



201109140068

Skagit County Auditor

9/14/2011 Page 1 of 6 4:00PM

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Quitclaim Deed
(Boundary Line Adjustment)

Grantor: Kathleen Arentzen
Grantee: Sharon Salfer
Legal Description: ptn SE ¼ SE ¼ 25-36-4
Assessor's Property Tax Parcel or Account Nos.: P49903; P49996; P95948
Reference Nos of Documents Assigned or Released: N/A

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2011 2757
SEP 14 2011

Amount Paid \$0
Skagit Co. Treasurer
By *mdrn* Deputy

THIS INDENTURE, is made this 1st day of September, 2011, between Kathleen Arentzen, an unmarried person, Grantor, and Sharon Salfer, an unmarried person, Grantee.

Recitals

- a. Grantor is the owner of the property bearing Skagit County Assessor's parcel nos. 49996 and P95948.
- b. Grantee is the owner of the property bearing Skagit County Assessor's parcel no. P49903.
- c. The parties wish to adjust the boundaries between their respective parcels, with a portion of the Grantor's property (described in the attached Exhibit A), being incorporated into Grantee's property.
- d. The adjusted descriptions of Grantor's properties are described in the attached Exhibit B.
- e. The adjusted descriptions of Grantee's property is described in the attached Exhibit C.

f. A diagram showing the adjusted boundaries of the two parcels is attached as Exhibit D

Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, and for no monetary consideration, Grantor does hereby QUIT CLAIM to Grantee all of her interest in the real property lying and being in the county of Skagit and State of Washington, and described in the attached Exhibit A.

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

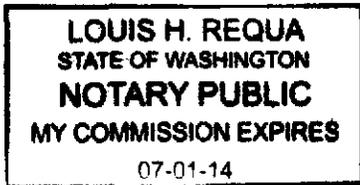
DATED: Sept 1, 2011.


KATHLEEN ARENTZEN

STATE OF WASHINGTON)
) :SS
COUNTY OF SKAGIT)

On this day personally appeared before me Kathleen Arentzen, to me known to be the individual 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 1st day of Sept., 2011.




NOTARY PUBLIC in and for the State of Washington, residing at 6000 W. Valley.
My commission expires: 7/1/14
Name: Louis H. Regua

APPROVAL

This boundary adjustment has been reviewed pursuant to SCC 14.18.700 and is hereby approved.

Approved By: Grace Roeder Date: 9/14/2011





806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

LEGAL DESCRIPTION FOR
SHARON SALFER and KATHLEEN ARENTZEN
OF
PARCEL TO BE CONVEYED TO SHARON SALFER

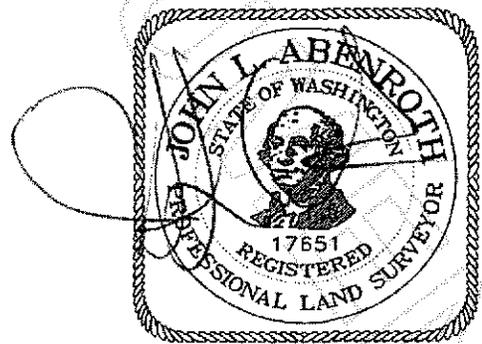
June 22, 2011

That portion of the southeast quarter of the southeast quarter of Section 25, Township 36 North, Range 4 East, W.M. described as follows:

Beginning at the southeast corner of that certain parcel conveyed to Sharon Salfer by deed recorded under AF#20063300066, records of Skagit County, Washington; thence S 1°54'20"W along the west line of State Route 9, a distance of 27.68 feet; thence N 87°49'27"W, a distance of 268.59 feet; thence N 1°54'20"E, a distance of 26.41 feet to a point on the south line of said Salfer parcel; thence S 88°05'40"E, a distance of 268.59 feet to the point of beginning.

Containing 7,264 square feet.

Situate in Skagit County, Washington.



