



201110100081

Skagit County Auditor

10/10/2011 Page 1 of 11 2:58PM

When recorded return to:

Youngquist & Betz
904 South Third
Mount Vernon, WA 98273

**QUIT CLAIM DEED
(Boundary Line Adjustment)**

Grantor: Clifford A. Olin and Valerie E. Olin, husband and wife

Grantee: Glenn W. Kensmoe, a married man, as his separate property

Legal Description: A portion of Gov't Lot 1, Sec. 31, Twp. 33 N., Range 5 EWM and a portion
Of Govt. Lot 5, Sec. 30, Twp. 33 N., Range 5 EWM, Skagit County, Washington

Assessor's Property Tax Parcel or Account Nos. P18308, P18303, P18354 & P18337

This Quit Claim Deed (Boundary Line Adjustment) is made this 30th day of ~~July~~ SEPTEMBER 2011, between **CLIFFORD A. OLIN** and **VALERIE E. OLIN**, husband and wife, Grantor, and **GLENN W. KENSMOE**, a married man, as his separate property, Grantee.

RECITALS

- a. Grantors are the owners of the property bearing Skagit County Assessor's Parcel Nos. P18308, more particularly described in the attached Exhibit "A."
- b. Grantee is the owner of the properties bearing Skagit County Assessor's Parcel Nos. 18303, 18354, and 18337, 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. P18308.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20113049

OCT 10 2011

Amount Paid \$6
Skagit Co. Treasurer
By *Unelm* Deputy

Exhibit "A"

**Valerie E. Olin and Clifford A. Olin Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-18308)**

Lot 1, Skagit County Short Plat 1-90, approved February 10, 1990, and recorded February 13, 1990, in Volume 9 of Short Plats, pages 201 and 202, records of Skagit County, Washington; being a portion of Government Lot 5, Section 30, Township 33 North, Range 5 East, W.M.,

EXCEPT that portion described as follows:

BEGINNING at a point on the South line of said Lot 1, Skagit County Short Plat Number 1-90 (also being the South line of said Government Lot 5, Section 30), which point bears North 88°23'18" West 434.75 feet from the Southeast corner of said Government Lot 5, Section 30; (said point also being the Northeast corner of that certain tract of land conveyed to Richard D. Manion and Karen L. Manion, husband and wife, by Warranty Deed recorded under Skagit County Auditor's File No. 743936);
thence continue North 88°23'18" West 451.70 feet to the intersection of the Easterly margin of an abandoned railroad grade, (as the same is shown on that certain Record of Survey Map recorded in Volume 3 of Surveys, page 66, records of Skagit County, Washington);
thence North 1°36'42" East 28.86 feet to the Southerly margin of that certain tract conveyed to the State of Washington Department of Game, by Statutory Warranty Deed recorded under Skagit County Auditor's File No. 485951;
thence South 87°59'55" East 399.69 feet along the Southerly margin of said Washington Department of Game tract;
thence continuing along said Southerly margin South 85°19'07" East 52.10 feet to a point bearing North 1°36'42" East from the POINT OF BEGINNING;
thence South 1°36'42" West 23.35 feet to the POINT OF BEGINNING.

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.



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Exhibit "B"

**Glenn W. Kensmoe Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-18303, P-18354 and P-18337)**

(Exhibit "E" Quit Claim Deed recorded under Skagit County Auditor's File No. 201106160131)

Parcel "A" (P-18303)

All that portion of Block 9 of vacated "Plat of Medina, Skagit Co., Washington," lying within Government Lot 5 of Section 30, Township 33 North, Range 5 East, W.M.,

TOGETHER WITH the Westerly 1/2 of vacated Jefferson Street abutting thereon which lies within said Government Lot 5.

Parcel "B" (P-18354)

That portion of Government Lot 1 of Section 31, Township 33 North, Range 5 East, W.M., described as follows:

BEGINNING at a point on the North line of said subdivision where the same is intersected by the Easterly edge of an existing abandoned railroad grade and which point bears North 89°30'10" West, a distance of 886.45 feet from the Northeast corner of said Government Lot 1;
thence South 28°45'05" East, parallel with, and 1 foot West of an existing fence line along the Easterly edge of said abandoned railroad grade, a distance of 138.45 feet;
thence South 15°36'25" West, parallel with and 1 foot West of said existing fence line a distance of 89.98 feet, more or less, to a point on the North line of the former right of way of the Northern Pacific Railway Company;
thence Westerly along said Northerly line to the Southeast corner of Parcel "B" of those premises conveyed to Joseph Pague and Gretchen E. Pague, husband and wife, by deed recorded under Auditor's File No. 8908210029;
thence North 11°45'14" East, along the East line of said Pague Tract, a distance of 102.04 feet to an angle point on said East line;
thence continuing along said East line North 46°32'55" West, a distance of 160.99 feet to a point on the North line of said Government Lot 1 that is 1,340.57 feet from the Northeast corner of said Government Lot 1;
thence South 89°30'10" East along said North line, a distance of 454.12 feet, more or less, to the POINT OF BEGINNING;

