



201102030122

Skagit County Auditor

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201003010103

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)

**RECORD TO CORRECT OWNERSHIP INTERESTS**

Grantor: (1) Jean Hoffman (aka Mary Jean Hoffman) as to ~~24%~~ <sup>62%</sup>  
(2) Lawrence R. Hoffman Trust as to ~~76%~~ <sup>38%</sup>

Grantee: (1) Jean Hoffman (aka Mary Jean Hoffman) as to ~~24%~~ <sup>62%</sup>  
(2) Lawrence R. Hoffman Trust as to ~~76%~~ <sup>38%</sup>

Legal Description: ptn NE ¼ SW ¼ 16-33-3; ptn Lot 1, S/P 90-30

Assessor's Property Tax Parcel or Account Nos.: P15932; P15934; P15935; P15936; P15937

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE, made this 18<sup>TH</sup> day of FEBRUARY, 2010, between Jean Hoffman, an unmarried person (aka Mary Jean Hoffman), as to an undivided ~~24%~~ <sup>62%</sup> interest, and The Lawrence R. Hoffman Testamentary Exemption Equivalent Trust, Mary Jean Hoffman, Trustee, as to an undivided ~~76%~~ <sup>38%</sup> interest, Grantor, and Jean Hoffman, an unmarried person (aka Mary Jean Hoffman), as to an undivided ~~24%~~ <sup>62%</sup> interest, and The Lawrence R. Hoffman Testamentary Exemption Equivalent Trust, Mary Jean Hoffman, Trustee, as to an undivided ~~76%~~ <sup>38%</sup> interest, Grantee.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

FEB 03 2011  
#331

By Crum Deputy

576  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 01 2010

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

***Recitals***

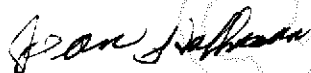
- a. Grantor/ Grantee are the owners of the property bearing Skagit County Assessor's parcel nos. P15932; P15934; P19535; P19536; and P19537, more particularly described in the attached Exhibits A & B.
- b. The parties wish to adjust the boundaries between the said parcels, with the relevant portions of the said parcels to be transferred as described in the attached Exhibits C & D.
- d. The adjusted descriptions of the subject parcels is set forth in the attached Exhibits E & F.
- e. A diagram showing the adjustments to the boundaries is attached as Exhibit G.

***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 Exhibits C & D.

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

DATED: FEB. 18, 2010.



JEAN HOFFMAN

THE LAWRENCE R. HOFFMAN  
TESTAMENTARY EXEMPTION EQUIVALENT  
TRUST

By:



JEAN HOFFMAN, Trustee

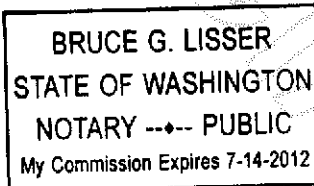



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Skagit County Auditor

STATE OF WASHINGTON )  
:SS  
COUNTY OF SKAGIT )

On this 18<sup>TH</sup> day of FEBRUARY, 2010, before me personally appeared Jean Hoffman, to me known to be the Trustee of the Lawrence R. Hoffman Testamentary Exemption Equivalent Trust, the entity that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said trust, for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute said instrument on behalf of the said trust.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

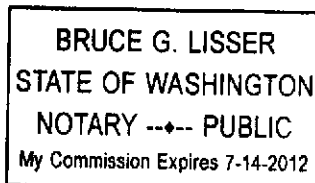


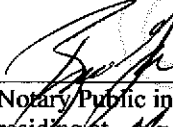
  
Notary Public in and for the State of Washington,  
residing at 1400 1/2 1ST AVE NW  
My commission expires 7-14-12  
Printed Name: BRUCE G. LISSER

STATE OF WASHINGTON )  
:SS  
COUNTY OF SKAGIT )

On this day personally appeared before me Jean Hoffman, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that se signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 18<sup>TH</sup> day of FEBRUARY, 2010



  
Notary Public in and for the State of Washington,  
residing at 1400 1/2 1ST AVE NW  
My commission expires 7-14-12  
Printed Name: BRUCE G. LISSER



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**Exhibit "A"**

**Hoffman Parcel  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel No. P-15932)**

The Northeast 1/4 of the Southwest 1/4 of Section 16, Township 33 North, Range 3 East, W.M.

