



201003250061

Skagit County Auditor

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When recorded return to:

Craig Sjostrom  
411 Main Street  
Mount Vernon, Washington 98273

***Quitclaim Deed***  
(Boundary Line Adjustment)

**Grantors:** Rodney L. Juntunen & Mariko Juntunen, h/w

**Grantees:** Rodney L. Juntunen & Mariko Juntunen, h/w

**Legal Description:** ptn SW ¼ NE ¼ 5-33-4; ptn Lot 2, 5-33-4

**Assessor's Property Tax Parcel or Account Nos.:** P16326; P16358; P16359

**Reference Nos of Documents Assigned or Released:** N/A

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

761  
MAR 25 2010

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

THIS INDENTURE, made this 17<sup>th</sup> day of MARCH, 2010, between Rodney L. Juntunen & Mariko Juntunen, h/w, Grantor, and Rodney L. Juntunen & Mariko Juntunen, h/w, Grantee.

***Recitals***

- a. Grantor/ Grantee are the owners of the property bearing Skagit County Assessor's parcel nos. P16326, P16358 and P16359, more particularly described in the attached Exhibits A & B.
- b. The parties wish to adjust the boundaries between the said parcels, with a portion of P16326 to be transferred as described in the attached Exhibit C.

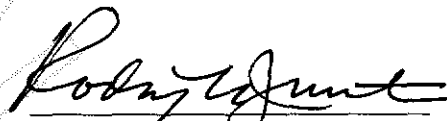
- c. The adjusted descriptions of the subject parcels is set forth in the attached Exhibits D & E.
- d. A diagram showing the adjustments to the boundaries is attached as Exhibit F.

**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 their interest in the real property lying and being in the county of Skagit and State of Washington, and described in the attached Exhibit C.

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

DATED: 3/11/, 2010.

  
RODNEY L. JUNTUNEN


  
MARIKO JUNTUNEN

STATE OF WASHINGTON     )  
                                      :SS  
COUNTY OF SKAGIT     )

On this day personally appeared before me Rodney L. Juntunen, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 11<sup>TH</sup> day of MARCH, 2010

BRUCE G. LISSER  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission Expires 7-14-2012

  
NOTARY PUBLIC in and for the State of Washington,  
residing at Mount Vernon.  
My commission expires: 7-14-12  
Name: BRUCE G. LISSER

  
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**Exhibit "A"**

**Rodney and Mariko Juntunen  
Property Prior to Boundary Line Adjustment  
(Parcel No. P-16326)  
(Lot of Record Certification PL-09-0493)**

Lot 2, Section 5, Township 33 North, Range 4 East, W.M.,

EXCEPT a tract beginning at a point on the East line of said lot, 697 feet South of the Northeast corner thereof;  
thence Northwesterly paralleling and keeping 14 feet out from the base of a hill a distance of 900 feet, more or less, to the North line of said lot;  
thence East along the North line of said lot, 540 feet, more or less, to the Northeast corner of said lot;  
thence South to the POINT OF BEGINNING,

AND EXCEPT the West 40 feet thereof conveyed to Skagit County for road purposes by deeds recorded February 9, 1911, and September 20, 1946, under Auditor's File Nos. 83275 and 396183, respectively and that portion thereof conveyed to Skagit County by right-of-way deed recorded under Auditor's File No. 807295;

AND EXCEPT that portion conveyed to Drainage District No. 17 of Skagit County by deed recorded January 14, 1949, under Auditor's File No. 427055,

ALSO EXCEPT that portion lying within Hickox Road.

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 "B"**

**Rodney and Mariko Juntunen  
Property Prior to Boundary Line Adjustment  
(Parcels Nos. P-16358 and 16359)  
(Lot of Record Certification PL-09-0492)**

The Southwest 1/4 of the Northeast 1/4 of Section 5, Township 33 North, Range 4 East, W.M.,  
EXCEPT the South 20 acres,

AND EXCEPT the West 40 feet thereof as recorded February 9, 1911 and September 20, 1946,  
under Auditor's File Nos. 83275 and 396183, respectively,

ALSO EXCEPT the following described tract:

