



201106160131

Skagit County Auditor

6/16/2011 Page 1 of 12 3:58PM

When recorded return to:

Youngquist & Betz
904 South Third
Mount Vernon, WA 98273

**QUIT CLAIM DEED
(Boundary Line Adjustment)**

Grantor: Glenn W. Kensmoe, a married man, as his separate property

Grantee: Glenn W. Kensmoe, a married man, as his separate property

Legal Description: A portion of Gov't Lot 1, Sec. 31, Twp. 33 N., Range 5 EWM and a portion
Of Govt. Lot 5, Sec. 30, Twp. 33 N., Range 5 EWM, Skagit County, Washington

Assessor's Property Tax Parcel or Account Nos. P61951, P18353, P18303, P18354 & P18337

This Quit Claim Deed (Boundary Line Adjustment) is made this 16th day of June, 2011, between **GLENN W. KENSMOE**, a married man, as his separate property, Grantor, and **GLENN W. KENSMOE**, a married man, as his separate property, Grantee.

RECITALS

- a. Grantor is the owner of the property bearing Skagit County Assessor's Parcel Nos. 61951 and 18353 more particularly described in the attached Exhibit "A."
- b. Grantee is the owner of the property bearing Skagit County Assessor's Parcel Nos. 18303, 18354, and 18337, more particularly described in the attached Exhibit "B."
- c. The parties wish to adjust the boundaries between the said parcels, with a portion of Grantor's property, described in the attached Exhibit "C," to be combined with Grantee's property.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
#1783
JUN 16 2011

Amount Paid \$
Skagit Co. Treasurer
By *[Signature]* Deputy

Exhibit "A"

**Glenn W. Kensmoe Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-61951 and P-18353)**

Parcel "A" (P-61951)

Tract 19, "Assessor's Plat of Bergman's Lake McMurray Tracts", as per plat recorded in Volume 8 of Plats, page 89, records of Skagit County, Washington.

Parcel "B" (P-18353)

That portion of Government Lot 1 in Section 31, Township 33 North, Range 5 East, W.M., (being also a portion of Tract Lx as annotated on that Record of Survey filed at page 66, in Volume 3 of Surveys, and recorded under Auditor's File No. 8009230032, records of Skagit County, Washington), lying Northerly of the abandoned Northern Pacific Railway Company right of way; Northerly and Easterly of Tract Mx as annotated on that Record of Survey described hereinabove; and lying Westerly of the following:

BEGINNING at a point on the North line of said subdivision which bears North 89°30'10" West, a distance of 1,340.57 feet from the Northeast corner of said Government Lot 1; thence South 46°32'55" East, a distance of 160.99 feet; thence South 11°45'14" West, a distance of 102.04 feet to a point on the abandoned North right of way line of the Northern Pacific Railway Company, and which point is the terminal point of this described line.

TOGETHER WITH a non-exclusive easement for ingress, egress and utility purposes over, across, under and through the Westerly 60 feet of Tract "A" and Short Plat No. 106-80, being a portion of Government Lot 1, Section 31, Township 33 North, Range 5 East, W.M., approved January 9, 1981 and recorded January 13, 1981, under Auditor's File No. 8101130005, in Volume 5 of Short Plats, age pages 22 and 23, records of Skagit County, Washington.

ALSO, TOGETHER WITH an easement for ingress, egress and utility purposes over, across, under and through the Westerly 60 feet of that portion of the Burlington Northern Railroad Company right of way as conveyed by Deeds recorded under Auditor's File Nos. 8708250061 and 8708250062, records of Skagit County, Washington, lying Northerly of and Easterly of the Westerly line extended of the following described property:

Tract "A" of Short Plat No. 106-80, being a portion of Government Lot 1, Section 31, Township 33 North, Range 5 East, W.M., approved January 9, 1981 and recorded January 13, 1981, under Auditor's File No. 8101130005, in Volume 5 of Short Plats, pages 22 and 23, records of Skagit County, Washington.

