

After recording return to:  
Gary T. Jones  
P. O. Box 1245  
Mount Vernon, WA 98273



200908190046

Skagit County Auditor

8/19/2009 Page

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11 11:47AM

## BOUNDARY LINE ADJUSTMENT DEED

Abbreviated Legal: Sec 1, T33N, R3E & Sec 6, T33N, R4E, W.M.  
Tax Parcel Nos.: P15256, P16418, P16440, P16419

GRANTORS, RICHARD H. SMITH and PATRICIA A. SMITH, husband and wife, for an in consideration of a boundary line adjustment and for no monetary consideration do hereby grant, convey, and warrant to RICHARD H. SMITH and PATRICIA A. SMITH, husband and wife, GRANTEES, premises more particularly described as follows:

See legal description prepared by Lisser & Associates, PLLC attached here to as Exhibits "C" and "D" and incorporated herein by this reference as if fully set forth.

See also Exhibits A, B and E, which are attached to provide the before and after Boundary Line Adjustment legal descriptions and a Survey representation of the affected real estate.

This Boundary Line Adjustment Deed is given to adjust boundary lines subject to approval of Skagit County Planning and Development Services governed by Skagit County Code 14.18.700, prior to recording new descriptions of legal lots sharing a common boundary. This Boundary Line Adjustment will not create an additional lot or substandard lot, result in a lot that does not qualify as a building site pursuant to Health Department requirements for sewer and water, reduce the overall



**Exhibit "A"**

**Parcel No. 1**

**Prior to Boundary Line Adjustment**

**Lot Certificate PL-08-0729 (P-15256, P-16418 and P-16440)**

**Parcel A (P-15256)**

Lot A, Skagit County Short Plat No. 26-84, approved August 28, 1984 and recorded August 28, 1984 under Skagit County Auditor's File No. 8408280031, being a portion of Government Lot 10, Section 1, Township 33 North, Range 3 East, W.M.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record including, but not limited to, that certain 20-foot wide easement recorded under Auditor's File No. 713714 across the South portion of said property.

**Parcel B (P-16418)**

The North 47.89 rods of Government Lot 5, Section 6, Township 33 North, Range 4 East, W.M.

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

**Parcel C (P-16440)**

The North 47.89 rods of the Southeast 1/4 of the Northwest 1/4 of Section 6, Township 33 North, Range 4 East, W.M.

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

All of the above parcels being situate in the County of Skagit, State of Washington.



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**Exhibit "B"**

**Parcel No. 2  
Prior to Boundary Line Adjustment  
Lot Certificate PL-08-0730 (P-16419)**

The South 32.11 rods of the Southeast 1/4 of the Northwest 1/4 and the South 32.11 rods of Government Lot 5, Section 6, Township 33 North, Range 4 East, W.M.

TOGETHER WITH a 20-foot wide easement over, under and across the South 20-feet of Lot A, Skagit County Short Plat No. 26-84, approved August 28, 1984 and recorded August 28, 1984 under Skagit County Auditor's File No. 8408280031, being a portion of Government Lot 10, Section 1, Township 33 North, Range 3 East, W.M.

AND ALSO 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.



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**Exhibit "C"**

**Revised Parcel No. 1  
After Boundary Line Adjustment  
Portion of Parcels P-15256, 16418, 16440 and 16419**

**Parcel A**

Lot A, Skagit County Short Plat No. 26-84, approved August 28, 1984 and recorded August 28, 1984 under Skagit County Auditor's File No. 8408280031, being a portion of Government Lot 10, Section 1, Township 33 North, Range 3 East, W.M.

EXCEPT that portion thereof lying Southerly of the following described line:

Commencing at the Southeast corner of said Lot A, Skagit County Short Plat No. 26-84, also being the East 1/4 corner of Section 1, Township 34 North, Range 3 East, W.M.;  
thence North 0°28'11" West along the East line of said Lot A, also being the East line of Government Lot 10 of said Section 1, for a distance of 401.23 feet, being the TRUE POINT OF BEGINNING of said line description;  
thence South 78°12'28" West for a distance of 342.21 feet, more or less, to an angle point on the Westerly line of said Lot A, Skagit County Short Plat No. 26-84, also being the Easterly most corner of that certain parcel conveyed to Ben M. Winkes and L. Sloan Winkes, husband and wife, by Statutory Warranty Deed recorded under Auditor's File No. 200408240060 and being the terminus of said line.

