

My appointment expires 9-11-2010



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022
JUL 08 2009

Amount Paid \$65
Skagit Co. Treasurer
By Adam Deputy



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Exhibit "A"

**Lot Certificate PL-04-0654 (Auditor's File No. 200510070008)
Lot 1 Prior to Boundary Line Adjustment
(P-38117, P-38093, and P-38123)**

Parcel "A" (P-38093)

That portion of the Northwest 1/4 of the Southeast 1/4 of Section 30, Township 35 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the West line of said subdivision 236.24 feet South of the Northwest corner thereof, said point being the intersection of the West line of said subdivision with the North right of way of Alternate State Highway No. 99; thence South 42°48'30" East along said State Highway right of way line 291.35 feet;
thence North 1°00'30" East parallel to the West line of said subdivision 427.24 feet to the South right of way line of Drainage District No. 14 ditch;
thence North 89°12'30" West along said ditch right of way line 201.72 feet to the West line of said subdivision;
thence South 1°00'30" West along the West line of said subdivision 216.24 feet to the POINT OF BEGINNING.

Parcel "B" (P-38117)

That portion of the Northeast 1/4 of the Southwest 1/4 of Section 30, Township 35 North, Range 4 East, W.M., lying Northeasterly of Alternate State Highway No. 99 through said subdivision EXCEPTING therefrom the right of way Drainage District No. 14 ditch along the North side thereof.

Parcel "C" (P-38123)

All that portion of the West 1/2 of the Southeast 1/4 of Section 30, Township 35 North, Range 4 East, W.M., lying North of Alternate State Highway No. 99 through said subdivision,

EXCEPT the following described tract:

BEGINNING at a point on the West line of said subdivision 236.24 feet South of the Northwest corner thereof, said point being the intersection of the West line of said subdivision with the North right of way of Alternate State Highway No. 99; thence South 42°48'30" East along said State Highway right of way line 291.35 feet;
thence North 1°00'30" East parallel to the West line of said subdivision 427.24 feet to the South right of way line of Drainage District No. 14 ditch;
thence North 89°12'30" West along said ditch right of way line 201.72 feet to the West line of said subdivision;



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thence South 1°00'30" West along the West line of said subdivision 216.24 feet
to the POINT OF BEGINNING.

AND ALSO EXCEPTING therefrom the ditch right of way of Drainage District No. 14, along
the North side thereof.

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.



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Exhibit "B"

**Lot Certificate PL-04-0655 (Auditor's File No. 200411050111)
Lot 2 Prior to Boundary Line Adjustment
(P-38121, P-38122 and P-38126)**

Parcel "D" (P-38122)

The North 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 30, Township 35 North, Range 4 East, W.M., EXCEPT roads and ditch rights of way.

Parcel "E" (P-38121, P-38126)

Tracts 1 to 15 inclusive; Tract 16, EXCEPT the South 16.70 feet of the East 157.65 feet thereof, and Tracts 19 to 39 inclusive, in Triangle Suburban Tracts, Skagit County, Wash., as per plat recorded in Volume 6 of Plats, page 24 of the records of Skagit County.

TOGETHER WITH all vacated street and alley rights of ways attached by operation of law.

EXCEPT roads and ditch rights of way.

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.



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Exhibit "C"

**Lot 1 After Boundary Line Adjusted
Portion of Parcels P-38117, P-38093 and P-38123**

That portion of the Northeast 1/4 of the Southwest 1/4 and of the Northwest 1/4 of the Southeast 1/4 of Section 30, Township 35 North, Range 4 East, W.M. lying Northeasterly of Alternate State Highway No. 99 (SR-11, Chuckanut Drive) more particularly described as follows:

