

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



200908190047  
Skagit County Auditor

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## **BOUNDARY LINE ADJUSTMENT DEED**

Abbreviated Legal: Sec 1, T33N, R3E & Sec 6, T33N, R4E, W.M.  
Tax Parcel Nos.: P111123, P16420, P16441, P16448, P16449

GRANTOR, STEPHEN M. SMITH, 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 incorporated herein by this reference as if fully set forth.

See also Exhibits A, B, D, E and F, 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

DATED this 30<sup>th</sup> day of July 2009.

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**Exhibit "A"**

**Stephen Smith Parcel  
Prior to Boundary Line Adjustment  
(P-111123, P-16420 and P-118665)**

**Parcel A (P-111123)**

The West 400 feet of the Northeast 1/4 of the Southwest 1/4 of Section 6, Township 33 North, Range 4 East, W.M.

**Parcel B (P-16420)**

Government Lot 6, Section 6, Township 33 North, Range 4 East, W.M.

EXCEPT the South 330 feet thereof.

Parcels A and B are subject to a 30 foot wide non-exclusive easement for ingress, egress and utilities over, under and across the North 30 feet of said parcels as described on document recorded under Auditor's File No. 9703100126.

**Parcel C (P-118665)**

That portion of Government Lot 9, Section 1, Township 33 North, Range 3 East, W.M., lying Easterly of the Easterly right-of-way of the County Road, (the Easterly right-of-way for this description is based upon a line 30.00 feet perpendicular to the as-built centerline of Dike Road as shown on that certain unrecorded survey performed by Rader and Leonard & Associates, Inc. in 1973 for Danard Construction), and Southeasterly of the following described line:

Commencing at the Northeast corner of said Government Lot 9, Section 1, Township 33 North, Range 3 East, W.M. (East 1/4 corner);  
thence South 0°09'57" East along the East line of said Government Lot 9,  
334.06 feet; to the BEGINNING of said line description;  
thence South 60°12'51" West 116.62 feet, more or less, to the Easterly  
margin of said County Road (Dike Road) and being the terminus of said  
line.

ALL OF THE ABOVE PARCELS A, B, AND C BEING 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"**

**Richard and Patricia Smith Parcel  
Prior to Boundary Line Adjustment  
(P-16441, P-16448 and P-16449)**

**Parcel A (P-16441)**

The Northeast 1/4 of the Southwest 1/4 of Section 6, Township 33 North, Range 4 East, W.M.,

EXCEPT the West 400 feet thereof.

**Parcel B (P-16448 and P-16449)**

The Northwest 1/4 of the Southeast 1/4 and that portion of the Northeast 1/4 of the Southeast 1/4 lying West of the Great Northern Railway Company railroad right-of-way, all in Section 6, Township 33 North, Range 4 East, W.M.

EXCEPTING from all the above described premises, County road rights-of-way and that portion thereof condemned by Dike District No. 3 by decree entered July 19, 1900, in Skagit County Superior Court Cause No. 2982;

AND EXCEPTING therefrom that portion thereof condemned by Drainage District No. 17 by decree entered November 15, 1945, in Skagit County Superior Court Cause No. 17539.

ALSO SUBJECT TO Easement to Transmountain Oil Pipeline Corporation according to instrument recorded in the office of the Auditor of Skagit County under File No. 551355, and Easement to Olympic Pipeline Company according to the document recorded in the office of the Skagit County Auditor under File No. 645097.

ALL OF THE ABOVE ALSO BEING 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 "C"**

**Portion of Stephen Smith Parcel to  
Richard and Patricia Smith**

The West 400 feet of the Northeast 1/4 of the Southwest 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.

Situate in the County of Skagit, State of Washington.

The above-described parcel will be combined or aggregated with contiguous property to the east owned by the Grantee (P-16441).

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: *Janet Roper*  
Title: Senior Planner

Date: 8/13/2009



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**Exhibit "D"**

**Stephen Smith Parcel  
After Boundary Line Adjustment  
(P-16420 and P-118665)**

**Parcel A (P-16420)**

Government Lot 6, Section 6, Township 33 North, Range 4 East, W.M.

EXCEPT the South 330 feet thereof.

SUBJECT TO a 30 foot wide non-exclusive easement for ingress, egress and utilities over, under and across the North 30 feet of said parcels as described on document recorded under Auditor's File No. 9703100126.

**Parcel B (P-118665)**

That portion of Government Lot 9, Section 1, Township 33 North, Range 3 East, W.M., lying Easterly of the Easterly right-of-way of the County Road, (the Easterly right-of-way for this description is based upon a line 30.00 feet perpendicular to the as-built centerline of Dike Road as shown on that certain unrecorded survey performed by Rader and Leonard & Associates, Inc. in 1973 for Danard Construction), and Southeasterly of the following described line:

Commencing at the Northeast corner of said Government Lot 9, Section 1, Township 33 North, Range 3 East, W.M. (East 1/4 corner);  
thence South 0°09'57" East along the East line of said Government Lot 9, 334.06 feet; to the BEGINNING of said line description;  
thence South 60°12'51" West 116.62 feet, more or less, to the Easterly margin of said County Road (Dike Road) and being the terminus of said line.