EXCEPT County Road rights-of-way,

AND ALSO EXCEPT dike and drainage rights-of-way.

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"**

**Hoffman Trust in the South 1/2 of the Southwest 1/4 of  
Section 16, Township 33 North, Range 3 East, W.M.  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel Numbers P-15936, P-15937, P-15934 and P-15935)**

Lot 1, Skagit County Short Plat No. 90-30 approved November 19, 1990 and recorded November 26, 1990 under Skagit County Auditor's File No. 9011260004, being a portion of the South 1/2 of the Southwest 1/4 of Section 16, Township 33 North, Range 3 East, W.M.,

EXCEPT that portion of said Lot 1, Skagit County Short Plat No. 90-30 conveyed to Denny Ellingson and Juli Kay Ellingson, husband and wife, via that certain Quit Claim Deed for Boundary Line Adjustment recorded under Skagit County Auditor's File No. 200906240055,

AND EXCEPT County Road rights-of-way,

AND ALSO EXCEPT dike and drainage rights-of-way.

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 of Lot 1, Skagit County Short Plat No. 90-30  
to be Boundary Line Adjusted to  
Skagit County Assessor's Parcel No. P-15932**

That portion of Lot 1, Skagit County Short Plat No. 90-30, approved November 19, 1990 and recorded November 26, 1990 under Skagit County Auditor's File No. 9011260004, being a portion of the South 1/2 of the Southwest 1/4 of Section 16, Township 33 North, Range 3 East, W.M., being more particularly described as follows:

Commencing at the Southeast corner of said Southwest 1/4 (South 1/4 corner) of Section 16, Township 33 North, Range 3 East, W.M.;  
thence North 0°30'21" East along the East line of said Southwest 1/4 for a distance of 1,321.36 feet, to the Northeast corner of the Southeast 1/4 of the Southwest 1/4, also being the Northeast corner of said Lot 1, Skagit County Short Plat No. 90-30;  
thence South 89°29'04" West along the North line of said Southeast 1/4 of the Southwest 1/4, for a distance of 1312.75 feet, more or less, to the Northwest corner thereof;  
thence North 89°29'04" East for a distance of 16.51 feet, more or less, to the Easterly right-of-way margin of Maupin Road and being the TRUE POINT OF BEGINNING;  
thence South 0°49'42" West along said Easterly right-of-way margin of Maupin Road, parallel with the West line of said Southeast 1/4 of the Southwest 1/4 of Section 16, Township 33 North, Range 3 East, W.M., for a distance of 100.57 feet;  
thence North 87°30'52" East for a distance of 109.63 feet;  
thence North 75°01'28" East for a distance of 81.26 feet;  
thence North 44°14'12" East for a distance of 64.33 feet;  
thence North 17°42'49" East for a distance of 32.43 feet, more or less, to the North line of said Southeast 1/4 of the Southwest 1/4 at a point bearing North 89°29'04" East from the TRUE POINT OF BEGINNING;  
thence South 89°29'04" West along said North line for a distance of 241.32 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 20,093 sq. ft.

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: Alex Roeder

Date: 2/24/2016

Title: Senior Planner



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**Exhibit "D"**

**Portion of Skagit County Assessor's Parcel No. P-15932  
to be Boundary Line Adjusted to  
Lot 1, Skagit County Short Plat No. 90-30**

The Northeast 1/4 of the Southwest 1/4 of Section 16, Township 33 North, Range 3 East, W.M.,

EXCEPT that portion thereof described as follows:

Commencing at the Southeast corner (South 1/4 corner) of the Southwest 1/4 of said Section 16, Township 33 North, Range 3 East, W.M.;  
thence North 0°30'21" East along the East line of said Southwest 1/4 for a distance of 1,321.36 feet, more or less, to the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of said Section 16, Township 33 North, Range 3 East, W.M.;  
thence South 89°29'04" West along the South line of said Northeast 1/4 of the Southwest 1/4 for a distance of 1,312.75 feet, more or less, to the Southwest 1/4 corner thereof;  
thence North 89°29'04" East for a distance of 16.51 feet, more or less, to the Easterly right-of-way margin of Maupin Road and being the TRUE POINT OF BEGINNING;  
thence North 0°49'42" East along said Easterly right-of-way margin of Maupin Road, parallel with the West line of said Northeast 1/4 of the Southwest 1/4 for a distance of 116.40 feet;  
thence South 88°18'05" East for a distance of 235.37 feet;  
thence South 47°53'57" East for a distance of 40.39 feet;  
thence South 17°42'49" West for a distance of 84.15 feet, more or less, to the South line of said Northeast 1/4 of the Southwest 1/4 at a point bearing North 89°29'04" East from the TRUE POINT OF BEGINNING;  
thence South 89°29'04" West along said South line for a distance of 241.32 feet, more or less, to the TRUE POINT OF BEGINNING.

ALSO EXCEPT road rights-of-way;

AND ALSO EXCEPT dike and drainage district rights-of-way.

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 28,189 sq. ft.

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: Gabe Roeder  
Title: Senior Planner

Date: 2/24/2010



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**Exhibit "E"**

**Remainder Skagit County Assessor's Parcel No. P-15932  
and a portion of Lot 1, Skagit County Short Plat No. 90-30  
After Boundary Line Adjustment**

That portion of the Northeast 1/4 of the Southwest 1/4 of Section 16, Township 33 North, Range 3 East, W.M., described as follows:

Commencing at the Southeast corner (South 1/4 corner) of the Southwest 1/4 of said Section 16, Township 33 North, Range 3 East, W.M.;  
thence North 0°30'21" East along the East line of said Southwest 1/4 for a distance of 1,321.36 feet, more or less, to the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of said Section 16, Township 33 North, Range 3 East, W.M.;  
thence South 89°29'04" West along the South line of said Northeast 1/4 of the Southwest 1/4 for a distance of 1,312.75 feet, more or less, to the Southwest 1/4 corner thereof;  
thence North 89°29'04" East for a distance of 16.51 feet, more or less, to the Easterly right-of-way margin of Maupin Road and being the TRUE POINT OF BEGINNING;  
thence North 0°49'42" East along said Easterly right-of-way margin of Maupin Road, parallel with the West line of said Northeast 1/4 of the Southwest 1/4 for a distance of 116.40 feet;  
thence South 88°18'05" East for a distance of 235.37 feet;  
thence South 47°53'57" East for a distance of 40.39 feet;  
thence South 17°42'49" West for a distance of 84.15 feet, more or less, to the South line of said Northeast 1/4 of the Southwest 1/4 at a point bearing North 89°29'04" East from the TRUE POINT OF BEGINNING;  
thence South 89°29'04" West along said South line for a distance of 241.32 feet, more or less, to the TRUE POINT OF BEGINNING.

TOGETHER WITH that portion of Lot 1, Skagit County Short Plat No. 90-30, approved November 19, 1990 and recorded November 26, 1990 under Skagit County Auditor's File No. 9011260004, being a portion of the South 1/2 of the Southwest 1/4 of Section 16, Township 33 North, Range 3 East, W.M., being more particularly described as follows:

Commencing at the Southeast corner of said Southwest 1/4 (South 1/4 corner) of Section 16, Township 33 North, Range 3 East, W.M.;  
thence North 0°30'21" East along the East line of said Southwest 1/4 for a distance of 1,321.36 feet, to the Northeast corner of the Southeast 1/4 of the Southwest 1/4, also being the Northeast corner of said Lot 1, Skagit County Short Plat No. 90-30;  
thence South 89°29'04" West along the North line of said Southeast 1/4 of the Southwest 1/4, for a distance of 1,312.75 feet, more or less, to the Northwest corner thereof;

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thence North 89°29'04" East for a distance of 16.51 feet, more or less, to the Easterly right-of-way margin of Maupin Road and being the TRUE POINT OF BEGINNING;

thence South 0°49'42" West along said Easterly right-of-way margin of Maupin Road, parallel with the West line of said Southeast 1/4 of the Southwest 1/4 of Section 16, Township 33 North, Range 3 East, W.M., for a distance of 100.57 feet;

thence North 87°30'52" East for a distance of 109.63 feet;

thence North 75°01'28" East for a distance of 81.26 feet;

thence North 44°14'12" East for a distance of 64.33 feet;

thence North 17°42'49" East for a distance of 32.43 feet, more or less, to the North line of said Southeast 1/4 of the Southwest 1/4 at a point bearing North 89°29'04" East from the TRUE POINT OF BEGINNING;

thence South 89°29'04" West along said North line for a distance of 241.32 feet, more or less, to the TRUE POINT OF BEGINNING.