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

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



Exhibit "B"

**Glenn W. Kensmoe Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-18303, P-18354 and P-18337)**

Parcel "C" (P-18303)

All that portion of Block 9 of vacated "Plat of Medina, Skagit Co., Washington," lying within Government Lot 5 of Section 30, Township 33 North, Range 5 East, W.M.,

TOGETHER WITH the Westerly 1/2 of vacated Jefferson Street abutting thereon which lies within said Government Lot 5.

Parcel "D" (P-18354)

That portion of Government Lot 1 of Section 31, Township 33 North, Range 5 East, W.M., described as follows:

BEGINNING at a point on the North line of said subdivision where the same is intersected by the Easterly edge of an existing abandoned railroad grade and which point bears North 89°30'10" West, a distance of 886.45 feet from the Northeast corner of said Government Lot 1; thence South 28°45'05" East, parallel with, and 1 foot West of an existing fence line along the Easterly edge of said abandoned railroad grade, a distance of 138.45 feet; thence South 15°36'25" West, parallel with and 1 foot West of said existing fence line a distance of 89.98 feet, more or less, to a point on the North line of the former right of way of the Northern Pacific Railway Company; thence Westerly along said Northerly line to the Southeast corner of Parcel "B" of those premises conveyed to Joseph Pague and Gretchen E. Pague, husband and wife, by deed recorded under Auditor's File No. 8908210029; thence North 11°45'14" East, along the East line of said Pague Tract, a distance of 102.04 feet to an angle point on said East line; thence continuing along said East line North 46°32'55" West, a distance of 160.99 feet to a point on the North line of said Government Lot 1 that is 1,340.57 feet from the Northeast corner of said Government Lot 1; thence South 89°30'10" East along said North line, a distance of 454.12 feet, more or less, to the POINT OF BEGINNING;

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across the Westerly 60 feet of that portion of Tract Ox as shown on that certain survey recorded in Volume 3 of Surveys, page 66, under Auditor's File No. 8009230032, records of Skagit County, Washington, lying Southerly of the former Burlington Northern Railroad right of way.

Parcel "E" (P-18337)

That portion of the Northerly 1/2 of the former Burlington Northern Railroad (formerly the Northern Pacific Railway Company) right of way in Government Lot 1 of Section 31, Township 33 North, Range 5 East, W.M., conveyed by Deed recorded under Auditor's File No.



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8702180078, records of Skagit County, Washington, lying Westerly of the Southerly extension of the Southerly segment of the East line of Parcel "D" described hereinabove and lying Easterly of the Northerly extension of Tract "A" of Skagit County Short Plat No. 106-80 approved January 9, 1981 and recorded January 13, 1981, under Auditor's File No. 8101130005 in Volume 5 of Short Plats, pages 22 and 23, records of Skagit County.

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

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



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Exhibit "C"

**Portion of Kensmoe Parcels P-18354 and P-18337
to be Boundary Line Adjusted to
Kensmoe Parcel P-18354**

That portion of the below described parcels "D" and "E" lying Southerly and Westerly of the following described line:

BEGINNING at a point on the North line of Government Lot 1, Section 31, Township 33 North, Range 5 East, W.M. which bears North 89°30'10" West a distance of 1,340.57 feet from the Northwest corner of said Government Lot 1, Section 31, Township 33 North, Range 5 East, W.M.;
thence South 67°56'31" East for a distance of 290.54 feet;
thence South 6°14'50" East for a distance of 132.88 feet, more or less, to a point on the centerline of the former Burlington Northern Railroad right of way and being the terminus of said described line.

Parcel "D" (P-18354)

That portion of Government Lot 1 of Section 31, Township 33 North, Range 5 East, W.M., described as follows:

BEGINNING at a point on the North line of said subdivision where the same is intersected by the Easterly edge of an existing abandoned railroad grade and which point bears North 89°30'10" West, a distance of 886.45 feet from the Northeast corner of said Government Lot 1;
thence South 28°45'05" East, parallel with, and 1 foot West of an existing fence line along the Easterly edge of said abandoned railroad grade, a distance of 138.45 feet;
thence South 15°36'25" West, parallel with and 1 foot West of said existing fence line a distance of 89.98 feet, more or less, to a point on the North line of the former right of way of the Northern Pacific Railway Company;
thence Westerly along said Northerly line to the Southeast corner of Parcel "B" of those premises conveyed to Joseph Pague and Gretchen E. Pague, husband and wife, by deed recorded under Auditor's File No. 8908210029;
thence North 11°45'14" East, along the East line of said Pague Tract, a distance of 102.04 feet to an angle point on said East line;
thence continuing along said East line North 46°32'55" West, a distance of 160.99 feet to a point on the North line of said Government Lot 1 that is 1,340.57 feet from the Northeast corner of said Government Lot 1;
thence South 89°30'10" East along said North line, a distance of 454.12 feet, more or less, to the POINT OF BEGINNING;

