



201107210111
Skagit County Auditor

7/21/2011 Page 1 of 10 3:26PM

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Quitclaim Deed
(Boundary Line Adjustment)

Grantors: Dennis B. Moehl & Margaret L. Moehl, h/w
Grantees: Dennis B. Moehl & Margaret L. Moehl, h/w
Legal Description: ptn NW ¼ NW ¼ 35-36-3
Assessor's Property Tax Parcel or Account Nos.: P48673; P48676
Reference Nos of Documents Assigned or Released: N/A

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2182
JUL 21 2011

Amount Paid \$5
Skagit Co. Treasurer
By *Swann* Deputy

THIS INDENTURE, is made this 20th day of July, 2011, between Dennis B. Moehl & Margaret L. Moehl, h/w, Grantors, and Dennis B. Moehl & Margaret L. Moehl, h/w, Grantees.

Recitals

- a. Grantors/ Grantees are the owners of the property bearing Skagit County Assessor's parcel nos. P48673 and P48676, more particularly described in the attached Exhibits A and B.
- b. The parties wish to reconfigure and adjust the boundaries amongst the said parcels, with the new configuration of each parcel depicted on Exhibits C and D.
- d. A diagram showing the adjusted boundaries of the two parcels is attached as Exhibit E.

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 and D.

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

DATED: July 20, 2011.

Dennis B Moehl
DENNIS B. MOEHL

Margaret L Moehl
MARGARET L. MOEHL

STATE OF WASHINGTON)
 :SS
COUNTY OF SKAGIT)

On this day personally appeared before me Dennis B. Moehl, 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 20th day of July, 2011

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

[Signature]
NOTARY PUBLIC in and for the State of Washington,
residing at Moss View.
My commission expires: 7-14-12
Name: Bruce G. Lissner

STATE OF WASHINGTON)
 :SS
COUNTY OF SKAGIT)

On this day personally appeared before me Margaret L. Moehl, 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 20th day of July, 2011

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

[Signature]
NOTARY PUBLIC in and for the State of Washington,
residing at Moss View.
My commission expires: 7-14-12
Name: Bruce G. Lissner



201107210111
Skagit County Auditor

Exhibit "A"

**Dennis Moehl and Margaret Moehl Parcel No. 1
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-48673)**

(Per Documents recorded under Auditor's File Nos. 8704170039 and 201010060038)

Parcel "A"

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 35, Township 36 North, Range 3 East, W.M., described as follows:

BEGINNING at a point 825 feet South and 660 feet East of the Northwest corner of said subdivision;
thence South 0°05'15" West, parallel with the West line of said subdivision a distance of 165 feet;
thence North 88°38'32" East a distance of 644 feet, more or less, to a point which is 23.16 feet West of the East line of said subdivision;
thence North 0°05'15" West, parallel with the West line of said subdivision, a distance of 165 feet;
thence South 88°38'32" West a distance of 644 feet, more or less, to the POINT OF BEGINNING.

EXCEPT that portion thereof, if any, lying within the right of way of County Road.

Parcel "B"

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 35, Township 36 North, Range 3 East, W.M., described as follows:

BEGINNING at a point 825 feet South and 924 feet East of the Northwest corner of said subdivision, said point being the Southeast corner of a tract conveyed to Harvey Donald Johnson by deed recorded August 23, 1973 under Auditor's File No. 789875;
thence North 0°05'15" West, along the East line of said Johnson tract, a distance of 234.69 feet to a point on the Southwesterly right of way line of the 60 foot County Road;
thence Southeasterly along the Southwesterly line of said County Road to a point which lies North 88°38'32" East a distance of 363 feet from the POINT OF BEGINNING;
thence South 88°38'32" West a distance of 363 feet, more or less, to the POINT OF BEGINNING.

ALL OF THE ABOVE 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.



201107210111
Skagit County Auditor

Exhibit "B"

**Dennis Moehl and Margaret Moehl Parcel No. 2
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-48676)**

(Per Document recorded under Auditor's File No. 8304080040)

Parcel "A"

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 35, Township 36 North, Range 3 East, W.M., described as follows:

BEGINNING at a point 990 feet South and 660 feet East of the Northwest corner of said Section 35;
thence East 322 feet to the Northeast corner of a tract conveyed to Marvin L. Rauch and Virginia Rauch, husband and wife by deed dated May 20, 1961, recorded June 7, 1961, under Auditor's File No. 608522;
thence North 88°38'32" East 322.0 feet to a point which is 23.16 feet West of the East line of said Northwest 1/4 of the Northwest 1/4;
thence South 0°05'15" East parallel to the West line of said subdivision 165 feet to a point which is 23.74 feet West of the East line of said subdivision;
thence South 88°38'32" West 322.0 feet;
thence continue West along the South line of said Rauch tract to a point 165 feet South of the POINT OF BEGINNING;
thence North 165 feet to the POINT OF BEGINNING.