8/29/11

EXHIBIT A



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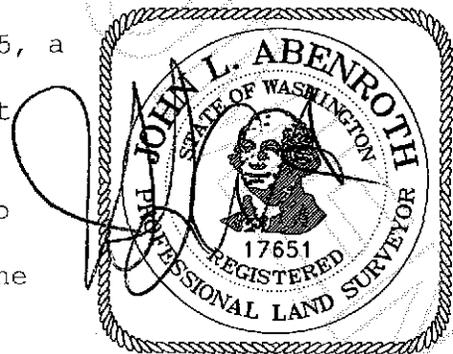
LEGAL DESCRIPTION
FOR
KATHLEEN ARENTZEN
OF
P49996 AND P95948 AFTER CONVEYING PARCEL TO SHARON SALFER

September 6, 2011

That portion of the south half of the southeast quarter of Section 25, Township 36 N., Range 4 E., W.M. described as:
Commencing at the southeast corner of said Section 25; thence N 0°45'00"E along the east line of said section, a distance of 980.00 feet to the point of beginning of this description; thence N 89°15'00"W, a distance of 728.30 feet to a point on a fence; thence S 0°48'01"W along said fence, a distance of 319.45 feet; thence N 88°58'47"W, a distance of 648.41 feet to the northwest corner of that certain tract of land conveyed to Alice M Fitzgerald by deed filed in AF#712389, said point being also the the northeast corner of that certain tract conveyed to Jack Terrell by deed filed in AF#9010050065; thence N 88°45'01"W along the north line of said Terrell tract, a distance of 368.42 feet to the easterly margin of the Burlington Northern Railway right of way; thence northerly along said easterly line of the Burlington Northern Railway right of way, a distance of 574 feet, more or less to a point which lies N 89°15'00"W of a point on the east line of said Section 25 that is 1200 feet from the southeast corner of said Section 25; thence S 89°15'00"E, a distance of 1234 feet, more or less to a point on the south line of that certain tract conveyed to Sharon Salfer by deed filed in AF#200603300066 which lies 298.59 feet from the intersection of the south line of said Salfer tract with the east line of said Section 25; thence southerly parallel with the east line of said Section 25, a distance of 26.41 feet; thence easterly, a distance of 298.59 feet to a point on the east line of said Section 25 which is 1172.18 feet from the southwest corner of said Section 25; thence southerly, a distance of 192.18 feet to the point of beginning of this description.
EXCEPT right of way for State Route 9 along the east side thereof.

Containing 14.40 acres

EXHIBIT B



9/6/11



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806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

LEGAL DESCRIPTION

FOR

SHARON SALFER

OF

P49903 AFTER DEED FROM KATHY ARENTZEN

September 7, 2011

That portion of the south half of the southeast quarter of Section 25, Township 36 N., Range 4 E., W.M. described as follows:

Commencing at the southeast corner of said Section 25; thence N 0°45'00"E along the east line of said section, a distance of 1200 feet to the point of beginning of this description; thence N 89°15'00"W, a distance of 351.00 feet; thence north parallel with the east line of said Section 25, a distance of 132.41 feet to the north line of the south half of the southeast quarter of said Section 25; thence east along said north line, a distance of 351 feet to the east line of said Section 25; thence S 0°45'00"W, a distance of 132.41 feet to the point of beginning of this description.

TOGETHER WITH that portion of the southeast quarter of the southeast quarter of Section 25, Township 36 North, Range 4 East, W.M. described as follows:

Beginning at the southeast corner of that certain parcel conveyed to Sharon Salfer by deed recorded under AF#20063300066, records of Skagit County, Washington; thence S 1°54'20"W along the west line of State Route 9, a distance of 27.68 feet; thence N 87°49'27"W, a distance of 268.59 feet; thence N 1°54'20"E, a distance of 26.41 feet to a point on the south line of said Salfer parcel; thence S 88°05'40"E, a distance of 268.59 feet to the point of beginning.

EXCEPT right of way for State Route 9.