Parcel "E" (P-18337)

That portion of the Northerly 1/2 of the former Burlington Northern Railroad (formerly the Northern Pacific Railway Company) right of way in Government Lot 1 of Section 31, Township 33 North, Range 5 East, W.M., conveyed by Deed recorded under Auditor's File No. 8702180078, records of Skagit County, Washington, lying Westerly of the Southerly extension of



the Southerly segment of the East line of Parcel "D" described hereinabove and lying Easterly of the Northerly extension of Tract "A" of Skagit County Short Plat No. 106-80 approved January 9, 1981 and recorded January 13, 1981, under Auditor's File No. 8101130005 in Volume 5 of Short Plats, pages 22 and 23, records of Skagit County.

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

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

Containing 35,384 sq. ft., 0.81 acres

The above-described parcel will be combined or aggregated with contiguous property to the southwest and west (P-18354) owned by the Grantee.

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: Joel Roeder
Title: Senior Planner

Date: 6/16/2011



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Exhibit "D"

**Glenn W. Kensmoe Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-61951 and P-18353)**

Parcel "A" (P-61951)

Tract 19, "Assessor's Plat of Bergman's Lake McMurray Tracts", as per plat recorded in Volume 8 of Plats, page 89, records of Skagit County, Washington.

Parcel "B" (P-18353)

That portion of Government Lot 1 in Section 31, Township 33 North, Range 5 East, W.M., (being also a portion of Tract Lx as annotated on that Record of Survey filed at page 66, in Volume 3 of Surveys, and recorded under Auditor's File No. 8009230032, records of Skagit County, Washington), lying Northerly of the abandoned Northern Pacific Railway Company right of way; Northerly and Easterly of Tract Mx as annotated on that Record of Survey described hereinabove; and lying Westerly of the following:

BEGINNING at a point on the North line of said subdivision which bears North 89°30'10" West, a distance of 1,340.57 feet from the Northeast corner of said Government Lot 1;
thence South 46°32'55" East, a distance of 160.99 feet;
thence South 11°45'14" West, a distance of 102.04 feet to a point on the abandoned North right of way line of the Northern Pacific Railway Company, and which point is the terminal point of this described line.

TOGETHER WITH a non-exclusive easement for ingress, egress and utility purposes over, across, under and through the Westerly 60 feet of Tract "A" and Short Plat No. 106-80, being a portion of Government Lot 1, Section 31, Township 33 North, Range 5 East, W.M., approved January 9, 1981 and recorded January 13, 1981, under Auditor's File No. 8101130005, in Volume 5 of Short Plats, age pages 22 and 23, records of Skagit County, Washington.

ALSO, TOGETHER WITH an easement for ingress, egress and utility purposes over, across, under and through the Westerly 60 feet of that portion of the Burlington Northern Railroad Company right of way as conveyed by Deeds recorded under Auditor's File Nos. 8708250061 and 8708250062, records of Skagit County, Washington, lying Northerly of and Easterly of the Westerly line extended of the following described property:

Tract "A" of Short Plat No. 106-80, being a portion of Government Lot 1, Section 31, Township 33 North, Range 5 East, W.M., approved January 9, 1981 and recorded January 13, 1981, under Auditor's File No. 8101130005, in Volume 5 of Short Plats, pages 22 and 23, records of Skagit County, Washington.