Commencing at the Southeast corner of the Southwest 1/4 (South 1/4 corner) of said Section 30, Township 35 North, Range 4 East, W.M.;
thence North 0°46'08" East along the East line of said Southwest 1/4 for a distance of 2,428.58 feet, more or less, to a point on the Northeasterly right of way margin of said Alternate State Highway No. 99 (SR-11, Chuckanut Drive), and being the TRUE POINT OF BEGINNING;
thence North 43°04'41" West along said Northeasterly right of way margin for a distance of 324.08 feet, more or less, to a point 20.00 feet South of the North line of said Southwest 1/4 (as measured perpendicular to the North line of said Southwest 1/4) being a point on the South margin of the Drainage District No. 14 right of way as per Skagit County Superior Court Cause No. 3604;
thence South 89°09'27" East along said South margin, parallel with said North line of the Southwest 1/4 for a distance of 208.25 feet;
thence South 43°04'41" East for a distance of 535.44 feet;
thence North 46°55'19" East for a distance of 233.11 feet;
thence South 43°04'41" East for a distance of 120.50 feet;
thence South 28°21'06" West for a distance of 216.42 feet;
thence South 46°12'10" West for a distance of 177.97 feet, more or less, to a point on said Northeasterly right of way margin of Alternate State Highway No. 99 (SR-11, Chuckanut Drive) at a point bearing South 43°04'41" East from the TRUE POINT OF BEGINNING;
thence North 43°04'41" West along said Northeasterly margin for a distance of 547.47 feet, more or less, to the TRUE POINT OF BEGINNING.

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

Containing 3.6 acres (exclusive of Chuckanut Drive right of way)
Containing 4.2 acres (inclusive of Chuckanut Drive right of way)

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

APPROVED

Reviewed and approved in accordance with Skagit County Code, Chapter 14.18.700

Skagit County

By: Grace Roeder
Title: Senior Planner

Date: 7/1/2009



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Exhibit "D"

**Lot 2 After Boundary Line Adjustment
Portion of Parcels P-38121, P-38122, P-38126, P-38123, P-38093 and P-38117**

Parcel "A" (P-38093)

That portion of the Northwest 1/4 of the Southeast 1/4 of Section 30, Township 35 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the West line of said subdivision 236.24 feet South of the Northwest corner thereof, said point being the intersection of the West line of said subdivision with the North right of way of Alternate State Highway No. 99; thence South 42°48'30" East along said State Highway right of way line 291.35 feet;
thence North 1°00'30" East parallel to the West line of said subdivision 427.24 feet to the South right of way line of Drainage District No. 14 ditch;
thence North 89°12'30" West along said ditch right of way line 201.72 feet to the West line of said subdivision;
thence South 1°00'30" West along the West line of said subdivision 216.24 feet to the POINT OF BEGINNING.

Parcel "B" (P-38117)

That portion of the Northeast 1/4 of the Southwest 1/4 of Section 30, Township 35 North, Range 4 East, W.M., lying Northeasterly of Alternate State Highway No. 99 through said subdivision EXCEPTING therefrom the right of way Drainage District No. 14 ditch along the North side thereof.

Parcel "C" (P-38123)

All that portion of the West 1/2 of the Southeast 1/4 of Section 30, Township 35 North, Range 4 East, W.M., lying North of Alternate State Highway No. 99 through said subdivision,

EXCEPT the following described tract:

BEGINNING at a point on the West line of said subdivision 236.24 feet South of the Northwest corner thereof, said point being the intersection of the West line of said subdivision with the North right of way of Alternate State Highway No. 99; thence South 42°48'30" East along said State Highway right of way line 291.35 feet;
thence North 1°00'30" East parallel to the West line of said subdivision 427.24 feet to the South right of way line of Drainage District No. 14 ditch;
thence North 89°12'30" West along said ditch right of way line 201.72 feet to the West line of said subdivision;
thence South 1°00'30" West along the West line of said subdivision 216.24 feet to the POINT OF BEGINNING.



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AND ALSO EXCEPTING therefrom the ditch right of way of Drainage District No. 14, along the North side thereof.

Parcel "D" (P-38122)

The North 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 30, Township 35 North, Range 4 East, W.M., EXCEPT roads and ditch rights of way.