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

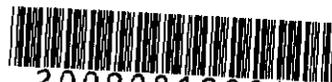
**Parcel B (P-16418)**

The North 47.89 rods of Government Lot 5, Section 6, Township 33 North, Range 4 East, W.M.

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

**Parcel C (P-16440)**

The North 47.89 rods of the Southeast 1/4 of the Northwest 1/4 of Section 6, Township 33 North, Range 4 East, W.M.



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

**Parcel D (P-16419)**

The South 32.11 rods of the Southeast 1/4 of the Northeast 1/4 and the South 32.11 rods of Government Lot 5, Section 6, Township 33 North, Range 4 East, W.M.

EXCEPT that portion thereof described as follows:

BEGINNING at the Southwest corner of said Government Lot 5 (West 1/4 corner);  
thence South 89°07'22" East along the South line of said Government Lot 5 for a distance of 180.05 feet, more or less, to the East line of the West 180 feet (as measured perpendicular to the West line) of said Government Lot 5;  
thence North 0°28'11" West parallel with said West line for a distance of 407.04 feet;  
thence South 90°00'00" West for a distance of 145.15 feet;  
thence South 84°59'15" West for a distance of 34.96 feet, more or less, to said West line of Government Lot 5 at a point bearing North 0°28'11" West from the POINT OF BEGINNING;  
thence South 0°28'11" East along said West line for a distance of 401.23 feet, more or less, to the POINT OF BEGINNING.

TOGETHER WITH a non-exclusive mutually beneficial easement for ingress, egress and utilities over, under and across portions of Government Lot 10, Section 1, Township 33 North, Range 3 East, W.M., and Government Lot 5, Section 6, Township 33 North, Range 4 East, W.M., described as follows:

BEGINNING at the Southeast corner of said Government Lot 10 (East 1/4 corner);  
thence South 89°32'11" West along the South line of said Government Lot 10 for a distance of 336.90 feet, more or less, to the Easterly right-of-way margin of Dike Road as shown on the face of said Skagit County Short Plat No. 26-84, recorded under Auditor's File No. 8408280031;  
thence North 30°09'05" West along said Easterly right-of-way margin for a distance of 46.04 feet, more or less, to the North line of the South 40 feet (as measured perpendicular to the South line) of said Government Lot 10;  
thence North 89°32'11" East along said North line or North line extended for a distance of 419.70 feet, more or less, to the East line of the West 60-feet (as measured perpendicular to the West line) of said Government Lot 5, Section 6, Township 33 North, Range 4 East, W.M.;



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thence South 0°28'11" East along said East line for a distance of 26.40 feet, more or less, to the North line of the South 15 feet (as measured perpendicular to the South line) of said Government Lot 5;  
thence South 89°07'22" East along said North line for a distance of 110.03 feet, more or less, to the East line of the West 170 feet (as measured perpendicular to the West line) of said Government Lot 5;  
thence North 0°28'11" West along said East line for a distance of 391.88 feet;  
thence North 90°00'00" East for a distance of 10.00 feet, more or less, to the East line of the West 180 feet (as measured perpendicular to the West line) of said Government Lot 5;  
thence South 0°28'11" East along said East line for a distance of 407.04 feet, more or less, to the South line of said Government Lot 5 at a point bearing South 89°07'22" East from the POINT OF BEGINNING;  
thence North 89°07'22" West along said South line for a distance of 186.05 feet, more or less, to the POINT OF BEGINNING.

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

All of the above parcels being situate in the County of Skagit, State of Washington.

Containing 5.1 acres

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: *Gene Roeder*  
Title: *Senior Planner*

Date: *8/13/2009*



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**Exhibit "D"**

**Revised Parcel No. 2  
After Boundary Line Adjustment  
Portion of Parcels P-15256 and 16419**

**Parcel A**

That portion of Lot A, Skagit County Short Plat No. 26-84, approved August 28, 1984 and recorded August 28, 1984 under Skagit County Auditor's File No. 8408280031, being a portion of Government Lot 10, Section 1, Township 33 North, Range 3 East, W.M. lying Southerly of the following described line:

Commencing at the Southeast corner of said Lot A, Skagit County Short Plat No. 26-84, also being the East 1/4 corner of Section 1, Township 34 North, Range 3 East, W.M.;

thence North 0°28'11" West along the East line of said Lot A, also being the East line of Government Lot 10 of said Section 1, for a distance of 401.23 feet, being the TRUE POINT OF BEGINNING of said line description;

thence South 78°12'28" West for a distance of 342.21 feet, more or less, to an angle point on the Westerly line of said Lot A, Skagit County Short Plat No. 26-84, also being the Easterly most corner of that certain parcel conveyed to Ben M. Winkes and L. Sloan Winkes, husband and wife, by Statutory Warranty Deed recorded under Auditor's File No. 200408240060 and being the terminus of said line.