AND ALSO TOGETHER WITH that portion of the below described parcels "D" and "E" lying Southerly and Westerly of the following described line:



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BEGINNING at a point on the North line of Government Lot 1, Section 31, Township 33 North, Range 5 East, W.M. which bears North 89°30'10" West a distance of 1,340.57 feet from the Northwest corner of said Government Lot 1, Section 31, Township 33 North, Range 5 East, W.M.;
thence South 67°56'31" East for a distance of 290.54 feet;
thence South 6°14'50" East for a distance of 132.88 feet, more or less, to a point on the centerline of the former Burlington Northern Railroad right of way and being the terminus of said described line.

Parcel "D" (P-18354)

That portion of Government Lot 1 of Section 31, Township 33 North, Range 5 East, W.M., described as follows:

BEGINNING at a point on the North line of said subdivision where the same is intersected by the Easterly edge of an existing abandoned railroad grade and which point bears North 89°30'10" West, a distance of 886.45 feet from the Northeast corner of said Government Lot 1;
thence South 28°45'05" East, parallel with, and 1 foot West of an existing fence line along the Easterly edge of said abandoned railroad grade, a distance of 138.45 feet;
thence South 15°36'25" West, parallel with and 1 foot West of said existing fence line a distance of 89.98 feet, more or less, to a point on the North line of the former right of way of the Northern Pacific Railway Company;
thence Westerly along said Northerly line to the Southeast corner of Parcel "B" of those premises conveyed to Joseph Pague and Gretchen E. Pague, husband and wife, by deed recorded under Auditor's File No. 8908210029;
thence North 11°45'14" East, along the East line of said Pague Tract, a distance of 102.04 feet to an angle point on said East line;
thence continuing along said East line North 46°32'55" West, a distance of 160.99 feet to a point on the North line of said Government Lot 1 that is 1,340.57 feet from the Northeast corner of said Government Lot 1;
thence South 89°30'10" East along said North line, a distance of 454.12 feet, more or less, to the POINT OF BEGINNING;

Parcel "E" (P-18337)

That portion of the Northerly 1/2 of the former Burlington Northern Railroad (formerly the Northern Pacific Railway Company) right of way in Government Lot 1 of Section 31, Township 33 North, Range 5 East, W.M., conveyed by Deed recorded under Auditor's File No. 8702180078, records of Skagit County, Washington, lying Westerly of the Southerly extension of the Southerly segment of the East line of Parcel "D" described hereinabove and lying Easterly of the Northerly extension of Tract "A" of Skagit County Short Plat No. 106-80 approved January 9, 1981 and recorded January 13, 1981, under Auditor's File No. 8101130005 in Volume 5 of Short Plats, pages 22 and 23, records of Skagit County.

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

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

Containing 1.6+/- acres



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Exhibit "E"

**Glenn W. Kensmoe Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-18303, P-18354 and P-18337)**

Parcel "C" (P-18303)

All that portion of Block 9 of vacated "Plat of Medina, Skagit Co., Washington," lying within Government Lot 5 of Section 30, Township 33 North, Range 5 East, W.M.,

TOGETHER WITH the Westerly 1/2 of vacated Jefferson Street abutting thereon which lies within said Government Lot 5.

Parcel "D" (P-18354)

That portion of Government Lot 1 of Section 31, Township 33 North, Range 5 East, W.M., described as follows:

BEGINNING at a point on the North line of said subdivision where the same is intersected by the Easterly edge of an existing abandoned railroad grade and which point bears North 89°30'10" West, a distance of 886.45 feet from the Northeast corner of said Government Lot 1; thence South 28°45'05" East, parallel with, and 1 foot West of an existing fence line along the Easterly edge of said abandoned railroad grade, a distance of 138.45 feet; thence South 15°36'25" West, parallel with and 1 foot West of said existing fence line a distance of 89.98 feet, more or less, to a point on the North line of the former right of way of the Northern Pacific Railway Company; thence Westerly along said Northerly line to the Southeast corner of Parcel "B" of those premises conveyed to Joseph Pague and Gretchen E. Pague, husband and wife, by deed recorded under Auditor's File No. 8908210029; thence North 11°45'14" East, along the East line of said Pague Tract, a distance of 102.04 feet to an angle point on said East line; thence continuing along said East line North 46°32'55" West, a distance of 160.99 feet to a point on the North line of said Government Lot 1 that is 1,340.57 feet from the Northeast corner of said Government Lot 1; thence South 89°30'10" East along said North line, a distance of 454.12 feet, more or less, to the POINT OF BEGINNING;

