



201102080032  
Skagit County Auditor

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When recorded return to:

Craig Sjoström  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

**Quitclaim Deed**  
(Boundary Line Adjustment)

**Grantors:** Joel P. Trujillo & Elisabeth M. Trujillo, h/w

**Grantee:** Bank of New York Mellon Trust Co.

**Legal Description:** ptn Lots 8-10, Block 125, First Addition to Burlington

**Assessor's Property Tax Parcel or Account Nos.:** P72110; P72101; P72105

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

370  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

FEB 08 2011

Amount Paid \$  
Skagit Co. Treasurer  
By *CM* Deputy

THIS INDENTURE, is made this 7<sup>th</sup> day of FEBRUARY, 2011, between Joel P. Trujillo & Elisabeth M. Trujillo, h/w, Grantors, and The Bank of New York Mellon Trust Co., N.A. (fka The Bank of New York Trust Co., N.A., as successor to JP Morgan Chase Bank N.A. as Trustee for RASC2003KS2) Grantee.

**Recitals**

- a. Grantors are the owners of the property bearing Skagit County Assessor's parcel no. P72110, more particularly described in the attached Exhibit A.
- b. Grantee is the owner of the property bearing Skagit County Assessor's parcel nos. P72101 and P72105, more particularly described in the attached Exhibit B.

- c. The parties wish to reconfigure and adjust the boundaries amongst the said parcels, with a portion of Grantors' property, as described in the attached Exhibit C, to be incorporated into Grantee's property.
- d. The adjusted description of Grantors' property is attached as Exhibit D.
- e. The adjusted description of Grantors' property is attached as Exhibit E.
- f. A diagram showing the adjusted boundaries of the two parcels is attached as Exhibit F.

**Conveyance**

THEREFORE, for and in consideration of the said boundary line adjustment, and for no monetary consideration, grantors do 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.

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

DATED: Feb. 7, 2011.

  
JOEL P. TRUJILLO


  
ELISABETH M. TRUJILLO

STATE OF WASHINGTON     )  
  :SS  
COUNTY OF SKAGIT     )

On this day personally appeared before me Joel P. Trujillo, 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 7 day of FEBRUARY, 2011.

**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



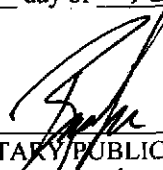
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STATE OF WASHINGTON )  
 :SS  
COUNTY OF SKAGIT )

On this day personally appeared before me Elisabeth M. Trujillo, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that she 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 7<sup>th</sup> day of FEBRUARY, 2011.

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"**

**Joel P. Trujillo and Elisabeth M. Trujillo  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel No. P-72110)**

The South 135 feet of Lot 3 and the South 135 feet of Lot 4 and the South 135 feet of the East 8 feet of Lot 5, Block 125, First Addition to Burlington, according to the plat thereof recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington;

EXCEPT the East 15 feet thereof.

TOGETHER WITH that portion of Lots 6, 7, 8, 9, and 10, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 10, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington; thence South  $0^{\circ}12'44''$  East along the East line of said Lot 10, also being the Westerly right-of-way margin of Skagit Street, for a distance of 25.39 feet; thence North  $89^{\circ}39'53''$  West parallel with the North line of said Lots 6, 7, 8, 9 and 10, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", for a distance of 272.33 feet; thence North  $0^{\circ}12'44''$  West for a distance of 10.00 feet; thence North  $89^{\circ}39'53''$  West for a distance of 159.33 feet; thence North  $0^{\circ}20'06''$  East for a distance of 15.39 feet, more or less, to the North line of said Lot 6, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", at a point bearing North  $89^{\circ}39'53''$  West from the POINT OF BEGINNING; thence South  $89^{\circ}39'53''$  East along said North line of Lots 6, 7, 8, 9 and 10, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", for a distance of 431.51 feet, more or less, to the POINT OF BEGINNING.

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

Situate in the City of Burlington County of Skagit, State of Washington.



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**Exhibit "B"**

**The Bank of New York Mellon Trust Company  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel Nos. P-72101 and P-72105)**

The South 100 feet of Lots 1 and 2, and the East 15 feet of the South 100 feet of Lot 3, Block 125, First Addition to Burlington, according to the plat thereof recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington

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

All situate in the City of Burlington, County of Skagit, State of Washington.



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Exhibit "C"

Portion of Trujillo parcel  
(Skagit County Assessor's Parcel No. P-72110)  
to be Boundary Line Adjusted to  
the Bank of New York Mellon Trust Company parcel  
(Skagit County Assessor's Parcel Nos. P-72101 and P-72105)

That portion of Lots 8, 9, and 10, Block 125, plat of "First Addition to Burlington, Skagit Co., Wash.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 10, Block 125, plat of "First Addition to Burlington, Skagit Co., Wash.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington;  
thence South 0°12'44" East along the East line of said Lot 10, also being the Westerly right of way margin of Skagit Street for a distance of 25.39 feet;  
thence North 89°39'53" West parallel with the North line of said Lots 8, 9 and 10, Block 125, plat of "First Addition to Burlington, Skagit Co., Wash.", for a distance of 229.26 feet, more or less, to the Southerly projection of the West line of the East 15 feet of Lot 3, Block 125, said plat of "First Addition to Burlington, Skagit Co., Wash.";  
thence North 0°12'44" West along said projected West line of the East 15 feet of Lot 3 for a distance of 25.39 feet, more or less, to the South line of said Lot 3, also being the North line of said Lot 8 at a point bearing North 89°39'53" West from the POINT OF BEGINNING;  
thence South 89°39'53" East along the South line of Lots 1, 2 and 3, also being the North line of said Lots 8, 9 and 10, all in Block 125, for a distance of 229.26 feet, more or less, TO THE POINT OF BEGINNING.