Parcel "B"

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 35, Township 36 North, Range 3 East, W.M., described as follows:

BEGINNING at a point 1,155 feet South and 660 feet East of the Northwest corner of said subdivision, said point being the Southwest corner of that certain tract conveyed to Marvin L. Rauch and Virginia Rauch by deed dated May 20, 1961, recorded June 7, 1961, in Volume 316 of Deeds, page 669, under Auditor's File No. 608522;
thence South to the South line of said subdivision;
thence East along said South line to the Southeast corner of said Northwest 1/4 of the Northwest 1/4;
thence North along the East line of said subdivision to a point South 0°17'22" East 330 feet from the South line of the County Road as it existed on April 24, 1962;
thence South 88°38'32" West to the POINT OF BEGINNING.

Parcel "C"

A strip of land lying along the East side of the Northwest 1/4 of the Northwest 1/4 of Section 35, Township 36 North, Range 3 East, W.M., described as follows:



BEGINNING at the intersection of the South line of the present County Road with the East line of said subdivision;

thence South $0^{\circ}17'22''$ East along the East line of said subdivision 330.0 feet;

thence South $88^{\circ}38'32''$ West parallel with the South line of said subdivision 23.74 feet;

thence North $0^{\circ}05'15''$ West parallel with the West line of said subdivision 330.0 feet;

thence North $88^{\circ}38'32''$ East 22.58 feet to the POINT OF BEGINNING.

EXCEPT that portion thereof lying with the boundaries of Parcel (A), (B);

AND EXCEPT that portion, if any, lying within the boundaries of those tracts conveyed to Fred Lomsdalen, a bachelor, by deed dated March 10, 1950, recorded March 15, 1950, under Auditor's File No. 443007.

ALL OF THE ABOVE 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.



201107210111

Skagit County Auditor

Exhibit "C"

**Dennis Moehl and Margaret Moehl Parcel No. 1
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-48673)**

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 35, Township 36 North, Range 3 East, W.M., described as follows:

Commencing at the Northwest corner of said Northwest 1/4 of the Northwest 1/4 of Section 35, Township 36 North, Range 3 East, W.M., (Northwest Section corner);
thence South 0°05'02" West along the West line of said subdivision for a distance of 825.00 feet;
thence North 88°36'35" East parallel with the South line of said Northwest 1/4 of the Northwest 1/4 of Section 35 for a distance of 660.22 feet, more or less, to a point that is 660.00 feet East (as measured perpendicular to the West line) of said West line of the Northwest 1/4 of the Northwest 1/4 of Section 35 and being the TRUE POINT OF BEGINNING;
thence continue North 88°36'35" East for a distance of 264.09 feet, more or less, to a point that is 924.00 feet East (as measured perpendicular to the West line) of said West line of the Northwest 1/4 of the Northwest 1/4 of Section 35, also being the Southeast corner of that certain tract conveyed to Harvey Donald Johnson by deed recorded under Skagit County Auditor's File No. 789875;
thence North 0°05'02" East (called North 0°05'15" West on previous deeds) parallel with said West line of the Northwest 1/4 of the Northwest 1/4 of Section 35, for a distance of 227.05 feet (called 234.69 feet on previous deeds), more or less, to a point on a non-tangent curve on the Southwesterly right of way margin of that certain 60 foot wide County Road known as Colony Road;
thence along the arc of said curve to the left, concave to the Northeast, having an initial tangent bearing of South 46°17'40" East, a radius of 746.21 feet, through a central angle of 11°56'58" an arc distance of 155.63 feet, to a point hereafter referred to as Point "X";
thence leaving said right of way margin South 0°05'02" West for a distance of 636.29 feet, more or less, to the South line of said Northwest 1/4 of the Northwest 1/4 of Section 35;
thence South 88°36'35" West along said South line for a distance of 387.13 feet, more or less, to a point bearing South 0°05'02" West from the TRUE POINT OF BEGINNING;
thence North 0°05'02" East for a distance of 507.28 feet, more or less, to the TRUE POINT OF BEGINNING.

