



201110100082
Skagit County Auditor

10/10/2011 Page 1 of 7 2:59PM

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Quitclaim Deed
(Boundary Line Adjustment)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20113048

OCT 10 2011

Grantors: Robert M. Gates & Rebecca W. Gates, h/w
Grantees: Robert M. Gates & Rebecca W. Gates, h/w
Legal Description: ptn Lot 105, First Add'n Big Lake Water Front Tracts
Assessor's Property Tax Parcel or Account Nos.: P62125; P62126
Reference Nos of Documents Assigned or Released: N/A

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

THIS INDENTURE, is made this 10th day of OCTOBER, 2011, between Robert M. Gates & Rebecca W. Gates, h/w, Grantors, and Robert M. Gates & Rebecca W. Gates, h/w, Grantees.

Recitals

- a. Grantors/ Grantees are the owners of the property bearing Skagit County Assessor's parcel nos. P62125 and 62126, more particularly described in the attached Exhibits A & B.
- b. The parties wish to adjust the boundaries between the two parcels.
- c. The adjusted description of P62125 is attached as Exhibit C.
- e. The adjusted description of P62126 is attached as Exhibit D.
- f. A diagram showing the adjusted boundaries of the two parcels is attached as Exhibit E.

Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, and for no monetary consideration, Grantors do hereby QUIT CLAIM to the Grantees 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 Exhibits C & D.

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

DATED: Oct. 10, 2011.

Robert M. Gates
ROBERT M. GATES

Rebecca W. Gates
REBECCA W/ GATES

STATE OF WASHINGTON)
 :SS
COUNTY OF SKAGIT)

On this day personally appeared before me Robert M. Gates, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 10th day of OCTOBER, 2011.

BRUCE G. LISSER
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 7-14-2012

Bruce G. Lisser
NOTARY PUBLIC in and for the State of
Washington, residing at 1405 W. 2nd St.
My commission expires: _____
Name: Bruce G. Lisser

STATE OF WASHINGTON)
 :SS
COUNTY OF SKAGIT)

On this day personally appeared before me Rebecca W. Gates, to me known to be one of the individuals 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 10th day of OCTOBER, 2011.

BRUCE G. LISSER
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 7-14-2012

Bruce G. Lisser
NOTARY PUBLIC in and for the State of
Washington, residing at 1405 W. 2nd St.
My commission expires: _____
Name: Bruce G. Lisser



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Exhibit "A"

**Robert and Rebecca Gates, husband and wife Parcel P-62125
Prior to Boundary Line Adjustment**

Lot 104, "First Addition to Big Lake Water Front Tracts, Skagit County, Washington" as per plat recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, and that portion of Lot 105 said "First Addition to Big Lake Water Front Tracts, Skagit County, Washington" described as follows:

Commencing at the Northwest corner of said Lot 105 as shown on that certain Record of Survey map recorded in Volume 9 of Surveys, pages 59 and 60, records of Skagit County, Washington;
thence South 88°29'10" East along the North line of said Lot 105, 157.24 feet, more or less, to the easterly margin of West Big Lake Boulevard;
thence continue South 88°29'10" East along said North line, 232.00 feet to the TRUE POINT OF BEGINNING;
thence South 1°30'50" West, 12.00 feet;
thence South 88°29'10" East parallel with said North line of Lot 105, 200 feet, more or less, to the shoreline of Big Lake, also being the easterly line of said Lot 105;
thence northerly along said shoreline 12 feet, more or less, to a point bearing South 88°29'10" East from the TRUE POINT OF BEGINNING;
thence North 88°29'10" West along the North line of said Lot 105, 200 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.