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

**Parcel B**

That portion of the South 32.11 rods of the Southeast 1/4 of the Northeast 1/4 and the South 32.11 rods of Government Lot 5, Section 6, Township 33 North, Range 4 East, W.M. described as follows:

BEGINNING at the Southwest corner of said Government Lot 5 (West 1/4 corner);

thence South 89°07'22" East along the South line of said Government Lot 5 for a distance of 180.05 feet, more or less, to the East line of the West 180 feet (as measured perpendicular to the West line) of said Government Lot 5;

thence North 0°28'11" West parallel with said West line for a distance of 407.04 feet;



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thence South 90°00'00" West for a distance of 145.15 feet;  
thence South 84°59'15" West for a distance of 34.96 feet, more or less, to  
said West line of Government Lot 5 at a point bearing North 0°28'11"  
West from the POINT OF BEGINNING;  
thence South 0°28'11" East along said West line for a distance of 401.23  
feet, more or less, to the POINT OF BEGINNING.

TOGETHER WITH a non-exclusive mutually beneficial easement for ingress, egress and  
utilities over, under and across portions of Government Lot 10, Section 1, Township 33  
North, Range 3 East, W.M., and Government Lot 5, Section 6, Township 33 North,  
Range 4 East, W.M., described as follows:

BEGINNING at the Southeast corner of said Government Lot 10 (East 1/4  
corner);  
thence South 89°32'11" West along the South line of said Government  
Lot 10 for a distance of 336.90 feet, more or less, to the Easterly right-of-  
way margin of Dike Road as shown on the face of said Skagit County  
Short Plat No. 26-84, recorded under Auditor's File No. 8408280031;  
thence North 30°09'05" West along said Easterly right-of-way margin for  
a distance of 46.04 feet, more or less, to the North line of the South 40 feet  
(as measured perpendicular to the South line) of said Government Lot 10;  
thence North 89°32'11" East along said North line or North line extended  
for a distance of 419.70 feet, more or less, to the East line of the West  
60-feet (as measured perpendicular to the West line) of said Government  
Lot 5, Section 6, Township 33 North, Range 4 East, W.M.;  
thence South 0°28'11" East along said East line for a distance of 26.40  
feet, more or less, to the North line of the South 15 feet (as measured  
perpendicular to the South line) of said Government Lot 5;  
thence South 89°07'22" East along said North line for a distance of 110.03  
feet, more or less, to the East line of the West 170 feet (as measured  
perpendicular to the West line) of said Government Lot 5;  
thence North 0°28'11" West along said East line for a distance of 391.88  
feet;  
thence North 90°00'00" East for a distance of 10.00 feet, more or less, to  
the East line of the West 180 feet (as measured perpendicular to the West  
line) of said Government Lot 5;  
thence South 0°28'11" East along said East line for a distance of 407.04  
feet, more or less, to the South line of said Government Lot 5 at a point  
bearing South 89°07'22" East from the POINT OF BEGINNING;  
thence North 89°07'22" West along said South line for a distance of  
186.05 feet, more or less, to the POINT OF BEGINNING.



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

All of the above parcels being situate in the County of Skagit, State of Washington.

