



201202130159  
Skagit County Auditor

2/13/2012 Page 1 of 5 3:34PM

WHEN RECORDED RETURN TO:

Name: Daniel Tibbles  
Address: 13610 Tibbles Lane  
City, State, Zip Anacortes, WA 98221

Parcel No. 340207-4-003-0000/P20102, 340207-4-003-0109/P20103, 340207-4-001-0700/P20096,  
340207-4-001-0002/P105902, 340207-4-001-0408/P20099.  
Legal Desc.: Ptn E 1/4, 7-34-2 aka Ptn Tr. D, SP No. 5-78

QUIT CLAIM DEED

THE GRANTOR Joyce E. Tibbles, a single woman, for and in consideration of NO MONETARY CONSIDERATION, love and affection and for boundary line adjustment purposes, conveys and quit claims to Daniel L. Tibbles, a single man, THE GRANTEE, the following described real estate, situated in the County of Skagit, State of Washington:

See Exhibit A for legal description Before Adjustment and see Exhibit B for legal description After Adjustment.

The above described property will be combined or aggregated with contiguous property owned by the purchaser, this boundary adjustment is not for the purpose of creating an additional building lot.

DATED Jan 3<sup>rd</sup>, 20 12

[Signature] POA

BOUNDARY ADJUSTMENT

Reviewed and approved in accordance with Skagit County Code Chapter 14.18

[Signature]  
Skagit Co. Planning & Dev. Services

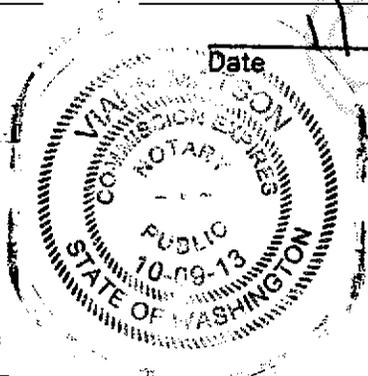
Date 1/31/2012

STATE OF WASHINGTON )  
COUNTY OF Skagit ) ss.

On this day personally appeared before me John R. Tibbles to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that John 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 3 day of January, 20 12

[Signature]  
Notary Public in and for the State of Washington,  
residing at Anacortes, WA 98221



SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2012344  
FEB 13 2012

Amount Paid \$  
Skagit Co. Treasurer  
By [Signature] Deputy

## EXHIBIT A



LEGAL DESCRIPTIONS BEFORE BLA

PARCEL A:

**That portion of the East half** of the Southeast Quarter of Section 7, Township 34 North, Range 2, East of the Willamette Meridian, EXCEPT roads AND EXCEPT that portion of said Northeast Quarter of the Southeast Quarter lying Northwestly of the State Highway running across the Northwest portion of said subdivision.

EXCEPT Tracts A and B of SKAGIT COUNTY SHORT PLAT NO. 5-78, as approved November 19, 1979, and recorded November 19, 1979, in Volume 3 of Short Plats, page 211, under Auditor's File No. 7911190060, records of Skagit County, Washington; being a portion of the East Half of the Southeast Quarter of Section 7, Township 34 North, Range 2 East of the Willamette Meridian.

AND EXCEPT Lot 1 of Skagit County Short Plat No. 90-50, approved January 10, 1991, and recorded January 11, 1991, in Volume 9 of Short Plats, page 299, under Auditor's File No. 9101110004, records of Skagit County, Washington;

AND EXCEPT all of The Craig Short Plat No. PLOO-0677, approved December 27, 2002, recorded December 27, 2002, under Auditor's File No. 200212270096, records of Skagit County, Washington.

AND ALSO EXCEPT that portion as conveyed to the State of Washington Department of Transportation by deed recorded June 21, 2007, under Auditor's File No. 200706210066, records of Skagit County, Washington.

AND ALSO EXCEPT that portion, if any, lying with the Northeast Quarter of the Northeast Quarter of Section 18, Township 34 North, Range 2 East, W.M. as per Quit Claim Deed recorded November 10, 2005 under Auditor's File No. 200511100140, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

Tract B of SKAGIT COUNTY SHORT PLAT NO. 5-78, as approved November 19, 1979, and recorded November 19, 1979, in Volume 3 of Short Plats, page 211, under Auditor's File No. 7911190060, records of Skagit County, Washington; being a portion of the East Half of the Southeast Quarter of Section 7, Township 34 North, Range 2 East of the Willamette Meridian.

Situated in Skagit County, Washington.



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## EXHIBIT B

LEGAL DESCRIPTION AFTER BLA

PARCEL A:

**That portion of the East half** of the Southeast Quarter of Section 7, Township 34 North, Range 2, East of the Willamette Meridian, EXCEPT roads AND EXCEPT that portion of said Northeast Quarter of the Southeast Quarter lying Northwesterly of the State Highway running across the Northwest portion of said subdivision.