Area = 1.24+/- acres



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Exhibit "B"

**Robert and Rebecca Gates, husband and wife Parcel P-62126
Prior to Boundary Line Adjustment**

Lot 105, "First Addition to Big Lake Water Front Tracts, Skagit County, Washington" as per plat recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, lying easterly of the easterly right of way margin of West Big Lake Road;

EXCEPT that portion thereof described as follows:

Commencing at the Northwest corner of said Lot 105 as shown on that certain Record of Survey map recorded in Volume 9 of Surveys, pages 59 and 60, records of Skagit County, Washington;
thence South 88°29'10" East along the North line of said Lot 105, 157.24 feet, more or less, to the easterly margin of West Big Lake Boulevard;
thence continue South 88°29'10" East along said North line, 232.00 feet to the TRUE POINT OF BEGINNING;
thence South 1°30'50" West, 12.00 feet;
thence South 88°29'10" East parallel with said North line of Lot 105, 200 feet, more or less, to the shoreline of Big Lake, also being the easterly line of said Lot 105;
thence northerly along said shoreline 12 feet, more or less, to a point bearing South 88°29'10" East from the TRUE POINT OF BEGINNING;
thence North 88°29'10" West along the North line of said Lot 105, 200 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.

Area = 0.93+/- acres



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Exhibit "C"

**Robert and Rebecca Gates, husband and wife Parcel P-62125
After Boundary Line Adjustment**

Lot 104, "First Addition to Big Lake Water Front Tracts, Skagit County, Washington" as per plat recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington,

TOGETHER WITH that portion of Lot 105 said "First Addition to Big Lake Water Front Tracts, Skagit County, Washington" lying northerly of the following described line:

Commencing at the Northwest corner of said Lot 105 as shown on that certain Record of Survey map recorded in Volume 9 of Surveys, pages 59 and 60, records of Skagit County, Washington;
thence South 88°29'10" East along the North line of said Lot 105 for a distance of 157.24 feet, more or less, to the easterly margin of West Big Lake Boulevard;
thence continue South 88°29'10" East along said North line for a distance 232.00 feet to the TRUE POINT OF BEGINNING of said line;
thence South 60°00'00" East for a distance of 71.29 feet, more or less, to a point which is 66.00 feet northerly of the south line (as measured perpendicular to the south line) of said Lot 105;
thence South 88°29'10" East parallel with said North line of Lot 105 for a distance of 49.58 feet;
thence North 60°00'00" East for a distance of 65.05 feet, more or less, to said North line of Lot 105 and being the terminus of said line description.

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.

Area = 1.27+/- acres

The above-described parcel is a reconfiguration of Skagit County Assessor's Parcel Numbers P-62125 and P-62126

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: Maed Roeder
Title: Senior Planner

Date: 10/10/2011



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Skagit County Auditor

Exhibit "D"

**Robert and Rebecca Gates, husband and wife Parcel P-62126
After Boundary Line Adjustment**

Lot 105, "First Addition to Big Lake Water Front Tracts, Skagit County, Washington" as per plat recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, lying easterly of the easterly right of way margin of West Big Lake Road;

EXCEPT that portion thereof lying northerly of the following described line:

Commencing at the Northwest corner of said Lot 105 as shown on that certain Record of Survey map recorded in Volume 9 of Surveys, pages 59 and 60, records of Skagit County, Washington;
thence South 88°29'10" East along the North line of said Lot 105 for a distance of 157.24 feet, more or less, to the easterly margin of West Big Lake Boulevard;
thence continue South 88°29'10" East along said North line for a distance 232.00 feet to the TRUE POINT OF BEGINNING of said line;
thence South 60°00'00" East for a distance of 71.29 feet, more or less, to a point which is 66.00 feet northerly of the south line (as measured perpendicular to the south line) of said Lot 105;
thence South 88°29'10" East parallel with said North line of Lot 105 for a distance of 49.58 feet;
thence North 60°00'00" East for a distance of 65.05 feet, more or less, to said North line of Lot 105 and being the terminus of said line description.

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.

