



201108240080

Skagit County Auditor

8/24/2011 Page

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4 3:57PM

Upon recording, return to:

W. Theodore Vander Wel, Esq.  
10500 NE 8<sup>th</sup> Street, Suite 1900  
Bellevue, Washington 98004

GUARDIAN NORTHWEST TITLE CO.

**QUITCLAIM DEED**

A102210-2

**ACCOMMODATION RECORDING ONLY****Grantors:** PAT DOUGLAS MOONEY and BETTY A. MOONEY, husband and wife**Grantees:** LAWRENCE D. NELSON and AMBER L. NELSON, husband and wife**Legal Descriptions:** Por. of SW  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  and Lots 7 and 9 of Short Plat No.SP-04-001 **AS MORE FULLY DESCRIBED ON EXHIBIT ON EXHIBIT 1 ATTACHED****Tax Parcel Nos.:** P32074, P32073 and P127400 **BY HERETO.**

Grantors PAT DOUGLAS MOONEY and BETTY A. MOONEY, husband and wife, are the owners of the real property described on Exhibit 1 hereto. Grantees LAWRENCE D. NELSON and AMBER L. NELSON, husband and wife, are the owners of Lots 7 and 9 of Anacortes Short Plat No. SP-04-001 recorded under Skagit County Recording No. 200802080129, Records of Skagit County, Washington.

Grantors PAT DOUGLAS MOONEY and BETTY A. MOONEY, husband and wife, in consideration for the resolution of a boundary line dispute, quitclaim to Grantees LAWRENCE D. NELSON and AMBER L. NELSON, husband and wife, the following described real estate, together with all after-acquired title of the Grantors therein:

All property held by the Grantors lying easterly of the existing fence line along the north-south boundary of the Grantors' and Grantee's respective properties as depicted in the Nelson Short Plat which was recorded on February 8, 2008 under Skagit County Auditor's File No. 200802080129 and which is Skagit County Short Plat No, SP-04-001.

The existing fence is located on the eastern edge of the westerly 20.5 feet of said Lot 9 and runs in a northerly direction therefrom. Grantors also hereby convey and release unto Grantees any and all interest that they may have in any easements for the placement of utility lines above or below the ground in the real property being conveyed herein to Grantees. The purpose of this deed is to release any and all interest that Grantors may have in the above-described property which lies easterly of the existing fence line between Grantors' and Grantees' respective properties pursuant to a settlement in Skagit County Cause No. 07-2-01816-9.

Dated this 12TH day of ~~August~~ <sup>OCTOBER</sup>, 2010.

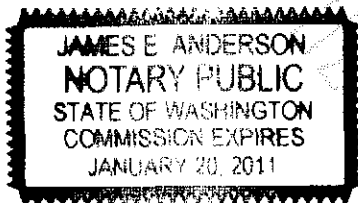
Pat Douglas Mooney  
Pat Douglas Mooney

Betty A. Mooney  
Betty A. Mooney

STATE OF WASHINGTON )  
COUNTY OF SKAGIT ) ss.

On this 12TH day of ~~August~~ <sup>OCTOBER</sup>, 2010, before me, the undersigned, a Notary Public, in and for the State of WASHINGTON, duly commissioned and sworn, personally appeared to me Pat Douglas Mooney, known to be the individual who executed the foregoing instrument, and acknowledged the said instrument to be his free and voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.

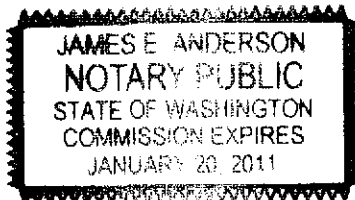


James E. Anderson  
(print name)  
Notary Public in and for the State  
of WASHINGTON,  
residing at ANACORTES  
My commission expires 1/20/11.

STATE OF WASHINGTON )  
COUNTY OF SKAGIT ) ss.

On this 12TH day of ~~August~~ <sup>OCTOBER</sup>, 2010, before me, the undersigned, a Notary Public, in and for the State of WASHINGTON, duly commissioned and sworn, personally appeared to me Betty A. Mooney, known to be the individual who executed the foregoing instrument, and acknowledged the said instrument to be her free and voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.



James E. Anderson  
(print name)  
Notary Public in and for the State  
of WASHINGTON,  
residing at ANACORTES  
My commission expires 1/20/11.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2551  
AUG 24 2011  
Amount Paid \$ 0  
By MF Skagit Co. Treasurer  
Deputy



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That portion of the Northeast quarter of the Southwest quarter of Section 25, Township 35 North, Range 1 East of W.M. and of Lot 9 on Nelson Short Plat as recorded under Auditor's File No. 200802080129 which may have been acquired by Pat Douglas Mooney and Betty A. Mooney by Warranty Deed recorded under Auditor File No. 781039, which lies East of the existing fence line as delineated on said Short Plat, pursuant to the settlement agreement in Skagit County Superior Court Case No. 07-2-01816-9.



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Skagit County Auditor

Exhibit 1

H-53486

Received for record at  
at request of Pioneer Post Title  
Anna 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. Jackson, Co. Treas.  
By Ed. Jackson

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

781039

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