BEGINNING at a point on the West line of said Southwest 1/4 of the Northeast 1/4, which point  
bears South 3°05'00" East, a distance of 1,350.26 feet from the Northwest corner of the Northeast  
1/4 of Section 5;  
thence North 88°25'00" East, a distance of 40.01 feet to a point on the East right-of-way line of  
that County Road known as the Burkland Road and which point is the TRUE POINT OF  
BEGINNING of this description;  
thence continuing North 88°25'00" East, a distance of 150.00 feet;  
thence South 3°05'00" East, a distance of 92.00 feet;  
thence South 88°25'00" West, a distance of 150.00 feet to a point on the East line of said County  
Road;  
thence North 3°05'00" West along the East line of said County Road, a distance of 92.00 feet to  
the TRUE POINT OF BEGINNING of this description, also being known as Tract "A" of Short  
Plat No. 11-74.

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"**

**Portion Parcel No. P-16326 to be  
Boundary Line Adjusted to  
Parcel No. P-16358 and P-16359 to the South**

Lot 2, Section 5, Township 33 North, Range 4 East, W.M.,

EXCEPT a tract beginning at a point on the East line of said lot, 697 feet South of the Northeast corner thereof;  
thence Northwesterly paralleling and keeping 14 feet out from the base of a hill a distance of 900 feet, more or less, to the North line of said lot;  
thence East along the North line of said lot, 540 feet, more or less, to the Northeast corner of said lot;  
thence South to the POINT OF BEGINNING,

AND EXCEPT the West 40 feet thereof conveyed to Skagit County for road purposes by deeds recorded February 9, 1911, and September 20, 1946, under Auditor's File Nos. 83275 and 396183, respectively and that portion thereof conveyed to Skagit County by right-of-way deed recorded under Auditor's File No. 807295;

AND EXCEPT that portion conveyed to Drainage District No. 17 of Skagit County by deed recorded January 14, 1949, under Auditor's File No. 427055,

ALSO EXCEPT that portion lying within Hickox Road.

AND ALSO EXCEPT the following described tract:

Commencing at the Northwest corner of said Government Lot 2 (North 1/4 corner);  
thence North 89°24'08" East along the North line of said Government Lot 2 for a distance of 340.06 feet;  
thence South 0°13'45" East for a distance of 30.00 feet, more or less, to the Southerly right-of-way margin of Hickox Road and being the TRUE POINT OF BEGINNING;  
thence continue South 0°13'45" East for a distance of 303.72 feet;  
thence South 89°24'08" West for a distance of 283.40 feet, more or less, to the Easterly right-of-way margin of Burkland Road, being a point on the East line of the West 40 feet of said Government Lot 2;  
thence North 3°04'53" West along said Easterly margin of Burkland Road, parallel with the West line of said Government Lot 2, for a distance of 254.00 feet, more or less, to an angle point in said right-of-way margin, said point being the Southerly most corner of that certain tract conveyed to Skagit County by right-of-way deed recorded under Skagit County Auditor's File Number 807295;  
thence North 43°09'38" East along the Southeasterly line of said tract conveyed to Skagit County for a distance of 69.16 feet, more or less, to said Southerly right-of-way margin of Hickox Road at a point bearing South 89°24'08" West from the TRUE POINT OF BEGINNING;



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thence North 89°24'08" East along said Southerly margin for a distance of 248.52 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.

Situate in the County of Skagit, State of Washington.

Containing 29.3+/- acres

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

The above-described parcel will be combined or aggregated with contiguous property to the south (P-16358/P-16359) owned by the Grantee.

**APPROVED**

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

Skagit County

By: Gerd Roeder

Date: 3/25/2010

Title: Senior Planner



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**Exhibit "D"**

**Remainder Parcel No. P-16326  
After Boundary Line Adjustment**

That portion of Government Lot 2, Section 5, Township 33 North, Range 4 East, W.M., described as follows:

