

After Recording Return To:

Robert A. McConnell  
Attorney at Law  
9725 3<sup>rd</sup> Ave NE, Suite 600  
Seattle WA 98115



201109010053  
Skagit County Auditor

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LAND TITLE OF SKAGIT COUNTY

139886-0A

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2011 2653  
SEP 01 2011

Amount Paid \$ 628.<sup>00</sup>2  
Skagit Co. Treasurer  
By *ndm* Deputy

Document Title: Quit Claim Deed

Grantor: Todd E. Wiersum and Brooke A. Wiersum, husband and wife

Grantee: Anacortes Properties N.W., LLC

Legal Description: PTN Gov. Lot 4, 2-34-1 EWM CAKA PTN Lot 11, SP#6-90

Add'l legal on page \_\_\_\_

Property Tax No.: P-68237 and P-105249

### QUIT CLAIM DEED

This Quit Claim Deed (Boundary Line Adjustment) is made this 9<sup>th</sup> day of August, 2011, between Todd E. Wiersum and Brooke A. Wiersum, Husband and Wife, Grantor, and Anacortes Properties, N.W., LLC, Grantee.

### RECITALS

- a. Grantors are the owners of the property bearing Skagit County Assessor's Parcel No P-105245, more particularly described in the attached Exhibit "A."
- b. Grantee is the owner of the property bearing Skagit County Assessor's Parcel No. P-68237, 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.


- d. The adjusted description of Grantor's property is set forth in the attached Exhibit "D," being Skagit County Assessor Parcel No. P-68237. 165 249
- e. The adjusted description of Grantees' property is set forth in the attached Exhibit "E," P-68237.
- f. A diagram showing the adjusted boundaries of the two parcels is attached as Exhibit "F."

### CONVEYANCE

**THEREFORE**, for and in consideration of the said boundary line adjustment, and for other good and valuable consideration, receipt of which is hereby acknowledged, 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 Exhibit "C."

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

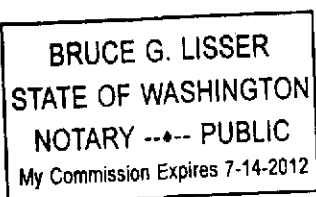
  
TODD E. WIERSUM

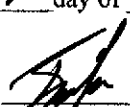
  
BROOKE A. WIERSUM

STATE OF WASHINGTON       )  
  : ss.  
COUNTY OF SKAGIT       )

On this day personally appeared before me Todd E. Wiersum and Brooke A. Wiersum, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed 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 9<sup>th</sup> day of August, 2011.



  
Print Name: Bruce G. Lissner  
NOTARY PUBLIC in and for the State  
of Washington, residing at Mount Vernon  
My Commission Expires: 7-14-12



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**Exhibit "A"**

**Todd E. Wiersum and Brooke A. Wiersum, Husband and Wife  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel Number P-105249)**

Lot 11, Skagit County Short Plat No. 6-90, approved March 12, 1991, and recorded March 12, 1991, in Volume 9 of Short Plats, page 326, under Auditor's File No. 9103120066; being a portion of Revised Short Plat No. 68-80 and 90-77 in Government Lot 4 of Section 2, Township 34 North, Range 1 East, W.M.,

EXCEPT that portion described as follows:

BEGINNING at the Northeast corner of said Lot 11, Short Plat No. 6-90;  
thence South  $88^{\circ}16'17''$  West 54.00 feet along the North line of said Lot 11 to the TRUE POINT OF BEGINNING;  
thence South  $63^{\circ}04'51''$  West 91.04 feet;  
thence North  $69^{\circ}41'47''$  West 103.42 feet, more or less, to said North line of Lot 11 at a point bearing South  $88^{\circ}16'17''$  West from the TRUE POINT OF BEGINNING;  
thence North  $88^{\circ}16'17''$  East 178.25 feet along said North line of Lot 11 to the TRUE POINT OF BEGINNING.

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.



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**Exhibit "B"**

**Anacortes Properties NW, LLC  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel Number P-68237)**

Lot 1, Skagit County Short Plat No. PL-01-0902, approved April 17, 2002 and recorded April 17, 2002, under Auditor's File No. 200204170072, records of Skagit County, being a portion of Tract E of "Rancho San Juan del Mar, Subdivision No. 1," and of Lot 11, Skagit County Short Plat No. 6-90, recorded in Volume 9 of Short Plats, page 326, being a portion of the Northwest 1/4 of Section 2, Township 34 North, Range 1 East, W.M., and a portion of the Southwest 1/4 of Section 35, Township 35 North, Range 1 East, W.M.

