



201203150078

Skagit County Auditor

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Quitclaim Deed  
(Boundary Line Adjustment)

Grantor: J & L Wallace Family LLC, a Washington limited liability company

Grantee: Jack R. Wallace and Elizabeth A. Wallace, husband and wife

Legal Description: Ptn Gov. Lot 1, 26-36-2

Assessor's Property Tax Parcel or Account Nos.:

P47123 P46981

Recitals

- a. J & L Wallace, LLC is the owner of Parcel # P47123, more particularly described on attached Exhibit "A"
- b. Jack R. Wallace and Elizabeth A. Wallace are the owners of Parcel # P46981 and P46968, more particularly described on attached Exhibit "B"
- c. The parties desire to adjust the boundaries of their properties by conveying the property described on attached Exhibit "C"
- d. The description of the J & L Wallace Family LLC property, after the boundary line adjustment, is more particularly described in attached Exhibit "D"
- e. The description of the Jack R. Wallace and Elizabeth A. Wallace property, after the boundary line adjustment, is more particularly described in attached Exhibit "E"
- f. The location of the boundaries, BEFORE Boundary Line Adjustment, is shown on the map set forth on the attached Exhibit "F"
- g. The location of the boundaries, AFTER 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 no monetary consideration, J & L Wallace, LLC, a Washington limited liability company, hereby conveys and quit claims to Jack R. Wallace and Elizabeth A. Wallace, husband and wife, all interest in the real property lying and being in 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 14th day of March, 2012.

J & L Wallace LLC

By: Jack R. Wallace, Member

*Elizabeth A. Wallace*

J & L Wallace LLC

By: Elizabeth A. Wallace, Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2012683

MAR 15 2012

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

STATE OF WASHINGTON

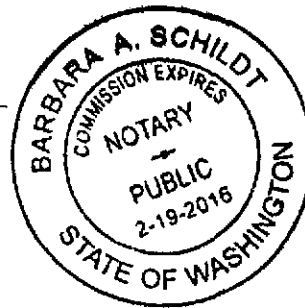
}  
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} ss  
}  
}

County of Skagit

I hereby certify that I know or have satisfactory evidence that Jack R. Wallace is the person who personally appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as a member of J & L Wallace Family LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated this 14th day of March, 2012.

Barbara A. Schildt  
Notary Public in and for the State of Washington, residing  
at Burlington  
My appointment expires 2-19-16



STATE OF WASHINGTON

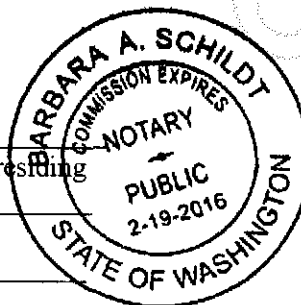
}  
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} ss  
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}

County of Skagit

I hereby certify that I know or have satisfactory evidence that Elizabeth A. Wallace is the person who personally appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as a member of J & L Wallace Family LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated this 14th day of March, 2012.

Barbara A. Schildt  
Notary Public in and for the State of Washington, residing  
at Burlington  
My appointment expires 2-19-16



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Exhibit "A"

Tract 1

BEFORE

BLA

The East 100 feet of the following described property:

That portion of Government Lot 1, Section 26, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at a point on the shore of Bellingham Bay, which is North  $1^{\circ}42'41''$  East 1,156.5 feet from the Southeast corner of said Lot 1 (said point being called the Northeast corner of Government Lot 1);  
thence South  $1^{\circ}42'41''$  West, along said Section line, 462.00 feet;  
thence due West 379.5 feet;  
thence North  $1^{\circ}42'41''$  East, parallel with the East line of said Section 26, a distance of 425.6 feet, more or less, to the high water line;  
thence Northeasterly along said high water line to the point of beginning.

TOGETHER WITH the East 100 feet of the following described Second Class Tidelands:

Beginning at a point 1 chain North of the meander corner between Sections 25 and 26, Township 36 North, Range 2 East, W.M.;  
thence North  $2^{\circ}37'$  West 10.70 chains;  
thence North  $85^{\circ}53'$  West 26.17 chains;  
thence North  $2^{\circ}37'$  West 15.30 chains;  
thence South  $72^{\circ}49'$  West 7.95 chains;  
thence South  $53^{\circ}07'$  West 27.71 chains;  
thence South  $2^{\circ}37'$  East 11.40 chains;  
thence North  $87^{\circ}23'$  East 56.60 chains to the point of beginning.