EXCEPT road rights-of-way,

ALSO EXCEPT dike and drainage rights-of-way, if any.

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 48,282 sq. ft., 1.11 acres



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**Exhibit "F"**

**Portion of Lot 1, Skagit County Short Plat No. 90-30  
plus portion of Skagit County Assessor's Parcel No. P-15932  
After Boundary Line Adjustment**

Lot 1, Skagit County Short Plat No. 90-30 approved November 19, 1990 and recorded November 26, 1990 under Skagit County Auditor's File No. 9011260004, being a portion of the South 1/2 of the Southwest 1/4 of Section 16, Township 33 North, Range 3 East, W.M.,

EXCEPT that portion thereof described as follows:

Commencing at the Southeast corner of said Southwest 1/4 (South 1/4 corner) of Section 16, Township 33 North, Range 3 East, W.M.;  
thence North 0°30'21" East along the East line of said Southwest 1/4 for a distance of 1,321.36 feet, to the Northeast corner of the Southeast 1/4 of the Southwest 1/4, also being the Northeast corner of said Lot 1, Skagit County Short Plat No. 90-30;  
thence South 89°29'04" West along the North line of said Southeast 1/4 of the Southwest 1/4, for a distance of 1312.75 feet, more or less, to the Northwest corner thereof;  
thence North 89°29'04" East for a distance of 16.51 feet, more or less, to the Easterly right-of-way margin of Maupin Road and being the TRUE POINT OF BEGINNING;  
thence South 0°49'42" West along said Easterly right-of-way margin of Maupin Road, parallel with the West line of said Southeast 1/4 of the Southwest 1/4 of Section 16, Township 33 North, Range 3 East, W.M., for a distance of 100.57 feet;  
thence North 87°30'52" East for a distance of 109.63 feet;  
thence North 75°01'28" East for a distance of 81.26 feet;  
thence North 44°14'12" East for a distance of 64.33 feet;  
thence North 17°42'49" East for a distance of 32.43 feet, more or less, to the North line of said Southeast 1/4 of the Southwest 1/4 at a point bearing North 89°29'04" East from the TRUE POINT OF BEGINNING;  
thence South 89°29'04" West along said North line for a distance of 241.32 feet, more or less, to the TRUE POINT OF BEGINNING.

AND EXCEPT that portion of said Lot 1, Skagit County Short Plat No. 90-30 conveyed to Denny Ellingson and Juli Kay Ellingson, husband and wife, via that certain Quit Claim Deed for Boundary Line Adjustment recorded under Skagit County Auditor's File No. 200906240055,

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TOGETHER WITH the Northeast 1/4 of the Southwest 1/4 of Section 16, Township 33 North, Range 3 East, W.M.,

EXCEPT that portion thereof described as follows:

Commencing at the Southeast corner (South 1/4 corner) of the Southwest 1/4 of said Section 16, Township 33 North, Range 3 East, W.M.;

thence North 0°30'21" East along the East line of said Southwest 1/4 for a distance of 1,321.36 feet, more or less, to the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of said Section 16, Township 33 North, Range 3 East, W.M.;

thence South 89°29'04" West along the South line of said Northeast 1/4 of the Southwest 1/4 for a distance of 1,312.75 feet, more or less, to the Southwest 1/4 corner thereof;

thence North 89°29'04" East for a distance of 16.51 feet, more or less, to the Easterly right-of-way margin of Maupin Road and being the TRUE POINT OF BEGINNING;

thence North 0°49'42" East along said Easterly right-of-way margin of Maupin Road, parallel with the West line of said Northeast 1/4 of the Southwest 1/4 for a distance of 116.40 feet;

thence South 88°18'05" East for a distance of 235.37 feet;

thence South 47°53'57" East for a distance of 40.39 feet;

thence South 17°42'49" West for a distance of 84.15 feet, more or less, to the South line of said Northeast 1/4 of the Southwest 1/4 at a point bearing North 89°29'04" East from the TRUE POINT OF BEGINNING;

thence South 89°29'04" West along said South line for a distance of 241.32 feet, more or less, to the TRUE POINT OF BEGINNING.