ALL OF THE ABOVE BEING 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 "E"**

**Richard and Patricia Smith  
After Boundary Line Adjustment  
(P-111123, P-16441, P-16449 and P-16448)**

**Parcel A (P-111123)**

The West 400 feet of the Northeast 1/4 of the Southwest 1/4 of Section 6, Township 33 North, Range 4 East, W.M.

SUBJECT TO a 30 foot wide non-exclusive easement for ingress, egress and utilities over, under and across the North 30 feet of said parcels as described on document recorded under Auditor's File No. 9703100126.

**Parcel B (P-16441)**

The Northeast 1/4 of the Southwest 1/4 of Section 6, Township 33 North, Range 4 East, W.M.,

EXCEPT the West 400 feet thereof.

**Parcel C (P-16448 and P-16449)**

The Northwest 1/4 of the Southeast 1/4 and that portion of the Northeast 1/4 of the Southeast 1/4 lying West of the Great Northern Railway Company railroad right-of-way, all in Section 6, Township 33 North, Range 4 East, W.M.

EXCEPTING from all the above described premises, County road rights-of-way and that portion thereof condemned by Dike District No. 3 by decree entered July 19, 1900, in Skagit County Superior Court Cause No. 2982;

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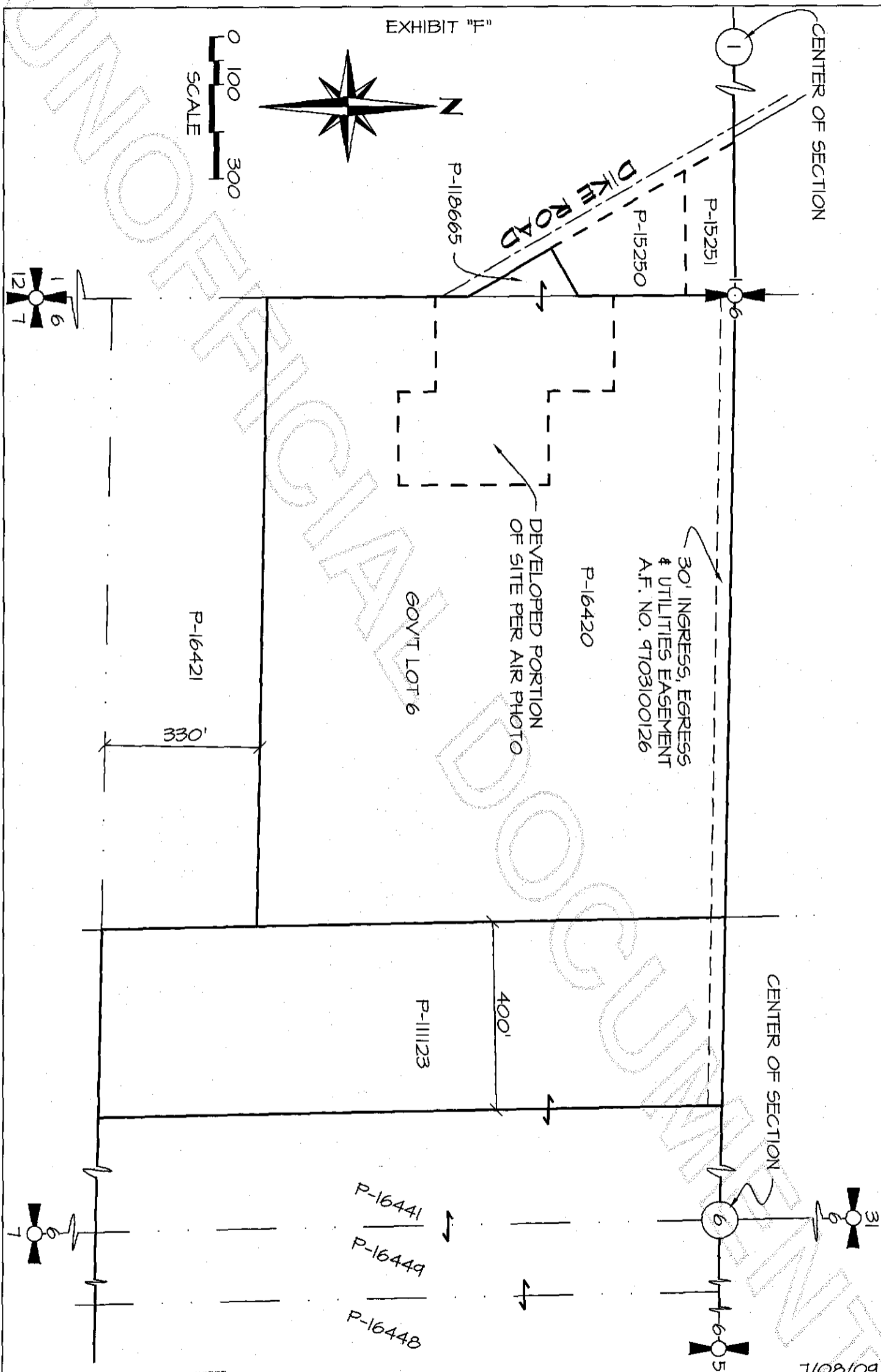
ALL OF THE ABOVE ALSO BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

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



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