EXCEPT that portion thereof lying West of the East line extended Northerly of that certain tract conveyed by deed dated July 10, 1929 and recorded July 11, 1929, under Auditor's File No. 224939, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



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Exhibit "B"

Tract 2

BEFORE

BLA

PARCEL "A":

The West 1/3 of the following tract in Lot 2, Section 25, Township 36 North, Range 2 East, W.M.

Beginning at the Northwest corner of said Lot 2;  
thence North 86° East along high water line 349.8 feet;  
thence South 44.22 feet;  
thence South 3° West 206.25 feet;  
thence South 86° West 342.87 feet;  
thence North 250.8 feet to the point of beginning.

EXCEPT the East 8 feet thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Tide lands of the second class situate in front of the following meander line:

Beginning at the meander corner between Sections 25 and 26, Township 36 North, Range 2 East, W.M.,  
running thence North 79° East 2 chains to the terminal point as conveyed by the State of Washington by deed  
recorded in Volume 53, page 618, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of Government Lot 2, Section 25, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at the Southwest corner of said subdivision;  
thence North along the West line of said Government Lot 2, a distance of 530.6 feet, more or less, to the  
Southwest corner of that certain tract conveyed to Terence McCarty, by deed dated April 6, 1883 and recorded  
July 9, 1883, in Volume 3 of Deeds, page 653, records of Skagit County, Washington;  
thence East along the South line of said McCarty Tract, a distance of 24 feet;  
thence South parallel with the West line of said Government Lot 2, a distance of 176 feet;  
thence West parallel with the South line of said McCarty tract a distance of 24 feet to the West line of said  
Government Lot 2;  
thence North along said West line a distance of 176 feet to the point of beginning.

EXCEPT road rights of way.

Situate in the County of Skagit, State of Washington.



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Exhibit "C"

Tract Being Conveyed

That portion of the following described Tract "A" which lies Southerly of the following described line:

Commencing at the Southwest corner of Government Lot 2, Section 25, Township 36 North, Range 2 East, W.M., which is also the Southeast corner of Government Lot 1; thence North along the West line of said Government Lot 2 a distance of 530.6 feet, more or less, to the Southwest corner of that certain tract conveyed to Terence McCarty by deed dated April 6, 1883 and recorded July 9, 1883, in Volume 3 of Deeds, page 653, records of Skagit County, Washington, said point being the TRUE POINT OF BEGINNING of this line description; thence West along the Westerly extension of the South line of said McCarty Tract to the West line of said Tract "A" and the TERMINUS of this line description.

TRACT "A":

The East 100 feet of the following described property:

That portion of Government Lot 1, Section 26, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at a point on the shore of Bellingham Bay, which is North  $1^{\circ}42'41''$  East 1,156.5 feet from the Southeast corner of said Lot 1 (said point being called the Northeast corner of Government Lot 1);  
thence South  $1^{\circ}42'41''$  West, along said Section line, 462.00 feet;  
thence due West 379.5 feet;  
thence North  $1^{\circ}42'41''$  East, parallel with the East line of said Section 26, a distance of 425.6 feet, more or less, to the high water line;  
thence Northeasterly along said high water line to the point of beginning.

RESERVING UNTO THE GRANTOR, it's successors and/or assigns, a non-exclusive easement for ingress, egress and utilities over, under, across and through the Westerly 20 feet of the property herein conveyed.

Situate in the County of Skagit, State of Washington.



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Skagit County Auditor

Exhibit "D"

Tract 1

AFTER

BLA

The East 100 feet of the following described property:

That portion of Government Lot 1, Section 26, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at a point on the shore of Bellingham Bay, which is North  $1^{\circ}42'41''$  East 1,156.5 feet from the Southeast corner of said Lot 1 (said point being called the Northeast corner of Government Lot 1);  
thence South  $1^{\circ}42'41''$  West, along said Section line, 462.00 feet;  
thence due West 379.5 feet;  
thence North  $1^{\circ}42'41''$  East, parallel with the East line of said Section 26, a distance of 425.6 feet, more or less, to the high water line;  
thence Northeasterly along said high water line to the point of beginning.

TOGETHER WITH the East 100 feet of the following described Second Class Tidelands:

Beginning at a point 1 chain North of the meander corner between Sections 25 and 26, Township 36 North, Range 2 East, W.M.;  
thence North  $2^{\circ}37'$  West 10.70 chains;  
thence North  $85^{\circ}53'$  West 26.17 chains;  
thence North  $2^{\circ}37'$  West 15.30 chains;  
thence South  $72^{\circ}49'$  West 7.95 chains;  
thence South  $53^{\circ}07'$  West 27.71 chains;  
thence South  $2^{\circ}37'$  East 11.40 chains;  
thence North  $87^{\circ}23'$  East 56.60 chains to the point of beginning.