Parcel "E" (P-38121, P-38126)

Tracts 1 to 15 inclusive; Tract 16, EXCEPT the South 16.70 feet of the East 157.65 feet thereof, and Tracts 19 to 39 inclusive, in Triangle Suburban Tracts, Skagit County, Wash., as per plat recorded in Volume 6 of Plats, page 24 of the records of Skagit County.

TOGETHER WITH all vacated street and alley rights of ways attached by operation of law.

EXCEPT roads and ditch rights of way.

EXCEPTING FROM ALL OF THE ABOVE Parcels A, B, C, D, and E, that portion of the Northeast 1/4 of the Southwest 1/4 and of the Northwest 1/4 of the Southeast 1/4 of Section 30, Township 35 North, Range 4 East, W.M. lying Northeasterly of Alternate State Highway No. 99 (SR-11, Chuckanut Drive) more particularly described as follows:

Commencing at the Southeast corner of the Southwest 1/4 (South 1/4 corner) of said Section 30, Township 35 North, Range 4 East, W.M.;
thence North 0°46'08" East along the East line of said Southwest 1/4 for a distance of 2,428.58 feet, more or less, to a point on the Northeasterly right of way margin of said Alternate State Highway No. 99 (SR-11, Chuckanut Drive), and being the TRUE POINT OF BEGINNING;
thence North 43°04'41" West along said Northeasterly right of way margin for a distance of 324.08 feet, more or less, to a point 20.00 feet South of the North line of said Southwest 1/4 (as measured perpendicular to the North line of said Southwest 1/4) being a point on the South margin of the Drainage District No. 14 right of way as per Skagit County Superior Court Cause No. 3604;
thence South 89°09'27" East along said South margin, parallel with said North line of the Southwest 1/4 for a distance of 208.25 feet;
thence South 43°04'41" East for a distance of 535.44 feet;
thence North 46°55'19" East for a distance of 233.11 feet;
thence South 43°04'41" East for a distance of 120.50 feet;
thence South 28°21'06" West for a distance of 216.42 feet;
thence South 46°12'10" West for a distance of 177.97 feet, more or less, to a point on said Northeasterly right of way margin of Alternate State Highway No. 99 (SR-11, Chuckanut Drive) at a point bearing South 43°04'41" East from the TRUE POINT OF BEGINNING;
thence North 43°04'41" West along said Northeasterly margin for a distance of 547.47 feet, more or less, to the TRUE POINT OF BEGINNING.



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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 78.9 acres (exclusive of Chuckanut Drive)

Containing 80.5 acres (inclusive of Chuckanut Drive)