EXCEPT Tracts A of SKAGIT COUNTY SHORT PLAT NO. 5-78, as approved November 19, 1979, and recorded November 19, 1979, in Volume 3 of Short Plats, page 211, under Auditor's File No. 7911190060, records of Skagit County, Washington; being a portion of the East Half of the Southeast Quarter of Section 7, Township 34 North, Range 2 East of the Willamette Meridian.

AND EXCEPT Lot 1 of Skagit County Short Plat No. 90-50, approved January 10, 1991, and recorded January 11, 1991, in Volume 9 of Short Plats, page 299, under Auditor's File No. 9101110004, records of Skagit County, Washington;

AND EXCEPT all of The Craig Short Plat No. PLOO-0677, approved December 27, 2002, recorded December 27, 2002, under Auditor's File No. 200212270096, records of Skagit County, Washington.

AND EXCEPT that portion as conveyed to the State of Washington Department of Transportation by deed recorded June 21, 2007, under Auditor's File No. 200706210066, records of Skagit County, Washington.

AND EXCEPT that portion, if any, lying with the Northeast Quarter of the Northeast Quarter of Section 18, Township 34 North, Range 2 East, W.M. as per Quit Claim Deed recorded November 10, 2005 under Auditor's File No. 200511100140, records of Skagit County, Washington.

AND EXCEPT that portion thereof described as follows:

Beginning at a Point on the East line of said Section 7, that lies North  $0^{\circ}36'36''$  West 1834.40 feet from the Southeast corner of said subdivision; thence South  $88^{\circ}51'30''$  East 745.22 feet; thence North  $13^{\circ}14'34''$  West 586.94 feet; thence North  $58^{\circ}51'29''$  East 35.27 feet; thence North  $49^{\circ}38'36''$  East 246.98 feet; thence North  $47^{\circ}39'03''$  East 95.93 feet; thence South  $88^{\circ}51'30''$  East 105.42 feet along the North line of said Southeast quarter of Section 7; thence South  $0^{\circ}36'36''$  East 268.13 feet; thence South  $88^{\circ}51'30''$  East 476.22 feet; thence South  $0^{\circ}36'36''$  East 549.31 feet to the Point of Beginning.

Situated in Skagit County, State of Washington.

PARCEL B

That portion of the East half of the Southeast quarter of Section 7, Township 34 North, Range 2 East, of the Willamette Meridian.

Beginning at a Point on the East line of said Section 7, that lies North  $0^{\circ}36'36''$  West 1834.40 feet from the Southeast corner of said subdivision; thence North  $88^{\circ}51'30''$  West 745.22 feet; thence North  $13^{\circ}14'34''$  West 586.94 feet; thence North  $58^{\circ}51'29''$  East 35.27 feet; thence North  $49^{\circ}38'36''$  East 246.98 feet; thence North  $47^{\circ}39'03''$  East 95.93 feet; thence South  $88^{\circ}51'30''$  East 105.42 feet along the North line of said Southeast quarter of Section 7; thence South  $0^{\circ}36'36''$  East 268.13 feet; thence South  $88^{\circ}51'30''$  East 476.22 feet; thence South  $0^{\circ}36'36''$  East 549.31 feet to the Point of Beginning.

Situated in Skagit County, State of Washington.



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WSDOT CL CURVE  
RDS AF #200603240150  
DELTA 23°24'00"  
RADIUS = 954.93'  
LENGTH=390.00'

This 60' road and utilities  
easement is for lots A, B, & C lot  
1 of short plat 90-50 and Lots 1  
and 2 of short plat, PL00-0677 &  
Dennis Parcel P20095 (AF  
#8809200062).

7  
1280.31'

EASEMENTS FOR  
WATER &  
ELECTRIC  
AF#596820 &  
AF#764357 NOW  
WITHIN ROW

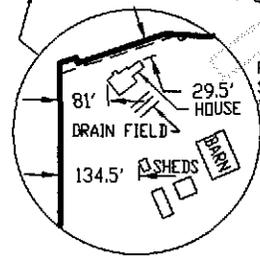
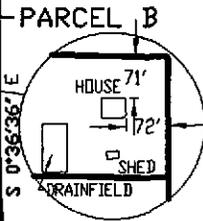
EASEMENT AF#507938  
EXACT LOCATION NOT  
KNOWN.