Commencing at the Northwest corner of said Government Lot 2 (North 1/4 corner);  
thence North 89°24'08" East along the North line of said Government Lot 2 for a distance of 340.06 feet;  
thence South 0°13'45" East for a distance of 30.00 feet, more or less, to the Southerly right-of-way margin of Hickox Road and being the TRUE POINT OF BEGINNING;  
thence continue South 0°13'45" East for a distance of 303.72 feet;  
thence South 89°24'08" West for a distance of 283.40 feet, more or less, to the Easterly right-of-way margin of Burkland Road, being a point on the East line of the West 40 feet of said Government Lot 2;  
thence North 3°04'53" West along said Easterly margin of Burkland Road, parallel with the West line of said Government Lot 2, for a distance of 254.00 feet, more or less, to an angle point in said right-of-way margin, said point being the Southerly most corner of that certain tract conveyed to Skagit County by right-of-way deed recorded under Skagit County Auditor's File Number 807295;  
thence North 43°09'38" East along the Southeasterly line of said tract conveyed to Skagit County for a distance of 69.16 feet, more or less, to said Southerly right-of-way margin of Hickox Road at a point bearing South 89°24'08" West from the TRUE POINT OF BEGINNING;  
thence North 89°24'08" East along said Southerly margin for a distance of 248.52 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.

Situate in the County of Skagit, State of Washington.

Containing 2.00 acres



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**Exhibit "E"**

**Parcels Nos. P-16358 and P-16359  
After Boundary Line Adjustment  
From Portion of Parcel No. P-16326**

The Southwest 1/4 of the Northeast 1/4 of Section 5, Township 33 North, Range 4 East, W.M.,

EXCEPT the South 20 acres,

AND EXCEPT the West 40 feet thereof as recorded February 9, 1911 and September 20, 1946, under Auditor's File Nos. 83275 and 396183, respectively,

ALSO EXCEPT the following described tract:

BEGINNING at a point on the West line of said Southwest 1/4 of the Northeast 1/4, which point bears South 3°05'00" East, a distance of 1,350.26 feet from the Northwest corner of the Northeast 1/4 of Section 5;

thence North 88°25'00" East, a distance of 40.01 feet to a point on the East right-of-way line of that County Road known as the Burkland Road and which point is the TRUE POINT OF BEGINNING of this description;

thence continuing North 88°25'00" East, a distance of 150.00 feet;

thence South 3°05'00" East, a distance of 92.00 feet;

thence South 88°25'00" West, a distance of 150.00 feet to a point on the East line of said County Road;

thence North 3°05'00" West along the East line of said County Road, a distance of 92.00 feet to the TRUE POINT OF BEGINNING of this description, also being known as Tract "A" of Short Plat No. 11-74.

TOGETHER WITH Lot 2, Section 5, Township 33 North, Range 4 East, W.M.,

EXCEPT a tract beginning at a point on the East line of said lot, 697 feet South of the Northeast corner thereof;

thence Northwesterly paralleling and keeping 14 feet out from the base of a hill a distance of 900 feet, more or less, to the North line of said lot;

thence East along the North line of said lot, 540 feet, more or less, to the Northeast corner of said lot;

thence South to the POINT OF BEGINNING,

AND EXCEPT the West 40 feet thereof conveyed to Skagit County for road purposes by deeds recorded February 9, 1911, and September 20, 1946, under Auditor's File Nos. 83275 and 396183, respectively and that portion thereof conveyed to Skagit County by right-of-way deed recorded under Auditor's File No. 807295;

AND EXCEPT that portion conveyed to Drainage District No. 17 of Skagit County by deed recorded January 14, 1949, under Auditor's File No. 427055,

ALSO EXCEPT that portion lying within Hickox Road.



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AND ALSO EXCEPT the following described tract:

Commencing at the Northwest corner of said Government Lot 2 (North 1/4 corner);  
thence North 89°24'08" East along the North line of said Government Lot 2 for a distance of 340.06 feet;  
thence South 0°13'45" East for a distance of 30.00 feet, more or less, to the Southerly right-of-way margin of Hickox Road and being the TRUE POINT OF BEGINNING;  
thence continue South 0°13'45" East for a distance of 303.72 feet;  
thence South 89°24'08" West for a distance of 283.40 feet, more or less, to the Easterly right-of-way margin of Burkland Road, being a point on the East line of the West 40 feet of said Government Lot 2;  
thence North 3°04'53" West along said Easterly margin of Burkland Road, parallel with the West line of said Government Lot 2, for a distance of 254.00 feet, more or less, to an angle point in said right-of-way margin, said point being the Southerly most corner of that certain tract conveyed to Skagit County by right-of-way deed recorded under Skagit County Auditor's File Number 807295;  
thence North 43°09'38" East along the Southeasterly line of said tract conveyed to Skagit County for a distance of 69.16 feet, more or less, to said Southerly right-of-way margin of Hickox Road at a point bearing South 89°24'08" West from the TRUE POINT OF BEGINNING;  
thence North 89°24'08" East along said Southerly margin for a distance of 248.52 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.