SUBJECT TO an easement for sanitary septic purposes, and the maintenance thereof, for the benefit of Parcel 2 (described on Exhibit "D" attached), over, under and across a portion of the above described parcel and being more particularly described as follows:

Commencing at the previously referenced Point "X";



201107210111

Skagit County Auditor

thence South 0°05'02" West for a distance of 154.00 feet to the TRUE POINT OF BEGINNING;
thence South 88°36'35" West for a distance of 200.00 feet;
thence South 0°05'02" West for a distance of 125.00 feet;
thence North 88°36'35" East for a distance of 65.00 feet;
thence North 0°05'02" East for a distance of 95.00 feet;
thence North 88°36'35" East for a distance of 135.00 feet, more or less, to a point bearing South 0°05'02" West from the TRUE POINT OF BEGINNING;
thence North 0°05'02" East for a distance of 30.00 feet, more or less, to the TRUE POINT OF BEGINNING.

AND ALSO 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 217,796 sq. ft., 5.00 acres

The above-described parcel is a reconfiguration of Skagit County Assessor's Parcel Numbers P-48673 and P-48676

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 Roden

Date: 7/20/2011

Title: Senior Planner



201107210111
Skagit County Auditor

Exhibit "D"

**Dennis Moehl and Margaret Moehl Parcel No. 2
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-48676)**

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 35, Township 36 North, Range 3 East, W.M., described as follows:

Commencing at the Northwest corner of said Northwest 1/4 of the Northwest 1/4 of Section 35, Township 36 North, Range 3 East, W.M., (Northwest Section corner);
thence South $0^{\circ}05'02''$ West along the West line of said subdivision for a distance of 825.00 feet;
thence North $88^{\circ}36'35''$ East parallel with the South line of said Northwest 1/4 of the Northwest 1/4 of Section 35 for a distance of 660.22 feet, more or less, to a point that is 660.00 feet East (as measured perpendicular to the West line) of said West line of the Northwest 1/4 of the Northwest 1/4 of Section 35;
thence continue North $88^{\circ}36'35''$ East for a distance of 264.09 feet, more or less, to a point that is 924.00 feet East (as measured perpendicular to the West line) of said West line of the Northwest 1/4 of the Northwest 1/4 of Section 35, also being the Southeast corner of that certain tract conveyed to Harvey Donald Johnson by deed recorded under Skagit County Auditor's File No. 789875;
thence North $0^{\circ}05'02''$ East (called North $0^{\circ}05'15''$ West on previous deeds) parallel with said West line of the Northwest 1/4 of the Northwest 1/4 of Section 35, for a distance of 227.05 feet (called 234.69 feet on previous deeds), more or less, to a point on a non-tangent curve on the Southwesterly right of way margin of that certain 60 foot wide County Road known as Colony Road;
thence along the arc of said curve to the left, concave to the Northeast, having an initial tangent bearing of South $46^{\circ}17'40''$ East, a radius of 746.21 feet, through a central angle of $11^{\circ}56'58''$ an arc distance of 155.63 feet, to a point hereafter referred to as Point "X" and being the TRUE POINT OF BEGINNING;
thence continue along said curve to the left, concave to the Northeast along said Southerly right of way margin having an initial tangent bearing of South $59^{\circ}14'37''$ East, a radius of 746.21 feet, through a central angle of $10^{\circ}02'48''$, an arc distance of 130.85 feet to a point of tangency;
thence South $68^{\circ}17'26''$ East for a distance of 171.38 feet, more or less, to the East line of said Northwest 1/4 of the Northwest 1/4 of Section 35;
thence South $0^{\circ}11'53''$ East along said East line for a distance of 507.35 feet, more or less, to the Southeast corner of said Northwest 1/4 of the Northwest 1/4 of Section 35;
thence South $88^{\circ}36'35''$ West along the South line of said Northwest 1/4 of the Northwest 1/4 of Section 35 for a distance of 278.70 feet, more or less, to a point bearing South $0^{\circ}05'02''$ West from the TRUE POINT OF BEGINNING;
thence North $0^{\circ}05'02''$ East for a distance of 636.29 feet, more or less, to the TRUE POINT OF BEGINNING.



201107210111

Skagit County Auditor

TOGETHER WITH an easement for sanitary septic purposes, and the maintenance thereof, over, under and across a portion of the previously described Parcel 1 (described on Exhibit "C" attached) and being more particularly described as follows:

Commencing at the previously referenced Point "X";
thence South 0°05'02" West for a distance of 154.00 feet to the TRUE POINT OF BEGINNING;
thence South 88°36'35" West for a distance of 200.00 feet;
thence South 0°05'02" West for a distance of 125.00 feet;
thence North 88°36'35" East for a distance of 65.00 feet;
thence North 0°05'02" East for a distance of 95.00 feet;
thence North 88°36'35" East for a distance of 135.00 feet, more or less, to a point bearing South 0°05'02" West from the TRUE POINT OF BEGINNING;
thence North 0°05'02" East for a distance of 30.00 feet, more or less, to the TRUE POINT OF BEGINNING.