EXCEPT that portion thereof lying West of the East line extended Northerly of that certain tract conveyed by deed dated July 10, 1929 and recorded July 11, 1929, under Auditor's File No. 224939, records of Skagit County, Washington.

ALSO EXCEPT that portion lying Southerly of the following described line:

Commencing at the Southwest corner of Government Lot 2, Section 25, Township 36 North, Range 2 East, W.M., which is also the Southeast corner of Government Lot 1;  
thence North along the West line of said Government Lot 2 a distance of 530.6 feet, more or less, to the Southwest corner of that certain tract conveyed to Terence McCarty by deed dated April 6, 1883 and recorded July 9, 1883, in Volume 3 of Deeds, page 653, records of Skagit County, Washington, said point being the TRUE POINT OF BEGINNING of this line description;  
thence West along the Westerly extension of the South line of said McCarty Tract to the West line of said the above described property and the TERMINUS of this line description.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under, across and through the West 20 feet of the last excepted tract above described.



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Exhibit "E"

Tract 2

AFTER

BLA

PARCEL "A":

The West 1/3 of the following tract in Lot 2, Section 25, Township 36 North, Range 2 East, W.M.

Beginning at the Northwest corner of said Lot 2;  
thence North 86° East along high water line 349.8 feet;  
thence South 44.22 feet;  
thence South 3° West 206.25 feet;  
thence South 86° West 342.87 feet;  
thence North 250.8 feet to the point of beginning,

EXCEPT the East 8 feet thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Tide lands of the second class situate in front of the following meander line:

Beginning at the meander corner between Sections 25 and 26, Township 36 North, Range 2 East, W.M., running thence North 79° East 2 chains to the terminal point as conveyed by the State of Washington by deed recorded in Volume 53, page 618, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of Government Lot 2, Section 25, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at the Southwest corner of said subdivision;  
thence North along the West line of said Government Lot 2, a distance of 530.6 feet, more or less, to the Southwest corner of that certain tract conveyed to Terence McCarty, by deed dated April 6, 1883 and recorded July 9, 1883, in Volume 3 of Deeds, page 653, records of Skagit County, Washington;  
thence East along the South line of said McCarty Tract, a distance of 24 feet;  
thence South parallel with the West line of said Government Lot 2, a distance of 176 feet;  
thence West parallel with the South line of said McCarty tract a distance of 24 feet to the West line of said Government Lot 2;  
thence North along said West line a distance of 176 feet to the point of beginning,

EXCEPT road rights of way.



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**PARCEL "D":**

That portion of the following described Tract "A" which lies Southerly of the following described line:

Commencing at the Southwest corner of Government Lot 2, Section 25, Township 36 North, Range 2 East, W.M., which is also the Southeast corner of Government Lot 1; thence North along the West line of said Government Lot 2 a distance of 530.6 feet, more or less, to the Southwest corner of that certain tract conveyed to Terence McCarty by deed dated April 6, 1883 and recorded July 9, 1883, in Volume 3 of Deeds, page 653, records of Skagit County, Washington, said point being the TRUE POINT OF BEGINNING of this line description; thence West along the Westerly extension of the South line of said McCarty Tract to the West line of said Tract "A" and the TERMINUS of this line description.

**TRACT "A":**

The East 100 feet of the following described property:

That portion of Government Lot 1, Section 26, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at a point on the shore of Bellingham Bay, which is North  $1^{\circ}42'41''$  East 1,156.5 feet from the Southeast corner of said Lot 1 (said point being called the Northeast corner of Government Lot 1);  
thence South  $1^{\circ}42'41''$  West, along said Section line, 462.00 feet;  
thence due West 379.5 feet;  
thence North  $1^{\circ}42'41''$  East, parallel with the East line of said Section 26, a distance of 425.6 feet, more or less, to the high water line;  
thence Northeasterly along said high water line to the point of beginning.

Situate in the County of Skagit, State of Washington.

**BOUNDARY ADJUSTMENT**

Reviewed and approved in accordance  
with Skagit County Code Chapter 14.18

Shae Korder  
Skagit Co. Planning & Dev. Services

3/14/2012  
Date



201203150078

Skagit County Auditor