Parcel "E" (P-18337)

That portion of the Northerly 1/2 of the former Burlington Northern Railroad (formerly the Northern Pacific Railway Company) right of way in Government Lot 1 of Section 31, Township 33 North, Range 5 East, W.M., conveyed by Deed recorded under Auditor's File No. 8702180078, records of Skagit County, Washington, lying Westerly of the Southerly extension of the Southerly segment of the East line of Parcel "D" described hereinabove and lying Easterly of the Northerly extension of Tract "A" of Skagit County Short Plat No. 106-80 approved January 9,



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1981 and recorded January 13, 1981, under Auditor's File No. 8101130005 in Volume 5 of Short Plats, pages 22 and 23, records of Skagit County.

EXCEPT any portion of the above described parcels "D" and "E" lying Southerly and Westerly of the following described line:

BEGINNING at a point on the North line of Government Lot 1, Section 31, Township 33 North, Range 5 East, W.M. which bears North $89^{\circ}30'10''$ West a distance of 1,340.57 feet from the Northwest corner of said Government Lot 1, Section 31, Township 33 North, Range 5 East, W.M.;
thence South $67^{\circ}56'31''$ East for a distance of 290.54 feet;
thence South $6^{\circ}14'50''$ East for a distance of 132.88 feet, more or less, to a point on the centerline of the former Burlington Northern Railway right of way and being the terminus of said described line.

ALL BEING TOGETHER WITH an easement for ingress, egress and utilities, over under and across a portion of Lot 1, Skagit County Short Plat No. 1-90 more particularly described as follows:

That portion of Lot 1, Skagit County Short Plat No. 1-90, approved February 10, 1990, and recorded February 13, 1990, in Volume 9 of Short Plats, pages 201 and 202, records of Skagit County, Washington; being a portion of Government Lot 5, Section 30, Township 33 North, Range 5 East, W.M., described as follows:

BEGINNING at a point on the South line of said Lot 1, Short Plat No. 1-90 (also being the South line of said Government Lot 5, Section 30), where the same is intersected by the Easterly edge of an existing abandoned railroad grade (as the same is shown on that certain Record of Survey map recorded in Volume 3 of Surveys, page 66, records of Skagit County, Washington), and which point bears North $88^{\circ}23'18''$ West 886.45 feet from the Southeast corner of said Government Lot 5, Section 30:

thence continue North $88^{\circ}23'18''$ West 28.33 feet along the South line of said Lot 1, Skagit County Short Plat No. 1-90 (also being the South line of said Government Lot 5, Section 30);

thence North $1^{\circ}36'42''$ East 29.05 feet to the Southerly margin of that certain tract conveyed to the State of Washington, Department of Game by Statutory Warranty Deed recorded under Skagit County Auditor's File No. 585951;
thence South $87^{\circ}59'55''$ East 28.33 feet along the Southerly line of said State of Washington, Department of Game Tract to a point bearing North $1^{\circ}36'42''$ East from the POINT OF BEGINNING;

thence South $1^{\circ}36'42''$ West 28.86 feet 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.

