



201110260076

Skagit County Auditor

10/26/2011 Page 1 of 5 3:24PM

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

20113230

OCT 26 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 26TH 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 consolidate the two parcels into one parcel.
- c. The consolidated description for parcels P62125 and P62126 is attached as Exhibit C.

Conveyance

THEREFORE, for and in consideration of the lot consolidation, 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 Exhibit C.

This boundary adjustment is not for the purpose of creating another building lot.

DATED: OCTOBER 26, 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 26th 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 Mount Vernon.
My commission expires: 7-14-12
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 26th 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 Mount Vernon.
My commission expires: 7-14-12
Name: Bruce G. Lisser



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Exhibit "A"

**Robert M. Gates and Rebecca W. Gates, husband and wife
(Skagit County Assessor's Parcel No. P-62125)
Prior to Boundary Line Adjustment/Consolidation**

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;

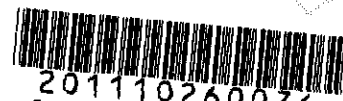
thence South 60°00'00" East for a distance of 71.29 feet, more or less, to a point which is 66.00 feet northerly of the south line (as measured perpendicular to the south line) of said Lot 105;

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.



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Exhibit "B"

**Robert M. Gates and Rebecca W. Gates, husband and wife
(Skagit County Assessor's Parcel No. P-62126)
Prior to Boundary Line Adjustment/Consolidation**

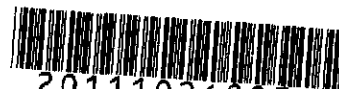
Lot 105, "First Addition to Big Lake Water Front Tracts, Skagit County, Washington" as per plat recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, lying easterly of the easterly right of way margin of West Big Lake Road;

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.



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Exhibit "C"

**Robert M. Gates and Rebecca W. Gates, husband and wife
(Skagit County Assessor's Parcels Nos. P-62125 and P-62126)
After Boundary Line Adjustment/Consolidation**

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

EXCEPT that portion of said property conveyed to Skagit County by deed dated February 23, 1954 and recorded March 2, 1955 under Auditor's File No. 513930;

TOGETHER WITH that portion of Lot 105, "First Addition to Big Lake Water Front Tracts, Skagit County, Washington" as per plat recorded in Volume 4 of Plats, page 15, in the records of Skagit County, State of Washington, lying Easterly of the Easterly margin of that portion conveyed to Skagit County for road purposes by deed recorded March 2, 1955 under Auditor's File No. 513929.

ALL BEING 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 2.2+/- acres

The above-described parcel is an aggregation of two legal lots of record into one legal lot to accommodate Skagit County critical area code requirements with respect to a home remodel project on the northern portion of the property (P-62125).

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

APPROVED

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

Skagit County

By: How Roeder

Date: 10/26/2011

Title: Senior Planner



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Skagit County Auditor