



200908110086
Skagit County Auditor

8/11/2009 Page 1 of 10 4:07PM

LAND TITLE OF SKAGIT COUNTY

**Quitclaim Deed
(Boundary Line Adjustment)**

Grantor/Grantee:

Henry R. Young and Diana L. Young, husband and wife

Grantee/Grantee:

Peter J. Poeschel and Donna J. Poeschel, husband and wife

Legal Description:

Ptn Lots 3 & 4, SP 27-78; Ptn Gov. Lot 4, 28-35-9

Assessor's Property Tax Parcel or Account Nos: P-44833 & P44829

Recitals

- a. Young is the owner of Parcel P-44833, more particularly described in the attached Exhibit A
- b. Poeschel is the owner of Parcel P-44829, more particularly described in the attached Exhibit B
- c. Both parties wish to adjust the boundaries of their respective ownerships whereby Young will convey a portion their property to Poeschel in exchange for Poeschel conveying a portion of their property to Young.
- d. The property being conveyed from Young to Poeschel is more particularly described in the attached Exhibit C.
- e. The property being conveyed from Poeschel to Young is more particularly described in the attached Exhibit D.
- f. The description of the Young property, after this boundary line adjustment, is more particularly described in the attached Exhibit E.
- g. The description of the Poeschel property, after this boundary line adjustment, is more particularly described in the attached Exhibit F.
- h. The location of the Boundary Adjustment is shown on the map set forth on the attached Exhibit G.

Conveyance No. 1

THEREFORE, for and in consideration of the said boundary line adjustment, and for no monetary consideration, Henry R. Young and Diana L. Young, husband and wife do hereby QUIT CLAIM to Peter J. Poeschel and Donna J. Poeschel, husband and wife, all of their interest in the real property lying and being in the County of Skagit, State of Washington, and described in the attached Exhibit C.

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

Conveyance No. 2

THEREFORE, for and in consideration of the said boundary line adjustment, and for no monetary consideration, Peter J. Poeschel and Donna J. Poeschel, husband and wife do hereby QUIT CLAIM to Henry R. Young and Diana L. Young, husband and wife, all of their interest in the real property lying and being in the County of Skagit, State of Washington, and described in the attached Exhibit D.

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

Dated this 5 day of ^{August}~~July~~, 2009.

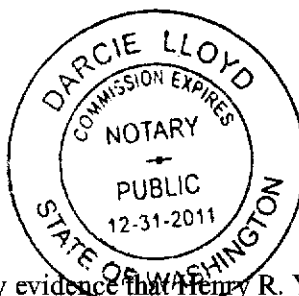
Henry R. Young
Henry R. Young

Diana L. Young
Diana L. Young

STATE OF WASHINGTON

)ss

County of Skagit



I certify that I know or have satisfactory evidence that Henry R. Young and Diana L. Young are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 5th day of ^{August}~~July~~, 2009.

Darcie Lloyd
Notary Public in and for the
State of Washington, residing at
Concrete

My appointment expires 12/31/2011.

BOUNDARY ADJUSTMENT
Reviewed and approved
in accordance with S.C.
Code Chapter 14-18
David Roder
SKAGIT CO. PLANNING & PERMIT CNTR
Date: 7/21/2009

2432/2433
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

AUG 11 2009

Amount Paid
By: [Signature]



200908110086
Skagit County Auditor

Dated this ____ day of July, 2009.

Peter J. Poeschel
Peter J. Poeschel

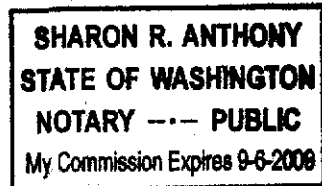
Donna J. Poeschel
Donna J. Poeschel

STATE OF WASHINGTON }
 }
)ss
County of Skagit }

I certify that I know or have satisfactory evidence that Peter J. Poeschel and Donna J. Poeschel are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 11th day of ^{August}~~July~~, 2009.

Sharon R. Anthony
Notary Public in and for the
State of Washington, residing at
Mount Vernon



My appointment expires 9-6-2009



200908110086
Skagit County Auditor

Exhibit "A"

Young's Before BLA

P44833

Lot 4, Short Plat No. 27-78, approved June 14, 1978, recorded June 15, 1978, in Volume 2 of Short Plats, page 231, under Auditor's File No. 881468, records of Skagit County, Washington; being a portion of Government Lot 4, Section 28, Township 35 North, Range 9 East, W.M.