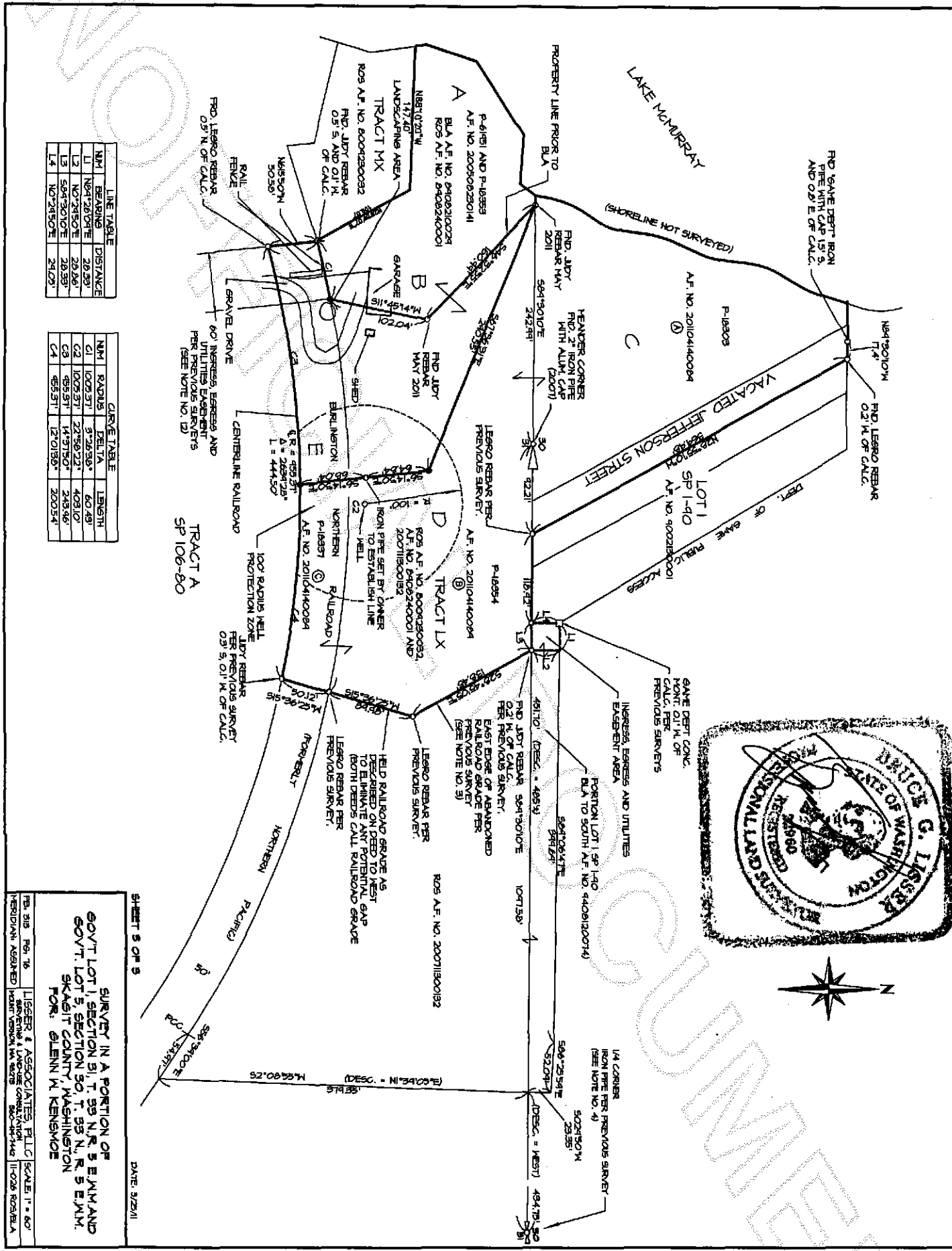
All situate in the County of Skagit, State of Washington.

Containing 3.1+/- acres



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EXHIBIT "F"



| LINE TABLE | |
|------------|----------|
| N/M | DISTANCE |
| L1 | 26.591 |
| L2 | 26.591 |
| L3 | 26.591 |
| L4 | 24.079 |

| CURVE TABLE | | | |
|-------------|----------|-----------|---------|
| N/M | RADIUS | DELTA | LENGTH |
| C1 | 1005.571 | 97.26583 | 60.493 |
| C2 | 1005.571 | 227.56723 | 403.107 |
| C3 | 455.571 | 147.97507 | 243.946 |
| C4 | 455.571 | 127.01397 | 200.544 |



SHEET 5 OF 5
 DATE: 3/25/11
 SURVEY IN A PORTION OF
 GOV'T. LOT 1, SECTION 51, T. 59 N., R. 5 E., W. 4 AND
 GOV'T. LOT 5, SECTION 50, T. 59 N., R. 5 E., W. 4,
 SKAGIT COUNTY, WASHINGTON
 FOR: GLENN W. KINSMO

FIG. 315 No. 76
 ASSOCIATES, PLLC
 SCALE: 1" = 40'
 DATE: 3/25/11

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