Parcel "C" (P-18337)

That portion of the Northerly 1/2 of the former Burlington Northern Railroad (formerly the Northern Pacific Railway Company) right of way in Government Lot 1 of Section 31, Township 33 North, Range 5 East, W.M., conveyed by Deed recorded under Auditor's File No. 8702180078, records of Skagit County, Washington, lying Westerly of the Southerly extension of the Southerly segment of the East line of Parcel "D" described hereinabove and lying Easterly of the Northerly extension of Tract "A" of Skagit County Short Plat No. 106-80 approved January 9,



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1981 and recorded January 13, 1981, under Auditor's File No. 8101130005 in Volume 5 of Short Plats, pages 22 and 23, records of Skagit County.

EXCEPT any portion of the above described parcels "D" and "E" lying Southerly and Westerly of the following described line:

BEGINNING at a point on the North line of Government Lot 1, Section 31, Township 33 North, Range 5 East, W.M. which bears North 89°30'10" West a distance of 1,340.57 feet from the Northeast corner of said Government Lot 1, Section 31, Township 33 North, Range 5 East, W.M.;

thence South 67°56'31" East for a distance of 290.54 feet;

thence South 6°14'50" East for a distance of 132.88 feet, more or less, to a point on the centerline of the former Burlington Northern Railway right of way and being the terminus of said described line.

ALL BEING TOGETHER WITH an easement for ingress, egress and utilities, over under and across a portion of Lot 1, Skagit County Short Plat No. 1-90 more particularly described as follows:

That portion of Lot 1, Skagit County Short Plat No. 1-90, approved February 10, 1990, and recorded February 13, 1990, in Volume 9 of Short Plats, pages 201 and 202, records of Skagit County, Washington; being a portion of Government Lot 5, Section 30, Township 33 North, Range 5 East, W.M., described as follows:

BEGINNING at a point on the South line of said Lot 1, Short Plat No. 1-90 (also being the South line of said Government Lot 5, Section 30), where the same is intersected by the Easterly edge of an existing abandoned railroad grade (as the same is shown on that certain Record of Survey map recorded in Volume 3 of Surveys, page 66, records of Skagit County, Washington), and which point bears North 88°23'18" West 886.45 feet from the Southeast corner of said Government Lot 5, Section 30:

thence continue North 88°23'18" West 28.33 feet along the South line of said Lot 1, Skagit County Short Plat No. 1-90 (also being the South line of said Government Lot 5, Section 30);

thence North 1°36'42" East 29.05 feet to the Southerly margin of that certain tract conveyed to the State of Washington, Department of Game by Statutory Warranty Deed recorded under Skagit County Auditor's File No. 485951;

thence South 87°59'55" East 28.33 feet along the Southerly line of said State of Washington, Department of Game Tract to a point bearing North 1°36'42" East from the POINT OF BEGINNING;

thence South 1°36'42" West 28.86 feet to the POINT OF BEGINNING.

ALL 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.



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Exhibit "C"

**Portion of Olin Parcel P-18308
to be Boundary Line Adjusted to
Kensmoe Parcel Numbers P-18303, P-18354 and P-18337**

That portion of Lot 1, Skagit County Short Plat No. 1-90, approved February 10, 1990 and recorded February 13, 1990 in Volume 9 of Short Plats, pages 201 and 202, under Auditor's File No. 9002130001, records of Skagit County, Washington, being a portion of Government Lot 5, Section 30, Township 33 North, Range 5 East, W.M., lying Southerly and Southwesterly of that certain Department of Game Public Access as shown on the face of said Short Plat No. 1-90 (per document recorded under Skagit County Auditor's File No. 485951) and Westerly of the West line of that certain parcel conveyed to Edward and Balisa Weber, husband and wife, recorded under Skagit County Auditor's File No. 9408120074.

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.

Containing 31,422 sq. ft., 0.72 acres

The above-described parcel will be combined or aggregated with contiguous property to the west and south (P-18303 and P-18354) owned by the Grantee.