LOT A  
2.93 ACRES  
S.P. NO. 5-78  
VOL 3 Short plats pg 211  
AF #7911190060

PSE ESMT  
AF #8406070046

LOT B  
WELL 2.27 ACRES  
BEFORE BOUNDARY LINE  
ADJUSTMENT  
P20095  
340207-4-001-0408



P20096  
340207-4-001-0700

PUD WATER  
SEPTIC SYSTEM OVER 30  
YEARS OLD

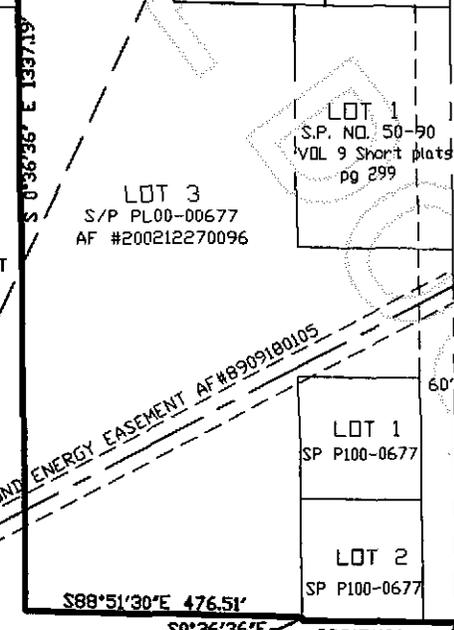
LOT C  
2.27 ACRES  
S.P. NO. 5-78  
VOL 3 Short plats pg 211

This 60' road  
and utilities  
easement is  
for lots A, B,  
& C lot 1 of  
short plat  
90-50 and  
Lots 1 and 2  
of short  
plat,  
PL00-0677.

N 0°16'02\"/>

PARCEL A  
48.88 ACRES  
BEFORE BOUNDARY LINE ADJUSTMENT

P20102  
340207-4-003-0000



LOT 3  
S/P PL00-0677  
AF #200212270096

LOT 1  
S.P. NO. 50-90  
VOL 9 Short plats  
pg 299

LOT 1  
SP P100-0677

LOT 2  
SP P100-0677

S 0°36'36\"/>

SCALE: 1\"/>



P20103  
340207-4-003-0109

S 89°59'54\"/>

MAP 'B' BEFORE ADJUSTMENT



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VSDOT CL CURVE  
 RDS AF #200603240150  
 DELTA 23°24'00"  
 RADIUS = 954.93'  
 LENGTH=390.00'

This 60' road and utilities easement is for lots A, B, & C lot 1 of short plat 90-50 and Lots 1 and 2 of short plat, PL00-0677 & Dennis Parcel P20095 (AF #8809200062).

EASEMENTS FOR WATER & ELECTRIC AF#596820 & AF#764357 NOW WITHIN RDV

EASEMENT AF#507938 EXACT LOCATION NOT KNOWN.

**LINE TABLE**

- ① S47°39'03"W 93.93'
- ② S88°51'30"E 101.71'
- ③ N47°39'03"E 20.93'
- ④ N49°38'36"E 240.13'
- ⑤ N58°51'29"E 108.79'
- ⑥ S86°36'55"E 125.16'

VERIZON ESMT AF# 20090350030  
 P105902  
 340207-4-001-0002  
 PUD WATER SEPTIC SYSTEM OVER 30 YEARS OLD  
 P20096  
 340207-4-001-0700

PARCEL B AFTER BOUNDARY LINE ADJUSTMENT  
 11.75 ACRES  
 P20103  
 340207-4-003-0109

LOT C PARCEL A  
 2.27 ACRES SP P100-0677  
 S.P. NO. 5-78  
 VOL 3 Short plats pg 211

LOT 1  
 S.P. NO. 50-90  
 VOL 9 Short plats pg 299

LOT 3  
 S/P PL00-00677  
 AF #200212270096

PARCEL A AFTER BOUNDARY LINE ADJUSTMENT  
 39.40 ACRES  
 P20102  
 340207-4-003-0000

LOT 1  
 SP P100-0677

LOT 2  
 SP P100-0677

P20103  
 340207-4-003-0109



S 89°59'54" W 1320.77'  
 S 89°59'54" W 2641.53'

**MAP 'A' AFTER ADJUSTMENT**

**Boundary Line Adjustment**

Reviewed and Approved in Accordance with SCC Chapter 14.18.700 on \_\_\_\_\_, 20\_\_

Skagit County Planning & Development Services.

**Owners Consent**

Know all men by these present that the undersigned Owners certifies that the Boundary Line Adjustment is made as a free act and deed, in witness whereof we have hereunto set our hands and seals this

3 day of January 20 12  
 [Signature] Owner

PENNY WILLOUGHBY  
 NOTARY PUBLIC  
 STATE OF WASHINGTON  
 COMMISSION EXPIRES  
 APRIL 19, 2015

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