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

Situate in the City of Burlington County of Skagit, State of Washington.

Containing 5,821 sq. ft.

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 north (P-72101 and P-72105) owned by the grantee.

**APPROVED**

Reviewed and approved in accordance with City of Burlington Code, Chapter 16.16.  
City of Burlington

By: Margaret A. Fleck  
Title: Planning Director

Date: 2/8/2011



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**Exhibit "D"**

**Trujillo parcel  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel No. P-72110)**

The South 135 feet of Lot 3 and the South 135 feet of Lot 4 and the South 135 feet of the East 8 feet of Lot 5, Block 125, First Addition to Burlington, according to the plat thereof recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington;

EXCEPT the East 15 feet thereof.

TOGETHER WITH that portion of Lots 6, 7, 8, 9, and 10, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 10, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington; thence South 0°12'44" East along the East line of said Lot 10, also being the Westerly right-of-way margin of Skagit Street, for a distance of 25.39 feet; thence North 89°39'53" West parallel with the North line of said Lots 6, 7, 8, 9 and 10, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", for a distance of 272.33 feet; thence North 0°12'44" West for a distance of 10.00 feet; thence North 89°39'53" West for a distance of 159.33 feet; thence North 0°20'06" East for a distance of 15.39 feet, more or less, to the North line of said Lot 6, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", at a point bearing North 89°39'53" West from the POINT OF BEGINNING; thence South 89°39'53" East along said North line of Lots 6, 7, 8, 9 and 10, Block 125, Plat of "First Addition to Burlington, Skagit Co, Wash.", for a distance of 431.51 feet, more or less, to the POINT OF BEGINNING.

EXCEPTING FROM ALL THE ABOVE that portion of Lots 8, 9, and 10, Block 125, plat of "First Addition to Burlington, Skagit Co., Wash.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 10, Block 125, plat of "First Addition to Burlington, Skagit Co., Wash.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington



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thence South 0°12'44" East along the East line of said Lot 10, also being the Westerly right of way margin of Skagit Street for a distance of 25.39 feet;  
thence North 89°39'53" West parallel with the North line of said Lots 8, 9 and 10, Block 125, plat of "First Addition to Burlington, Skagit Co., Wash.", for a distance of 229.26 feet, more or less, to the Southerly projection of the West line of the East 15 feet of Lot 3, Block 125, said plat of "First Addition to Burlington, Skagit Co., Wash.";  
thence North 0°12'44" West along said projected West line of the East 15 feet of Lot 3 for a distance of 25.39 feet, more or less, to the South line of said Lot 3, also being the North line of said Lot 8 at a point bearing North 89°39'53" West from the POINT OF BEGINNING;  
thence South 89°39'53" East along the South line of Lots 1, 2 and 3, also being the North line of said Lots 8, 9 and 10, all in Block 125, for a distance of 229.26 feet, more or less, TO THE POINT OF BEGINNING.

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

Situate in the City of Burlington County of Skagit, State of Washington.

Containing 31,524 sq. ft.



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**Exhibit "E"**

**The Bank of New York Mellon Trust Company parcel  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel Nos. P-72101 and P-72105 )**

The South 100 feet of Lots 1 and 2, and the East 15 feet of the South 100 feet of Lot 3, Block 125, First Addition to Burlington, according to the plat thereof recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington

TOGETHER WITH that portion of Lots 8, 9, and 10, Block 125, plat of "First Addition to Burlington, Skagit Co., Wash.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 10, Block 125, plat of "First Addition to Burlington, Skagit Co., Wash.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington;  
thence South  $0^{\circ}12'44''$  East along the East line of said Lot 10, also being the Westerly right of way margin of Skagit Street for a distance of 25.39 feet;  
thence North  $89^{\circ}39'53''$  West parallel with the North line of said Lots 8, 9 and 10, Block 125, plat of "First Addition to Burlington, Skagit Co., Wash.", for a distance of 229.26 feet, more or less, to the Southerly projection of the West line of the East 15 feet of Lot 3, Block 125, said plat of "First Addition to Burlington, Skagit Co., Wash.";  
thence North  $0^{\circ}12'44''$  West along said projected West line of the East 15 feet of Lot 3 for a distance of 25.39 feet, more or less, to the South line of said Lot 3, also being the North line of said Lot 8 at a point bearing North  $89^{\circ}39'53''$  West from the POINT OF BEGINNING;  
thence South  $89^{\circ}39'53''$  East along the South line of Lots 1, 2 and 3, also being the North line of said Lots 8, 9 and 10, all in Block 125, for a distance of 229.26 feet, more or less, TO THE POINT OF BEGINNING.