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

APPROVED

Reviewed and approved in accordance with Skagit County Code, Chapter 14.18.700

Skagit County

By: Mase Roder
Title: Senior Planner

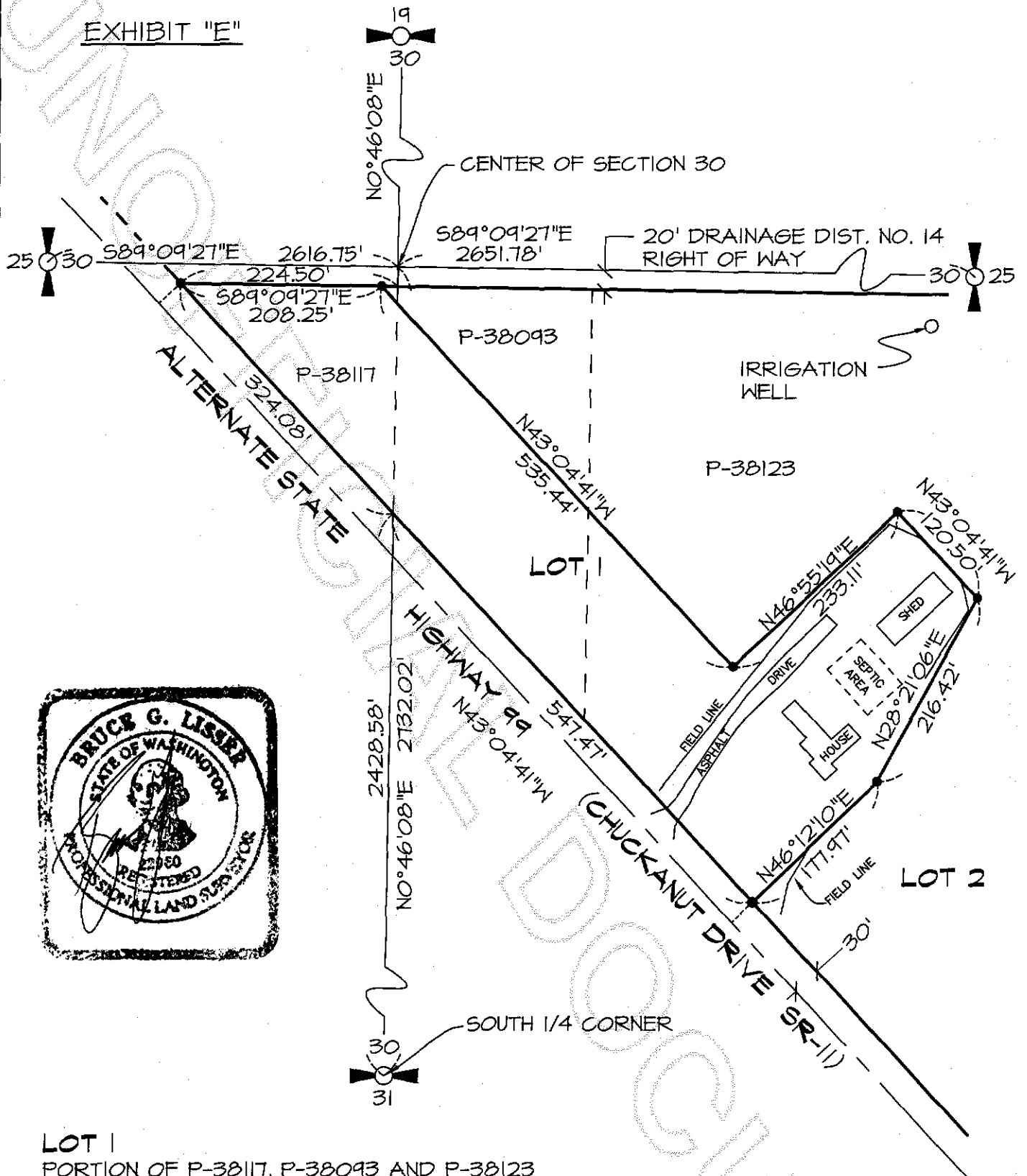
Date: 7/1/2009



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EXHIBIT "E"



LOT 1

PORTION OF P-38117, P-38093 AND P-38123
 AREA = 3.6 ACRES (EXCLUSIVE OF RIGHT OF WAY)
 AREA = 4.2 ACRES (INCLUSIVE OF RIGHT OF WAY)

LOT 2

PORTION OF P-38117, P-38093, P-38123, P-38121,
 P-38122 AND P-38126
 AREA = 78.9 ACRES (EXCLUSIVE OF RIGHT OF WAY)
 AREA = 80.5 ACRES (INCLUSIVE OF CHUCKANUT DRIVE
 RIGHT OF WAY)



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 SCALE

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JOB NO. 09-039

6/26/09

LISSE & ASSOCIATES, PLLC
 SURVEYING & LAND-USE CONSULTATION
 320 MILWAUKEE STREET
 MOUNT VERNON, WA 98273
 360-419-7442

BOUNDARY LINE ADJUSTMENT
 PORTION OF SECTION 30,
 T. 35 N., R. 4 E., W.M.
 SKAGIT COUNTY, WASHINGTON
 FOR: WILLIAM AND LOIS WHITE