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.



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**Exhibit "C"**

**Todd E. Wiersum and Brooke A. Wiersum, Husband and Wife  
(Skagit County Assessor's Parcel Number P-105249)  
to be Boundary Line Adjusted to  
Anacortes Properties NW, LLC  
(Skagit County Assessor's Parcel Number P-68237)**

That portion of Lot 11, Skagit County Short Plat No. 6-90, approved March 12, 1991 and recorded March 12, 1991 in Volume 9 of Short Plats, page 326 under Skagit County Auditor's File Number 9103120066, being a portion of Revised Short Plat No. 68-80 and 90-77 in the Northwest 1/4 of Section 2, Township 34 North, Range 1 East, W.M., and being more particularly described as follows:

Commencing at the Northeast corner of said Lot 11, Skagit County Short Plat No. 6-90;  
thence South 88°16'17" West along the North line of said Lot 11 for a distance of 54.00 feet to the Easterly most corner of that certain parcel conveyed to David and Carolyn Rice, husband and wife, by Statutory Warranty Deed recorded under Skagit County Auditor's File No. 9905060108, also being an angle point on the South line of Lot 1 of Skagit County Short CaRD No. PL-01-0902 approved April 17, 2002 and recorded April 17, 2002 under Skagit County Auditor's File No. 200204170072 and being the TRUE POINT OF BEGINNING;  
thence South 63°04'51" West along the South line of said Lot 1 for a distance of 91.04 feet to an angle point in said South line;  
thence North 69°43'13" West (called North 69°41'47" West on previous deed) for a distance of 103.40 feet to an angle point in said South line and being a point on the North line of Section 2, Township 34 North, Range 1 East, W.M.;  
thence South 88°16'17" West along said South line for a distance of 29.82 feet;  
thence South 39°53'17" East for a distance of 106.77 feet, more or less, to a point bearing South 57°41'49" West from the TRUE POINT OF BEGINNING;  
thence North 57°41'49" East for a distance of 165.05 feet, more or less, to the TRUE POINT OF BEGINNING.

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 5,281 sq ft

The above-described parcel will be combined or aggregated with contiguous property to the north (P-68237) owned by the Grantee.

This Boundary Line Adjustment is not for the purpose of creating additional building lots.



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**APPROVED**

Reviewed and approved in accordance with Skagit County Code, Chapter 14.18.700

Skagit County

By:

Arce Roden

Title:

Senia Plenna

Date:

8/31/2011



201109010053

Skagit County Auditor

**Exhibit "D"**

**Todd E. Wiersum and Brooke A. Wiersum, Husband and Wife  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel Number P-105249)**

Lot 11, Skagit County Short Plat No. 6-90, approved March 12, 1991, and recorded March 12, 1991, in Volume 9 of Short Plats, page 326, under Auditor's File No. 9103120066; being a portion of Revised Short Plat No. 68-80 and 90-77 in Government Lot 4 of Section 2, Township 34 North, Range 1 East, W.M.,

EXCEPT that portion described as follows:

BEGINNING at the Northeast corner of said Lot 11, Short Plat No. 6-90;  
thence South  $88^{\circ}16'17''$  West 54.00 feet along the North line of said Lot 11 to the TRUE POINT OF BEGINNING;  
thence South  $63^{\circ}04'51''$  West 91.04 feet;  
thence North  $69^{\circ}41'47''$  West 103.42 feet, more or less, to said North line of Lot 11 at a point bearing South  $88^{\circ}16'17''$  West from the TRUE POINT OF BEGINNING;  
thence North  $88^{\circ}16'17''$  East 178.25 feet along said North line of Lot 11 to the TRUE POINT OF BEGINNING.