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

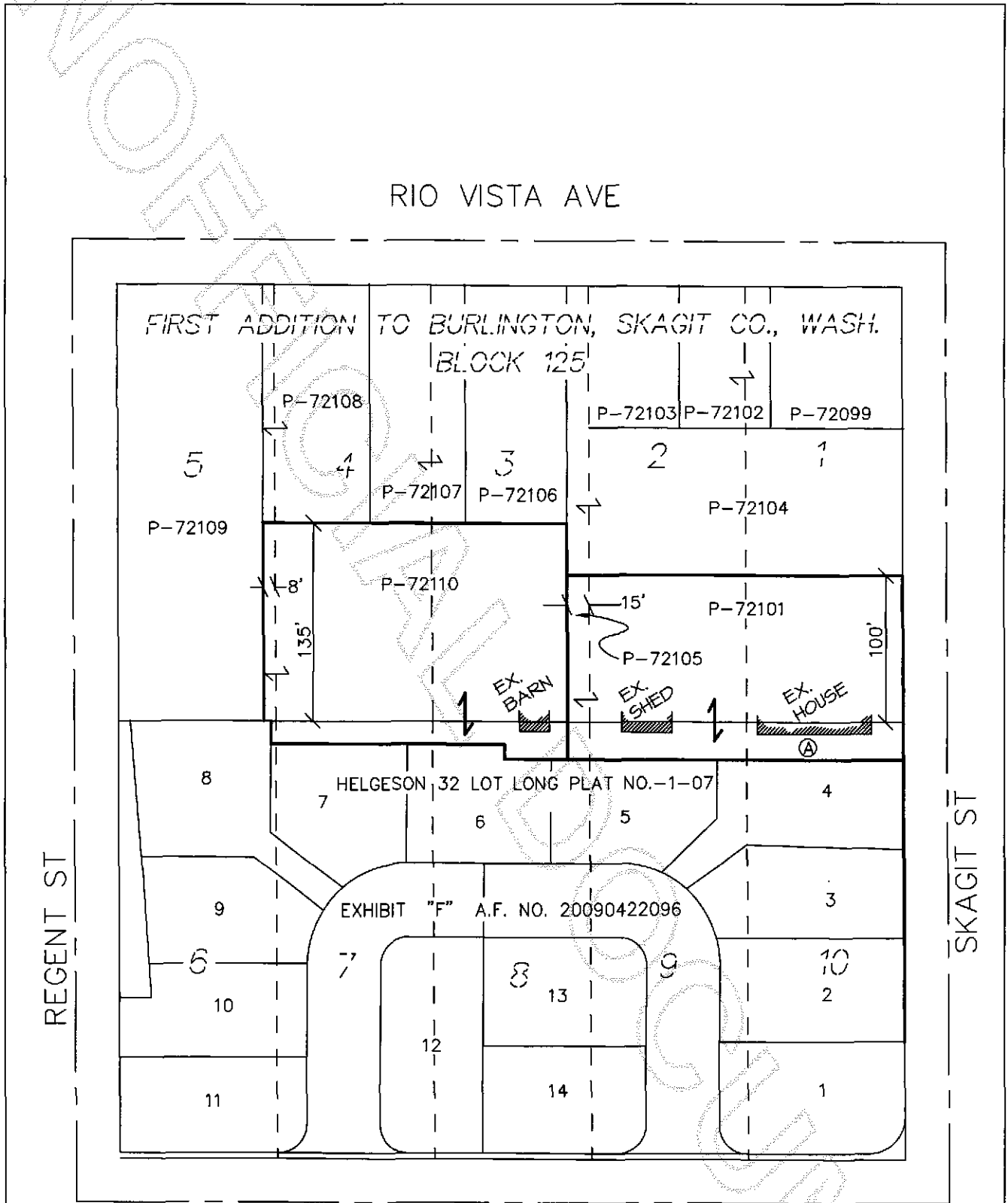
All situate in the City of Burlington, County of Skagit, State of Washington.

Containing 38,746 sq. ft.



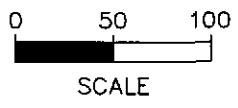
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EXHIBIT "E"



REGENT ST

SKAGIT ST



SHARON AVE



① PORTION OF TRUJILLO PARCEL TO BE BOUNDARY ADJUSTED TO NEW YORK MELLON AREA = 5,821 SQ. FT.

JOB NO. 11-005 BLA 02/04/11

LISSER & ASSOCIATES, PLLC  
 SURVEYING & LAND-USE CONSULTATION  
 320 MILWAUKEE STREET  
 MOUNT VERNON, WA 98273  
 360-419-7442

BOUNDARY LINE ADJUSTMENT  
 IN THE NW 1/4 OF THE NE 1/4 OF  
 SECTION 5, T. 34 N., R. 4 E., W.M.  
 CITY OF BURLINGTON, WASHINGTON  
 FOR: MICHELLE FISHER



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