TOGETHER WITH an undivided $1/8^{\text{th}}$ interest in the strip set forth on said Short Plat as a Private Road and labeled "Tract A, Sauk City Road."

Situate in the County of Skagit, State of Washington.



Exhibit "B"

Poeschel Before

P44829

Lot 3, Short Plat No. 27-78, approved June 14, 1978, recorded June 15, 1978, in Volume 2 of Short Plats, page 231, under Auditor's File No. 881468, records of Skagit County, Washington; being a portion of Government Lot 4, Section 28, Township 35 North, Range 9 East, W.M..

TOGETHER WITH an undivided 1/8th interest in the strip set forth on said Short Plat as a private road and labeled "Tract A, Sauk City Road."

Situate in the County of Skagit, State of Washington



Exhibit "C"

Young's to Poeschel

Ptn P44833

That portion of Lot 4, Short Plat No. 27-78, approved June 14, 1978, recorded June 15, 1978, in Volume 2 of Short Plats, page 231, under Auditor's File No. 881468, records of Skagit County, Washington; being a portion of Government Lot 4, Section 28, Township 35 North, Range 9 East, W.M., more particularly described as follows:

Commencing at the Southeast corner of Lot 3 of said Short Plat No. 27-78;
thence South $52^{\circ}03'39''$ West a distance of 143.98 feet along the Southerly line of said Lot 3 to the TRUE POINT OF BEGINNING;
thence continuing South $52^{\circ}03'39''$ West along said Southerly line a distance of 112.11 feet;
thence North $79^{\circ}36'25''$ East a distance of 51.65 feet;
thence North $32^{\circ}15'12''$ East a distance of 70.49 feet to an intersection with the Southerly line of said Lot 3 and the TRUE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.



Exhibit "D"

Poeschel to Young

Ptn P44829

That portion of Lot 3, Short Plat No. 27-78, approved June 14, 1978, recorded June 15, 1978, in Volume 2 of Short Plats, page 231, under Auditor's File No. 881468, records of Skagit County, Washington; being a portion of Government Lot 4, Section 28, Township 35 North, Range 9 East, W.M., more particularly described as follows:

Beginning at the Southeast corner of said Lot 3;
thence South $52^{\circ}03'39''$ West along the Southerly line of said Lot 3 a distance of 143.98 feet;
thence North $32^{\circ}15'12''$ East a distance of 17.28 feet;
thence North $41^{\circ}54'15''$ East a distance of 128.33 feet to an intersection with the Easterly line of said Lot 3; said intersection point being a point on a non-tangent curve to the right whose radius point bears South $44^{\circ}14'17''$ East and is 163.88 feet distant;
thence Southeasterly along said curve through a central angle of $09^{\circ}59'00''$ an arc distance of 28.55 feet to the point of beginning.

RESERVING unto the Grantors herein, a non-exclusive easement ten (10) feet in width, five (5) feet on either side of where utilities now lay in the property described above, for the usage, maintenance and repair of said utilities.

Situate in the County of Skagit, State of Washington.



Exhibit "E"

Young's After

Ptn P44833, Ptn P44829

Lot 4, Short Plat No. 27-78, approved June 14, 1978, recorded June 15, 1978, in Volume 2 of Short Plats, page 231, under Auditor's File No. 881468, records of Skagit County, Washington; being a portion of Government Lot 4, Section 28, Township 35 North, Range 9 East, W.M..

EXCEPT that portion more particularly described as follows:

Commencing at the Southeast corner of Lot 3 of said Short Plat No. 27-78;
thence South 52°03'39" West a distance of 143.98 feet along the Southerly line of said Lot 3 to the TRUE POINT OF BEGINNING;
thence continuing South 52°03'39" West along said Southerly line a distance of 112.11 feet;
thence North 79°36'25" East a distance of 51.65 feet;
thence North 32°15'12" East a distance of 70.49 feet to an intersection with the Southerly line of said Lot 3 and the TRUE POINT OF BEGINNING.