Area = 86.8 acres

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

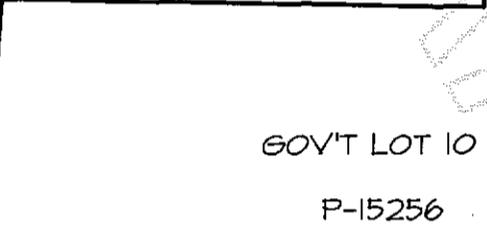
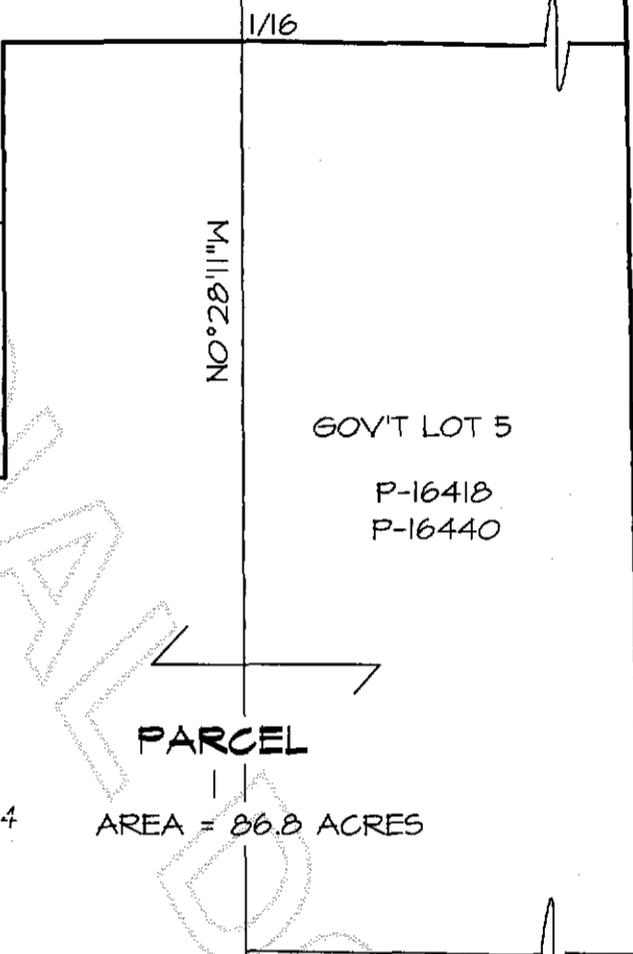
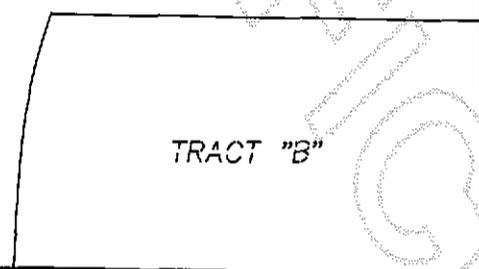
By: *Grace Roeder*  
Title: *Senior Planner*

Date: *8/13/2009*



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EXHIBIT "E"

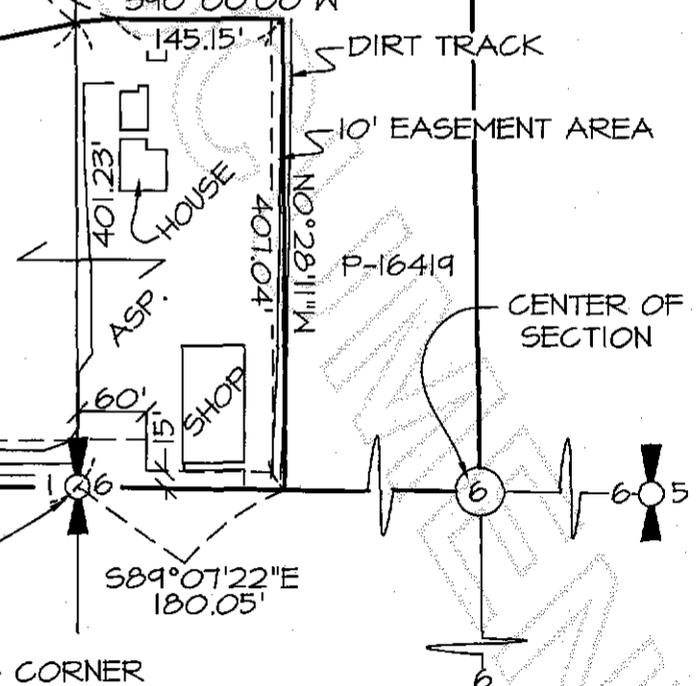


TRACT "A"  
SHORT PLAT 26-84

PARCEL  
AREA = 86.8 ACRES



PARCEL  
2  
AREA = 5.1 ACRES



CENTER OF SECTION

INGRESS, EGRESS &  
UTILITY EASMENT AREA

1/4 CORNER

JOB No. 08-072 7/07/09

BOUNDARY LINE ADJUSTMENT MAP  
SECTION 1, T. 33 N., R. 3 E., W.M. &  
SECTION 6, T. 33 N., R. 4 E., W.M.  
SKAGIT COUNTY, WASHINGTON  
FOR: RICHARD & PATRICIA SMITH

LISSER  
SURVEY