AND EXCEPT that portion of said Lot 11, Skagit County Short Plat No. 6-90, approved March 12, 1991 and recorded March 12, 1991 in Volume 9 of Short Plats, page 326 under Skagit County Auditor's File Number 9103120066, being a portion of Revised Short Plat No. 68-80 and 90-77 in the Northwest 1/4 of Section 2, Township 34 North, Range 1 East, W.M., and being more particularly described as follows:

Commencing at the Northeast corner of said Lot 11, Skagit County Short Plat No. 6-90;  
thence South  $88^{\circ}16'17''$  West along the North line of said Lot 11 for a distance of 54.00 feet to the Easterly most corner of that certain parcel conveyed to David and Carolyn Rice, husband and wife, by Statutory Warranty Deed recorded under Skagit County Auditor's File No. 9905060108, also being an angle point on the South line of Lot 1 of Skagit County Short CaRD No. PL-01-0902 approved April 17, 2002 and recorded April 17, 2002 under Skagit County Auditor's File No. 200204170072 and being the TRUE POINT OF BEGINNING;  
thence South  $63^{\circ}04'51''$  West along the South line of said Lot 1 for a distance of 91.04 feet to an angle point in said South line;  
thence North  $69^{\circ}43'13''$  West (called North  $69^{\circ}41'47''$  West on previous deed) for a distance of 103.40 feet to an angle point in said South line and being a point on the North line of Section 2, Township 34 North, Range 1 East, W.M.;  
thence South  $88^{\circ}16'17''$  West along said South line for a distance of 29.82 feet;  
thence South  $39^{\circ}53'17''$  East for a distance of 106.77 feet, more or less, to a point bearing South  $57^{\circ}41'49''$  West from the TRUE POINT OF BEGINNING;  
thence North  $57^{\circ}41'49''$  East for a distance of 165.05 feet, more or less, to the TRUE POINT OF BEGINNING.



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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 1.9+/- acres



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**Exhibit "E"**

**Anacortes Properties NW, LLC  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel Number P-68237)**

Lot 1, Skagit County Short Plat No. PL-01-0902, approved April 17, 2002 and recorded April 17, 2002, under Auditor's File No. 200204170072, records of Skagit County, being a portion of Tract E of "Rancho San Juan del Mar, Subdivision No. 1," and of Lot 11, Skagit County Short Plat No. 6-90, recorded in Volume 9 of Short Plats, page 326, being a portion of the Northwest 1/4 of Section 2, Township 34 North, Range 1 East, W.M., and a portion of the Southwest 1/4 of Section 35, Township 35 North, Range 1 East, W.M.

TOGETHER WITH that portion of Lot 11, Skagit County Short Plat No. 6-90, approved March 12, 1991 and recorded March 12, 1991 in Volume 9 of Short Plats, page 326 under Skagit County Auditor's File Number 9103120066, being a portion of Revised Short Plat No. 68-80 and 90-77 in the Northwest 1/4 of Section 2, Township 34 North, Range 1 East, W.M., and being more particularly described as follows:

Commencing at the Northeast corner of said Lot 11, Skagit County Short Plat No. 6-90;  
thence South 88°16'17" West along the North line of said Lot 11 for a distance of 54.00 feet to the Easterly most corner of that certain parcel conveyed to David and Carolyn Rice, husband and wife, by Statutory Warranty Deed recorded under Skagit County Auditor's File No. 9905060108, also being an angle point on the South line of Lot 1 of Skagit County Short CaRD No. PL-01-0902 approved April 17, 2002 and recorded April 17, 2002 under Skagit County Auditor's File No. 200204170072 and being the TRUE POINT OF BEGINNING;  
thence South 63°04'51" West along the South line of said Lot 1 for a distance of 91.04 feet to an angle point in said South line;  
thence North 69°43'13" West (called North 69°41'47" West on previous deed) for a distance of 103.40 feet to an angle point in said South line and being a point on the North line of Section 2, Township 34 North, Range 1 East, W.M.;  
thence South 88°16'17" West along said South line for a distance of 29.82 feet;  
thence South 39°53'17" East for a distance of 106.77 feet, more or less, to a point bearing South 57°41'49" West from the TRUE POINT OF BEGINNING;  
thence North 57°41'49" East for a distance of 165.05 feet, more or less, to the TRUE POINT OF BEGINNING.