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 Roeder

Date: 10/10/2011

Title: Senior Planner



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Skagit County Auditor

Exhibit "D"

**Valerie E. Olin and Clifford A. Olin Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-18308)**

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EXCEPT that portion described as follows:

BEGINNING at a point on the South line of said Lot 1, Skagit County Short Plat Number 1-90 (also being the South line of said Government Lot 5, Section 30), which point bears North 88°23'18" West 434.75 feet from the Southeast corner of said Government Lot 5, Section 30; (said point also being the Northeast corner of that certain tract of land conveyed to Richard D. Manion and Karen L. Manion, husband and wife, by Warranty Deed recorded under Skagit County Auditor's File No. 743936);
thence continue North 88°23'18" West 451.70 feet to the intersection of the Easterly margin of an abandoned railroad grade, (as the same is shown on that certain Record of Survey Map recorded in Volume 3 of Surveys, page 66, records of Skagit County, Washington);
thence North 1°36'42" East 28.86 feet to the Southerly margin of that certain tract conveyed to the State of Washington Department of Game, by Statutory Warranty Deed recorded under Skagit County Auditor's File No. 485951;
thence South 87°59'55" East 399.69 feet along the Southerly margin of said Washington Department of Game tract;
thence continuing along said Southerly margin South 85°19'07" East 52.10 feet to a point bearing North 1°36'42" East from the POINT OF BEGINNING;
thence South 1°36'42" West 23.35 feet to the POINT OF BEGINNING.

AND ALSO EXCEPT that portion of said Lot 1, Skagit County Short Plat No. 1-90, approved February 10, 1990 and recorded February 13, 1990 in Volume 9 of Short Plats, pages 201 and 202, under Auditor's File No. 9002130001, records of Skagit County, Washington, being a portion of Government Lot 5, Section 30, Township 33 North, Range 5 East, W.M., lying Southerly and Southwesterly of that certain Department of Game Public Access as shown on the face of said Short Plat No. 1-90 (per document recorded under Skagit County Auditor's File No. 485951) and Westerly of the West line of that certain parcel conveyed to Edward and Balisa Weber, husband and wife, recorded under Skagit County Auditor's File No. 9408120074.

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.

Containing 24.2 acres



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Exhibit "E"

**Glenn W. Kensmoe Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-18303, P-18354, P-18337 and
portion of P-18308))**

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TOGETHER WITH the Westerly 1/2 of vacated Jefferson Street abutting thereon which lies within said Government Lot 5.

Parcel "B" (P-18354)

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thence South 28°45'05" East, parallel with, and 1 foot West of an existing fence line along the Easterly edge of said abandoned railroad grade, a distance of 138.45 feet;
thence South 15°36'25" West, parallel with and 1 foot West of said existing fence line a distance of 89.98 feet, more or less, to a point on the North line of the former right of way of the Northern Pacific Railway Company;
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Parcel "C" (P-18337)

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thence South 67°56'31" East for a distance of 290.54 feet;
thence South 6°14'50" East for a distance of 132.88 feet, more or less, to a point on the centerline of the former Burlington Northern Railway right of way and being the terminus of said described line.

Parcel "D" (Portion of P-18308)

TOGETHER WITH that portion of Lot 1, Skagit County Short Plat No. 1-90, approved February 10, 1990 and recorded February 13, 1990 in Volume 9 of Short Plats, pages 201 and 202, under Auditor's File No. 9002130001, records of Skagit County, Washington, being a portion of Government Lot 5, Section 30, Township 33 North, Range 5 East, W.M., lying Southerly and Southwesterly of that certain Department of Game Public Access as shown on the face of said Short Plat No. 1-90 (per document recorded under Skagit County Auditor's File No. 485951) and Westerly of the West line of that certain parcel conveyed to Edward and Balisa Weber, husband and wife, recorded under Skagit County Auditor's File No. 9408120074.