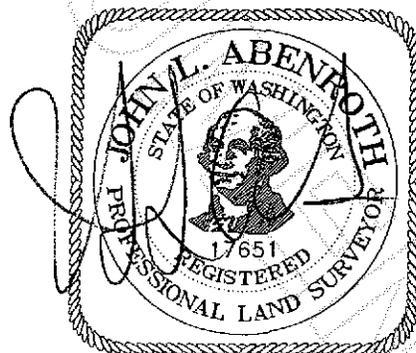
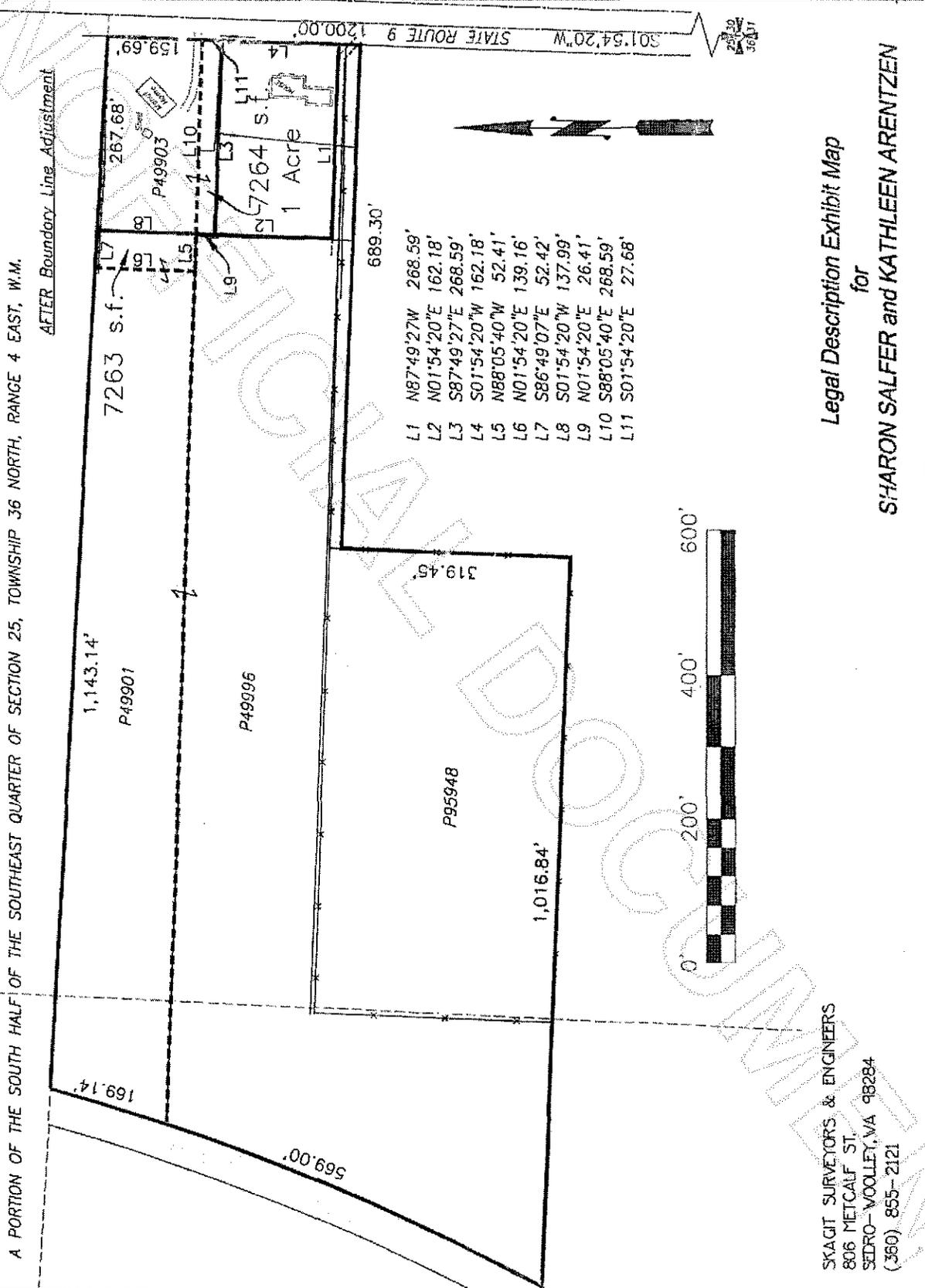


EXHIBIT C

9/7/11



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A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.
 AFTER Boundary Line Adjustment

7263 s.f.

1,143.14'
 P49901

169.14'

569.00'

267.68'

P49903

7264 s.f.
 1 Acre

689.30'

319.45'

P95948

1,016.84'

600'

400'

200'

0'

STATE ROUTE 9 1200.00'

S01°54'20"W

L1 N87°49'27"W 268.59'

L2 N01°54'20"E 162.18'

L3 S87°49'27"E 268.59'

L4 S01°54'20"W 162.18'

L5 N88°05'40"W 52.41'

L6 N01°54'20"E 139.16'

L7 S86°49'07"E 52.42'

L8 S01°54'20"W 137.99'

L9 N01°54'20"E 26.41'

L10 S88°05'40"E 268.59'

L11 S01°54'20"E 27.68'

Legal Description Exhibit Map

for

SHARON SALFER and KATHLEEN ARENTZEN

SKAGIT SURVEYORS & ENGINEERS
 806 METCALF ST.
 SEDRO-WOOLLEY, WA 98284
 (360) 855-2121

EXHIBIT D



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