Acres = 0.90+/- acres

The above-described parcel is a reconfiguration of Skagit County Assessor's Parcel Numbers P-62125 and P-62126

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

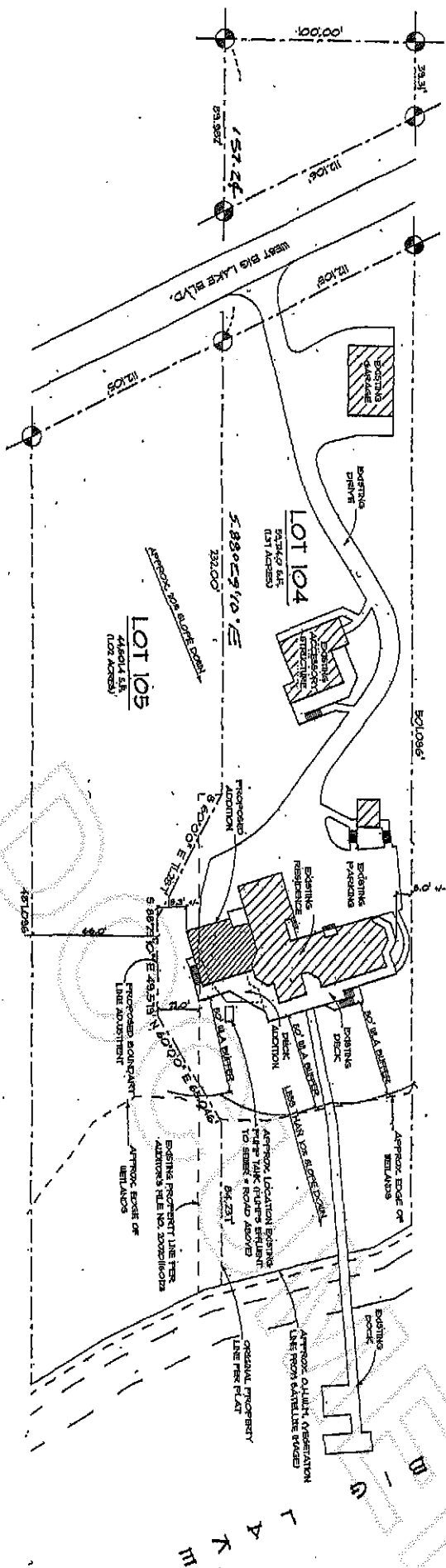
Skagit County

By: Grace Roder
Title: Senior Assessor

Date: 10/10/2011



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SITE PLAN

SCALE: 1" = 60'-0"



LOTS 104 & 105, FIRST ADD., BIG LAKE WATERFRONT TRACTS
A PTN. OF THE NW 1/4 OF SEC. 1, TWP. 34 N., R16G. 5 E., W1M,
SKAGIT COUNTY, WASHINGTON

PARCELS P62125 & P62126

LOT #104 DATA:

LOT AREA W/ ADJUSTED SOUTH PROPERTY LINE:
59,174 S.F. (1.31 ACRE)

TOTAL DEVELOPED AREA OF LOT:
11,835 S.F. (28.8%)

TOTAL BUILDINGS: 1143.9 S.F. (12.0%)
TOTAL DRIVES & WALKS: 10,033.6 S.F. (16.8%)

*FOR RESIDENCE ONLY
SEE ARIWAYT MAP
LEAVES FOR
NEEDS.*

BUILDER TO VERIFY ALL DIMENSIONS, CONSTRUCTION TO CORRELATE WITH THE ZONING INTERNATIONAL RESIDENTIAL CODE AND ALL APPLICABLE LOCAL ORDINANCES AND FEDERAL BUILDING CODES.

| | |
|----------|-----------------|
| DRAWN BY | DATE |
| BY | AUGUST 18, 2011 |
| CDS NO. | 11-2008 |

PROPOSED REMODEL/ADDITION TO THE RESIDENCE OF:
BOB AND BECKY GATES
19031 W. BIG LAKE BLVD., MOUNT VERNON, WASHINGTON

DESIGN CONSULTANTS
- Building Design Services -
CUSTOM HOMES • MULTI-FAMILY • LIGHT COMMERCIAL • REMODELS
224 STEWART ROAD, SUITE 201 (360) 424-3334



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