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

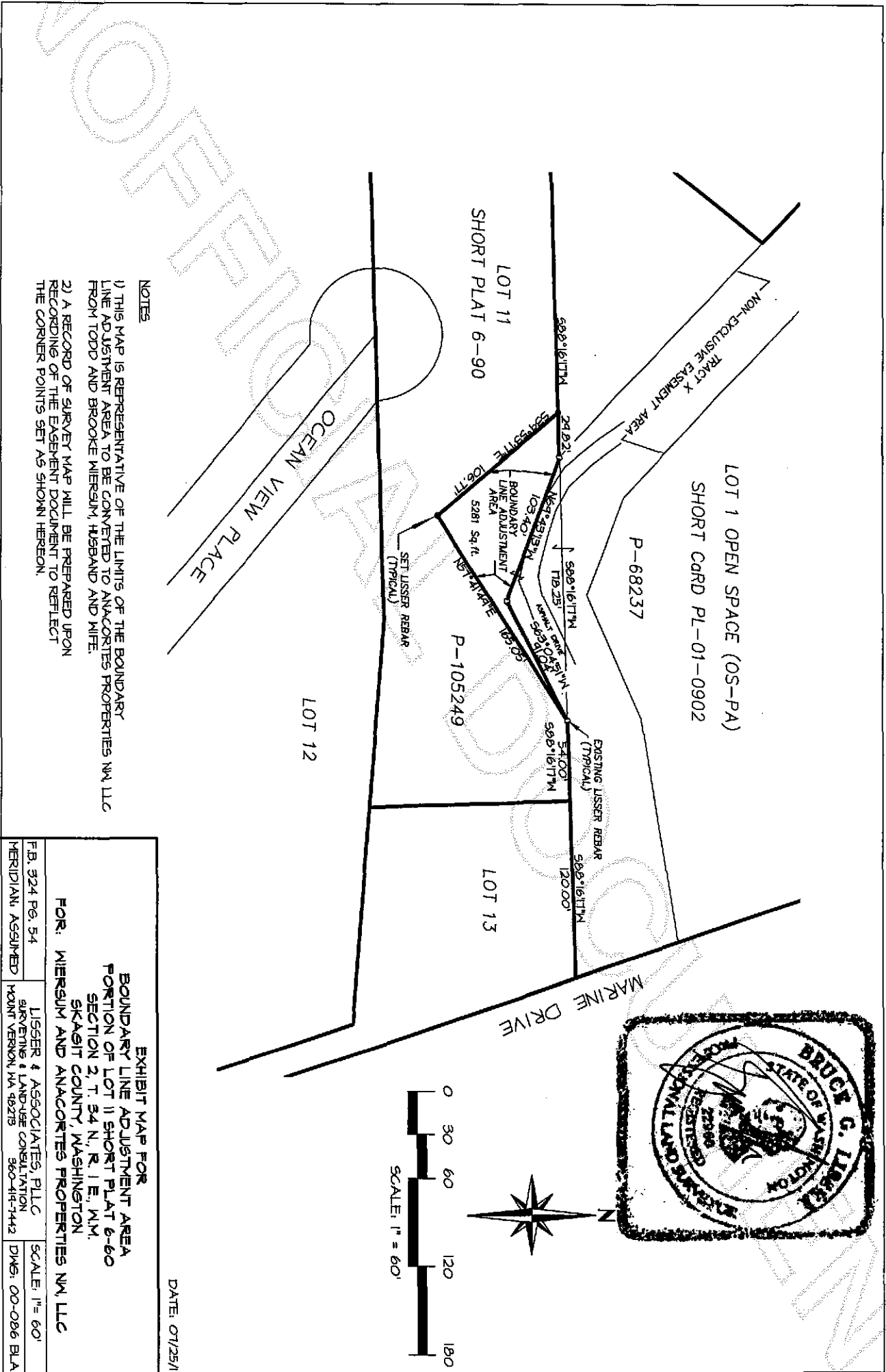
Situate in the County of Skagit, State of Washington.

Containing 6.05+/- acres



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EXHIBIT "F"



NOTES

1) THIS MAP IS REPRESENTATIVE OF THE LIMITS OF THE BOUNDARY LINE ADJUSTMENT AREA TO BE CONVERTED TO ANACORTES PROPERTIES NW, LLC FROM TODD AND BROOKE MIERSUM, HUSBAND AND WIFE.

2) A RECORD OF SURVEY MAP WILL BE PREPARED UPON RECORDING OF THE EASEMENT DOCUMENT TO REFLECT THE CORNER POINTS SET AS SHOWN HEREON.



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