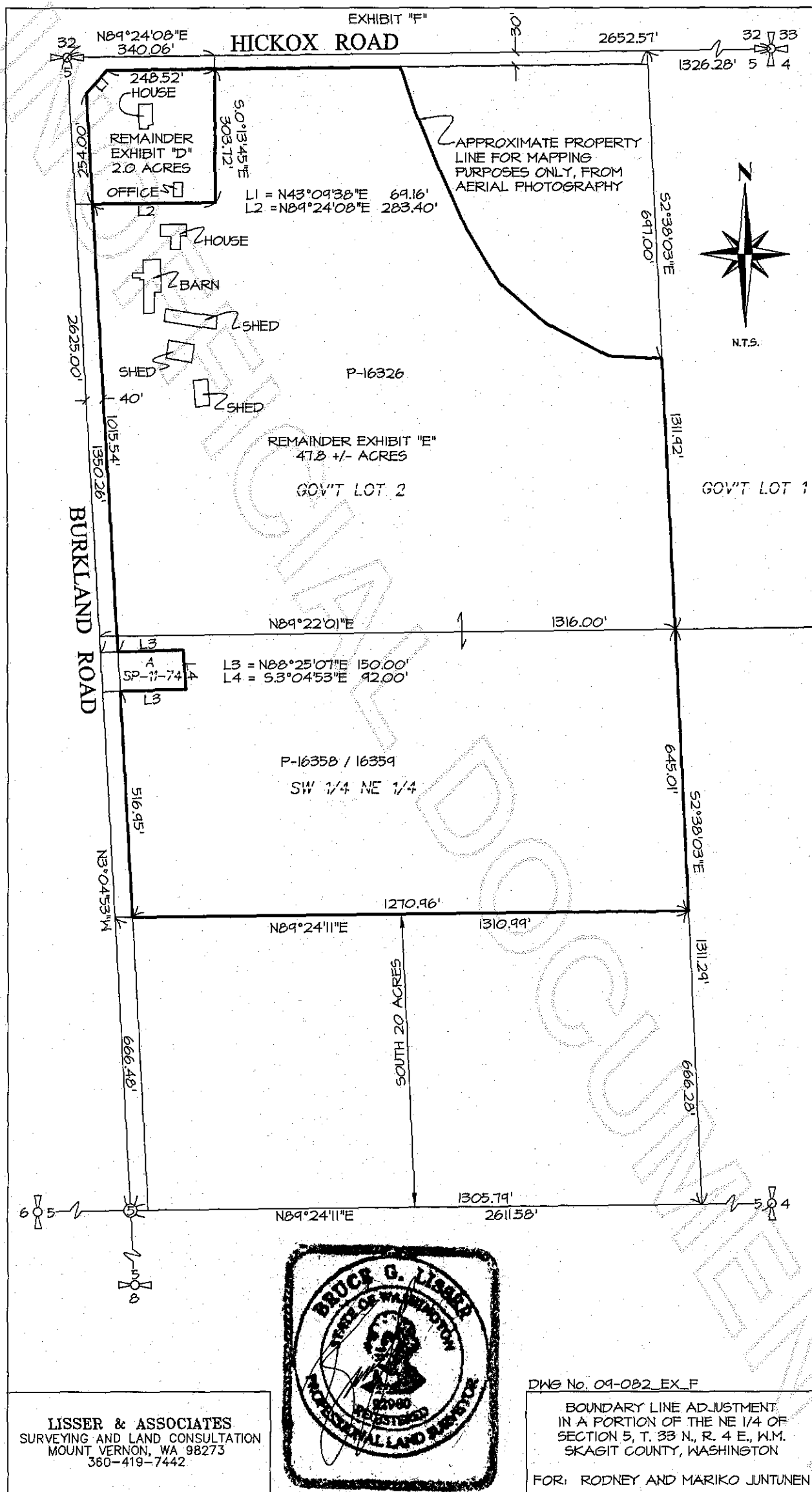
Situate in the County of Skagit, State of Washington.

Containing 47.8+/- acres



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