AND ALSO 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 157,296 sq. ft., 3.61 acres

The above-described parcel is a reconfiguration of Skagit County Assessor's Parcel Numbers P-48673 and P-48676

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: Arce Roder

Date: 7/20/2011

Title: Senior Planner

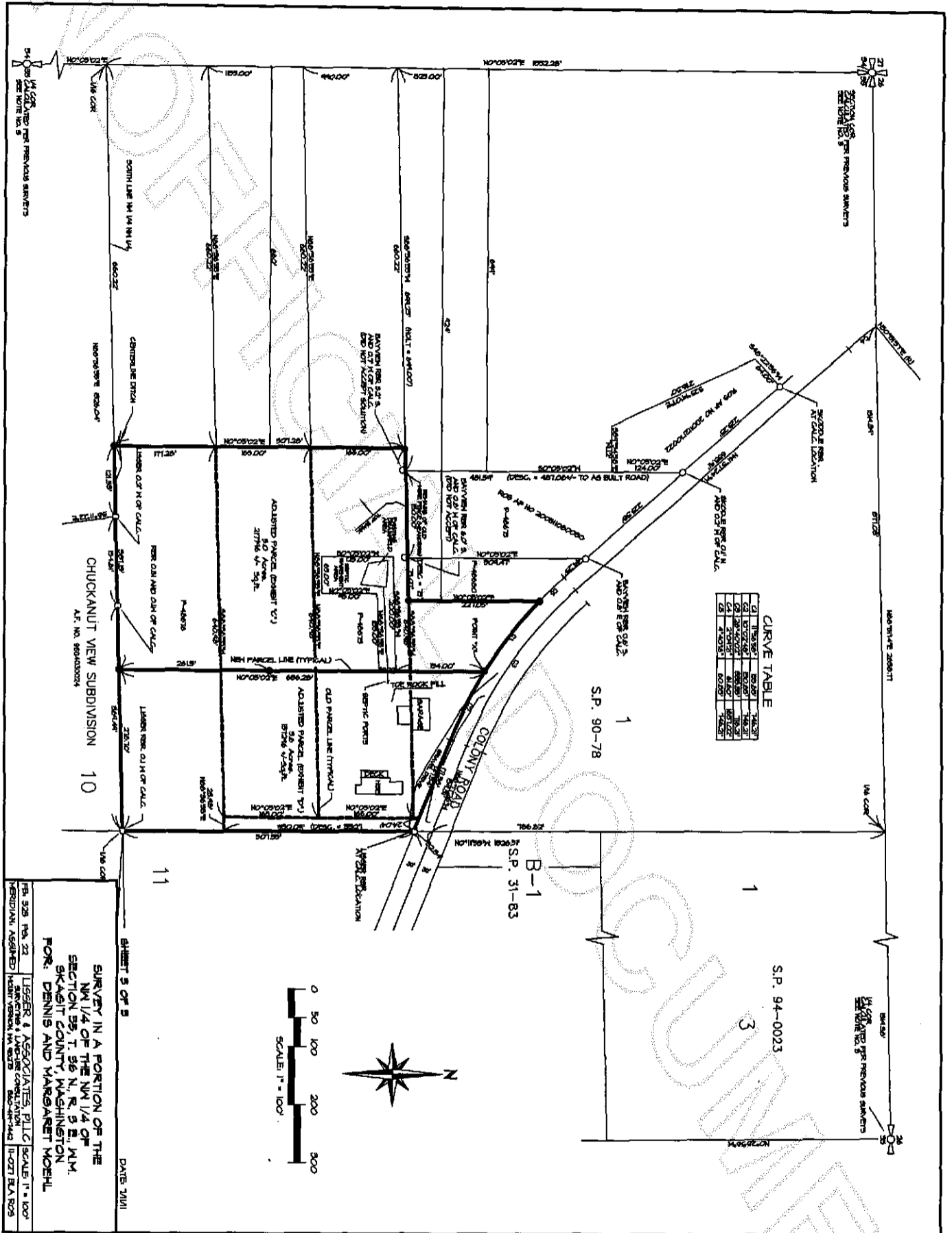


201107210111
Skagit County Auditor

7/21/2011 Page

9 of 10 3:26PM

EXHIBIT "III"



201107210111
 Skagit County Auditor