AND EXCEPT road rights-of-way,

AND ALSO EXCEPT dike and drainage rights-of-way, if any.

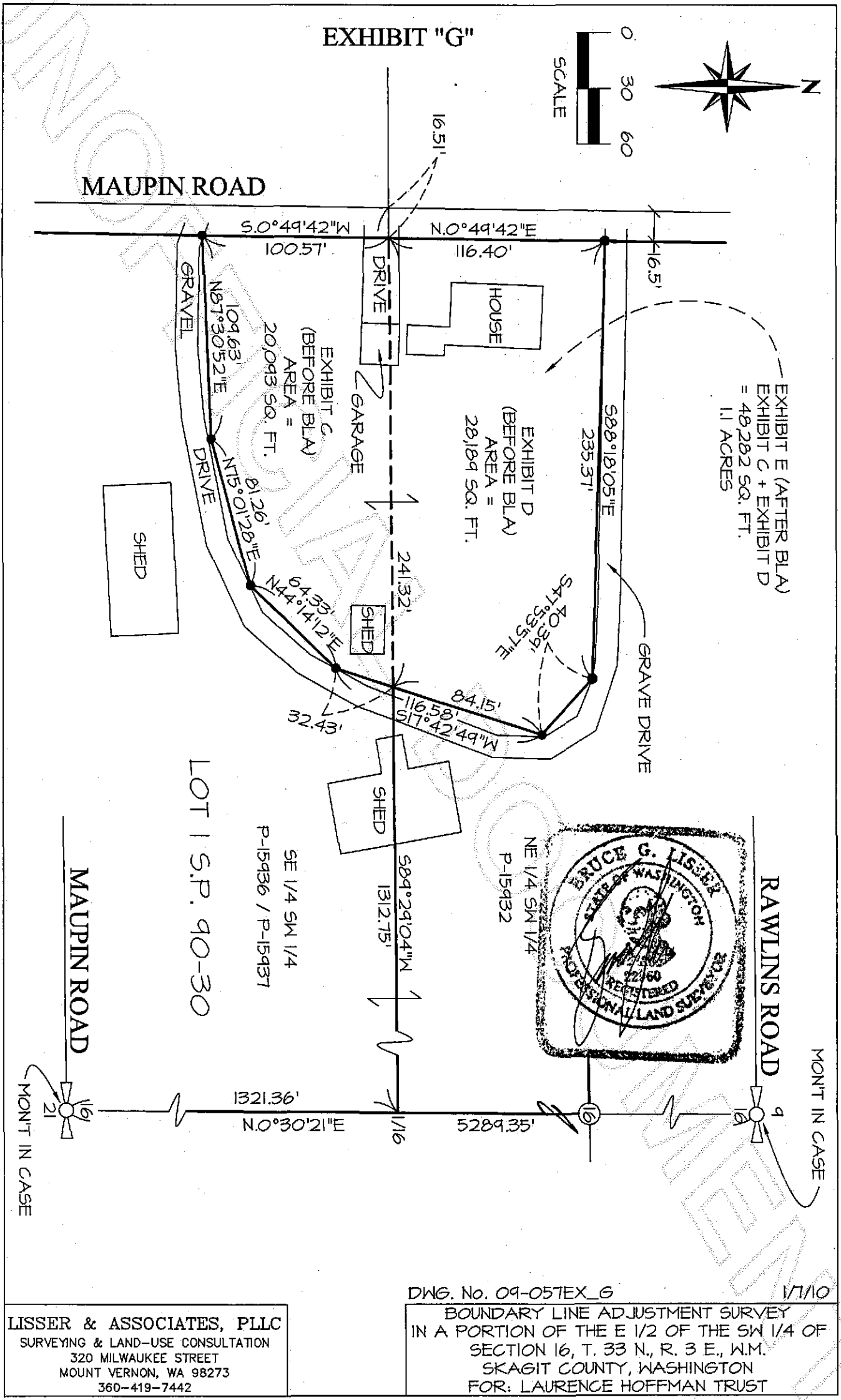
ALL BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.



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