

Matthew M. Mahaffie
Heather A. Mahaffie
22031 Gripp Road
Sedro-Woolley, WA 98284



201107190013
Skagit County Auditor

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LETTER OF NOTICE

DUKSTRA, CHARLOTTE
Dated: July 15, 2011

GUARDIAN NORTHWEST TITLE CO.

ACCOMMODATION RECORDING ONLY

Dear Mr. and Mrs. Mahaffie:

I am writing to behalf of myself and the co-owners of our property on the North side of F&SA Grade Road that adjoins your property. Your property being those premises located in the East 26 rods of the West 40 rods of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 14, Township 35 North, Range 4 East, W.M. that is taxed as P36542 and P36549 which you acquired by deed recorded as Auditor' File No. 200808290116.

As you are aware, our common recorded boundary line had not been accurately surveyed for years. This apparently led to the following encroachments:

The electric line along the East side of our property is mislocated but we will choose not to contest is present location and use.

The South end of Copper Lane and your driveway running East from Copper Lane are also on our property but we will choose not to contest their present location and use.

However, we wish to put you on notice of the following:

The fence erected on our property, West of the Melton property, after our Survey recorded as Auditor's File No. 200703140048 and prior to your Surveys recorded as Auditor's File Numbers 200808060055 and 201102040006 is not recognized by us as representing either the true property line NOR the historical occupied property line. Nor would we accept any Southerly extension of said fence line. Your Surveys seem to indicate that said new fence was built approximately as far West of the True West line as your East fence line was West of the True East line. One mislocated fence line does not authorize construction of a second mislocated fence line.

There are neighborhood efforts underway to revise the small bridge located partially on our property on Copper Lane , West of your property. We do not recognize any right to enlarge the bridge onto our property NOR to cut any trees on our property in connection with said bridge project.

As you may be aware, we have previously made an offer to all of the neighbors adjoining our East line to sell and boundary adjust our common boundary lines in order to eliminate all issues of possible encroachment. We remain open to discussing such a sale, should you and the other neighbors agree to make such a purchase, including the value of the timber thereon.

Until such a sale is negotiated and closed, we believe that we must clarify on the record that we do not recognize the above referenced new fence nor do we recognize any efforts to revise the bridge on Copper Lane nor do we recognize any intent to cut our trees near the bridge.

Sincerely,


Charlotte R. Dykstra

Charlotte R. Dykstra
16872 Peterson Road
Burlington, WA 98233



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