

WHEN RECORDED RETURN TO:

JAMES E. ANDERSON P.S.
P.O. BOX 727
ANACORTES, WA 98221



201108240079
Skagit County Auditor

8/24/2011 Page 1 of 5 3:57PM

BOUNDARY LINE AGREEMENT

A102210-1
GUARDIAN NORTHWEST TITLE CO.
ACCOMMODATION RECORDING ONLY

GRANTORS: PAT DOUGLAS MOONEY and BETTY A. MOONEY,
husband and wife; and LAWRENCE D. NELSON and AMBER
L. NELSON, husband and wife

GRANTEE: PUBLIC

LEGAL DESCRIPTIONS:

MOONEY PROPERTY:

That portion of the Northeast Quarter of the Southwest Quarter of Section 25, Township
35 North, Range 1 East, W.M., described more fully on Exhibit 1 attached hereto.

TAX PARCEL NO: P32074

NELSON PROPERTY:

Lots 7 and 9 of Short Plat No. SP-04-001, which was recorded under Skagit County
Auditor's File No. 200802080129 recorded on February 8, 2008.

TAX PARCEL NOS: P32073 and P127400

2552
2551
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 24 2011

Amount Paid \$ ϕ
Skagit Co. Treasurer
By MF Deputy

RECITAL:

A. PAT DOUGLAS MOONEY and BETTY A. MOONEY, husband and wife (hereinafter MOONEY) are the owners of the above-referenced real property referred to herein as the MOONEY property; and

B. LAWRENCE D. NELSON and AMBER L. NELSON, husband and wife, (hereinafter referred to as NELSON) are the owners of the above-referenced real property referred to herein as the NELSON property which is depicted in the "NELSON Short Plat" which was recorded February 8, 2008 under Skagit County Auditor's File No. 200802080129; and

C. MOONEY previously instituted a quiet title action in Skagit County Superior Court Cause No. 07-2-01816-9 against NELSON and the parties then having a security interest in the NELSON property and NELSON has filed a counter claim in said action; and

D. MOONEY and NELSON have entered into an agreement to resolve all matters at issue between them with regard to said litigation as evidenced by a "Stipulation of Parties Re Proposed Settlement" filed with the Skagit County Superior Court Clerk's Office on July 22, 2010; and


NOW, THEREFORE, the parties agree as follows:

1. That subsequent to the recording of this agreement, MOONEY agrees to cause to be recorded with the Skagit County Auditor's Office a Quit Claim Deed conveying to NELSON any and all interest (including any easement rights) they may have in property lying to the east of the existing fence line between the parties' respective properties as disclosed on the above-referenced NELSON short plat survey.
2. That subsequent to the recording of this agreement, NELSON agrees to cause to be recorded with the Skagit County Auditor's Office a Quit Claim Deed conveying to MOONEY any and all interest (including any easement rights) they may have in the property lying to the west of the existing fence line between the parties' respective property, including but not limited to, the westerly 20.5 feet of Lot 9 of the NELSON short plat referred to above. That in addition, NELSON has agreed to cause to be recorded with the Skagit County Auditor the release of any security interest in the property being conveyed to Grantees by the holder, or holders, of the same.
3. The property being received by the Grantees of each of the above-referenced deeds will be combined or aggregated with contiguous property owned by each of the parties hereto and this boundary adjustment is not for the purposes of creating any additional building lot or lots. This agreement is pursuant to RCW 58.04.007(1).




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Skagit County Auditor

DATED: DEC. 7, 2010.


BETTY A. MOONEY

DATED: AUG. 11, 2011, 2010.


AMBER L. NELSON

A circular notary seal for Vicki L. Hoffman, a Notary Public in the State of Washington. The seal features the text "VICKI L. HOFFMAN" at the top, "COMMISSION EXPIRES" and "OCTOBER 08, 2013" on the right side, "NOTARY PUBLIC" in the center, and "STATE OF WASHINGTON" at the bottom. The seal is surrounded by a decorative border of small dots.

DATED: 8-11-11

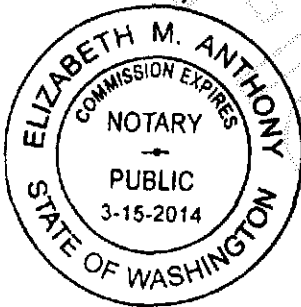
Richard Hoffman
Notary Public in and for the State
of Washington, residing at: ANACORTES
My appointment expires: 10-8-13



STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that LAWRENCE D. NELSON and AMBER L. NELSON signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: 12/7/2010



Elizabeth M. Anthony
Notary Public in and for the State
of Washington, residing at: Anacortes
My appointment expires: 3-15-2014

~~The above Boundary Line Adjustment Agreement is approved this _____ day of _____, 2010.~~

CITY OF ANACORTES

By _____
Planning Director-



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Skagit County Auditor

Exhibit A

H-53486

Received for record at 2-23-73 2:12 PM
at request of Remuneration Title
Ann Ross, Auditor Skagit Co., Washington

WARRANTY DEED
781039

The Grantors, CHARLES W. ANDREWS and ALYCE M. ANDREWS,
husband and wife, of 419 38th Street, Anacortes, Skagit County,
Washington, for and in consideration of the sum of ELEVEN THOUSAND
DOLLARS (\$11,000.00) in hand paid, receipt of which is hereby
acknowledged, hereby convey and warrant unto PAT DOUGLAS MOONEY
and BETTY A. MOONEY, husband and wife, of Route 3, Box 147,
Anacortes, Skagit County, Washington, the following described
real estate, situated in the County of Skagit, State of Washing-
ton, to-wit:



That portion of the Northeast Quarter of the Southwest Quarter
of Section 25, Township 35 North, Range 1 East, W.M.,
described as follows:

Beginning at a point on the south line of said subdivision,
25 rods east of the southwest corner thereof; thence north 25.3
rods; thence east 19.7 rods, more or less, to a point 45 rods
east of the west line of said subdivision; thence south 25.3
rods to the south line of said subdivision; thence west 19.7
rods, more or less, to the point of beginning, EXCEPT the west
30 feet thereof, and also EXCEPT that portion of the above
described premises, if any, lying north and east of the fol-
lowing described line: Beginning at a point on the east line
of said Northeast Quarter of the Southwest Quarter, 398 feet
north of the southeast corner of said subdivision; thence west
603 feet; thence north 427 feet;

together with all and singular the tenements, hereditaments and
appurtenances thereunto belonging or in any wise appertaining.



Dated this 14th day of February, 1973.

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

FEB 23 1973

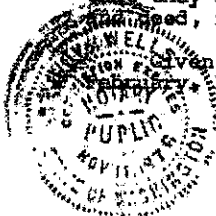
Amount Paid \$ 110.00
Edward W. Jensen, Co. Treas.
By Charles W. Andrews

Charles W. Andrews (SEAL)

Alyce M. Andrews (SEAL)

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

On this day personally appeared before me CHARLES W. ANDREWS and
ALYCE M. ANDREWS, to me known to be the individuals described in and
who executed the within and foregoing instrument, and acknowledged
that they signed and sealed the same as their free and voluntary act
and deed, for the uses and purposes therein mentioned.



Given under my hand and official seal this 14th day of
February, 1973.

W. H. Wells
Notary Public in and for the State of
Washington, residing at Anacortes

781039

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