TOGETHER WITH an undivided 1/8th interest in the strip set forth on said Short Plat as a private road and labeled "Tract A, Sauk City Road," also

TOGETHER WITH that portion of Lot 3 of said Short Plat 27-78 more particularly described as follows:

Beginning at the Southeast corner of said Lot 3;
thence South 52°03'39" West along the Southerly line of said Lot 3 a distance of 143.98 feet;
thence North 32°15'12" East a distance of 17.28 feet;
thence North 41°54'15" East a distance of 128.33 feet to an intersection with the Easterly line of said Lot 3; said intersection point being a point on a non-tangent curve to the right whose radius point bears South 44°14'17" East and is 163.88 feet distant;
thence Southeasterly along said curve through a central angle of 09°59'00" an arc distance of 28.55 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.



Exhibit "F"

Poeschel After

Ptn P44829, Ptn P44833

Lot 3, Short Plat No. 27-78, approved June 14, 1978, recorded June 15, 1978, in Volume 2 of Short Plats, page 231, under Auditor's File No. 881468, records of Skagit County, Washington; being a portion of Government Lot 4, Section 28, Township 35 North, Range 9 East, W.M..

EXCEPT that portion more particularly described as follows:

Beginning at the Southeast corner of said Lot 3;
thence South 52°03'39" West along the Southerly line of said Lot 3 a distance of 143.98 feet;
thence North 32°15'12" East a distance of 17.28 feet;
thence North 41°54'15" East a distance of 128.33 feet to an intersection with the Easterly line of said Lot 3; said intersection point being a point on a non-tangent curve to the right whose radius point bears South 44°14'17" East and is 163.88 feet distant;
thence Southeasterly along said curve through a central angle of 09°59'00" an arc distance of 28.55 feet to the point of beginning.

TOGETHER WITH an undivided 1/8th interest in the strip set forth on said Short Plat as a private road and labeled "Tract A, Sauk City Road," also

TOGETHER WITH that portion of Lot 4 of said Short Plat No. 27-78, described as follows:

Commencing at the Southeast corner of Lot 3 of said Short Plat No. 27-78;
thence South 52°03'39" West a distance of 143.98 feet along the Southerly line of said Lot 3 to the TRUE POINT OF BEGINNING;
thence continuing South 52°03'39" West along said Southerly line a distance of 112.11 feet;
thence North 79°36'25" East a distance of 51.65 feet;
thence North 32°15'12" East a distance of 70.49 feet to an intersection with the Southerly line of said Lot 3 and the TRUE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.



Exhibit "G"

SHORT PLAT 126-78

EVERGREEN HILL LANE

TRACT "A"

FOUND REBAR AND CAP
CAP ILLEGIBLE
SET NEW YELLOW CAP
MARKED "SKODJE 19645"

BEG. CURVE TO
NEW LOT COR.
D= 00°13'58"
R= 163.88'
L= 0.66'

NEW LOT COR.
TO OLD PROP. COR.
D= 09°59'00"
R= 163.88'
L= 28.55'

OLD LOT COR.
PULLED REBAR
SET AF#200906

SHORT PLAT 27-78

A.F. NO. 881468

TRACT 3

P44829
350928-0-008-0109

FOUND REBAR AND CAP
MARKED "R&L 8992"

approximate
location of
septic

NEW LOT LINE

N 32°15'12" E
17.28'

OLD LOT LINE

TRACT 4

P44823
350928-0-008-0505

approximate
location of well

FOUND REBAR AND CAP
MARKED "R&L 8992"

SKAGIT RIVER

LEGEND

DENOTES SET 1/2" REBAR WITH
YELLOW CAP MARKED "SKODJE 19645"

DENOTES SURVEY MARKER AS
DESCRIBED HEREON

DENOTES NAIL AND HUB SET THIS SURVEY.

APPROVAL

REVIEWED AND APPROVED IN ACCORDANCE WITH
SCC CHAPTER 14:18.700 ON

July 21 2009

Grant Roder

SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES

DENOTES SET 1/2" REBAR WITH
YELLOW CAP MARKED "SKODJE 19645"
DENOTES SURVEY MARKER AS
DESCRIBED HEREON
DENOTES NAIL AND HUB SET THIS SUR

REVIEWED AND APPROVED IN ACCORDANCE WITH
SCG CHAPTER 14:18.700 ON

July 21 2009
Grove Road
SACRAMENTO COUNTY PLANNING AND DEVELOPMENT



200908110086
Skagit County Auditor