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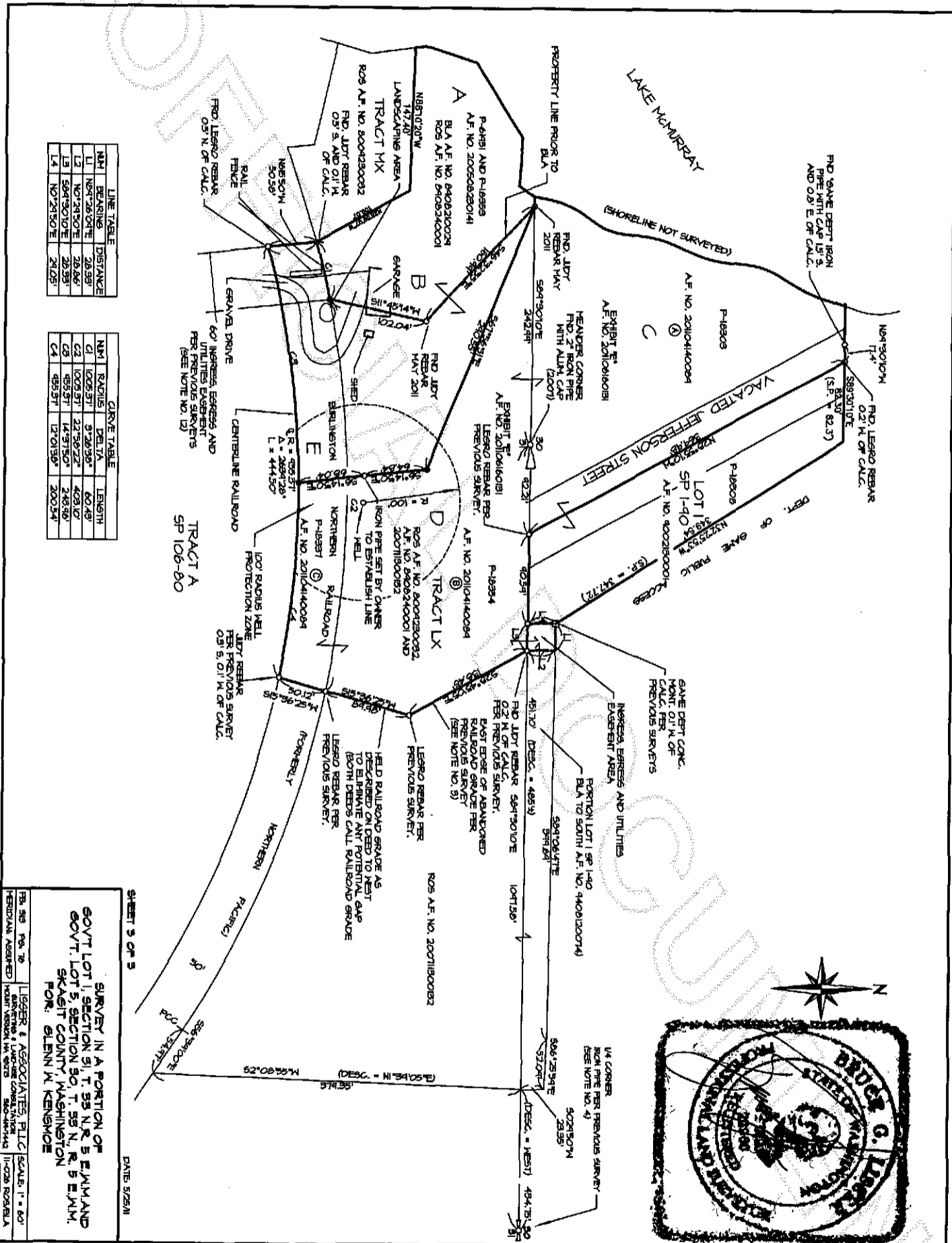
All situate in the County of Skagit, State of Washington.

Containing 3.8 acres



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EXHIBIT "F"



LINE TABLE	
NM	DISTANCE
L1	N84°26'01"E 28.98'
L2	N0°24'50"E 28.86'
L3	S84°30'01"E 28.98'
L4	N0°24'50"E 28.05'

CURVE TABLE			
NM	RADIUS	DELTA	LENGTH
C1	1005.87'	3°26'38"	60.48'
C2	1005.87'	22°56'22"	408.10'
C3	455.87'	14°57'50"	243.98'
C4	455.87'	17°01'38"	200.54'

SHEET 3 OF 5

DATE: 5/25/11

SURVEY IN A PORTION OF GOVT LOT 1, SECTION 51, T. 55 N. R. 5 E. W. AND GOVT LOT 5, SECTION 50, T. 55 N., R. 5 E. W.M. FOR: GLENN W. KENSMORE

LEGGER & ASSOCIATES, PLLC SCALE: 1" = 40' SURVEYING & LAND USE CONSULTANTS 200-451-1143 11-028 ROS/BLA HERBOLAH ASSIGNED JOHN VERBOK VA 9275



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