

UNOFFICIAL



Quitclaim Deed  
(Boundary Line Adjustment)

Grantor: Trudy A. Zimmerman, as her separate property  
Grantee: Jay B. Dunn and Leriza L. Dunn, husband and wife  
Legal Description: Ptn-Tr. 13, Burlington Acreage Property  
Assessor's Property Tax Parcel or Account Nos.: P62357 & P62358

Recitals

- a. Zimmerman is the owner of Parcel P62357, more particularly described on attached Exhibit "A"
- b. Dunn is the owner of Parcel P62358, more particularly described on attached Exhibit "B"
- c. Zimmerman wishes to adjust the boundaries of her property by conveying the property described on the attached Exhibit "C" to Dunn
- d. The description of P62357, after the boundary line adjustment, is more particularly described in attached Exhibit "D"
- e. The description of P62358, after the boundary line adjustment, is more particularly described in attached Exhibit "E"
- f. The location of the properties before the Boundary Line Adjustment is shown on the map set forth on the attached Exhibit "F"
- g. The location of the properties after the Boundary Line Adjustment is shown on the map set forth on the attached Exhibit "G"

Therefore, for and in consideration of the said boundary line adjustment, and for Ten Dollars and other good and valuable consideration, Trudy A. Zimmerman, as her separate property, does hereby convey and quit claim to Jay B. Dunn and Leriza L. Dunn, husband and wife, all interest in the real property lying and being in the City of Burlington, County of Skagit, State of Washington, and described in attached Exhibit "C".

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

Dated this 8<sup>th</sup> day of February, 2012.

Trudy A. Zimmerman

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2012 320  
FEB 10 2012

Amount Paid \$ 40.<sup>60</sup>  
Skagit Co. Treasurer  
By Deputy

STATE OF WASHINGTON }  
 }  
 )ss  
 }  
County of Skagit }

I certify that I know or have satisfactory evidence that Trudy A. Zimmerman is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 8 day of February, 2012

Jessica L. Telan  
Notary Public in and for the  
State of Washington, residing at  
BURLINGTON



My appointment expires 4/15/2013

**BOUNDARY ADJUSTMENT**  
Reviewed and approved in accordance  
with Skagit County Code Chapter 14.18

David Roeder  
Skagit Co. Planning & Dev. Services

2/9/2012  
Date



201202100012  
Skagit County Auditor

Exhibit "A"

Legal Description

P62357

BEFORE BLA

That portion of Tract 13, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of said Tract 13 running thence West along the South line thereof, 561 feet;  
thence North 144 feet, more or less, to the South line of the Great Northern Railway Company right of way;  
thence following the line of the right of way in a Northeasterly direction for 627 feet, more or less, to the East line of Tract 13;  
thence South 412.5 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.



201202100012  
Skagit County Auditor

Exhibit "B"

Legal Description

P62358

BEFORE BLA

That portion of Tract 13, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at a point on the South line of said Tract, 561 feet West of the Southeast corner thereof; thence North 144 feet, more or less, to the Southerly line of the Great Northern Railway Company right-of-way; thence Southwesterly along the said right-of-way to the West line of the East ½ of said Tract; thence South to the South line of said Tract; thence East 108 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.



201202100012  
Skagit County Auditor

Exhibit "C"

Legal Description

Property Being Conveyed

That portion of the following described Tract "X" that lies Westerly of the Northerly extension of the Easterly line of Lot 9, "PLAT OF BROWN AND McMILLEN DIV. NO. 1," as per plat recorded in Volume 14 of Plats, pages 57 and 58, records of Skagit County, Washington.

TRACT "X":

That portion of Tract 13, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of said Tract 13 running thence West along the South line thereof, 561 feet;  
thence North 144 feet, more or less, to the South line of the Great Northern Railway Company right of way;  
thence following the line of the right of way in a Northeasterly direction for 627 feet, more or less, to the East line of Tract 13;  
thence South 412.5 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.



201202100012

Skagit County Auditor

Exhibit "D"

Legal Description

P62357

AFTER BLA

That portion of Tract 13, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of said Tract 13 running thence West along the South line thereof, 561 feet;  
thence North 144 feet, more or less, to the South line of the Great Northern Railway Company right of way;  
thence following the line of the right of way in a Northeasterly direction for 627 feet, more or less, to the East line of Tract 13;  
thence South 412.5 feet, more or less, to the point of beginning.

EXCEPT that portion thereof lying Westerly of the Northerly extension of the Easterly line of Lot 9, "PLAT OF BROWN AND MCMILLEN, DIVISION NO. 1," as per plat recorded in Volume 14 of Plats, pages 58 and 59, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



201202100012  
Skagit County Auditor

Exhibit "E"

Legal Description

P62358

AFTER BLA

That portion of Tract 13, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at a point on the South line of said Tract, 561 feet West of the Southeast corner thereof; thence North 144 feet, more or less, to the Southerly line of the Great Northern Railway Company right-of-way; thence Southwesterly along the said right-of-way to the West line of the East ½ of said Tract; thence South to the South line of said Tract; thence East 108 feet, more or less, to the point of beginning.

TOGETHER WITH that portion of the following described Tract "X" that lies Westerly of the Northerly extension of the Easterly line of Lot 9, "PLAT OF BROWN AND McMILLEN DIV. NO. 1," as per plat recorded in Volume 14 of Plats, pages 57 and 58, records of Skagit County, Washington.

TRACT "X":

That portion of Tract 13, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of said Tract 13 running thence West along the South line thereof, 561 feet; thence North 144 feet, more or less, to the South line of the Great Northern Railway Company right of way; thence following the line of the right of way in a Northeasterly direction for 627 feet, more or less, to the East line of Tract 13; thence South 412.5 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.



201202100012

Skagit County Auditor



