UNOFFICIAL DOCUMENT

201203300116
Skagit County Auditor
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Quit Claim Deed
(Boundary Line Adjustment)

Grantor: Jerald M. Rindal and Mildred C. Rindal, husband and wife

Grantee: Jerald M. Rindal and Mildred C. Rindal, husband and wife

Legal Description: Ptn Tr. B, SP 12-81, Ptn SW ¼ NW ¼; Ptn SE ¼ NW ¼, 21-33-4

Assessor's Property Tax Parcel or Account Nos.:P17117 and P17119

Recitals

a. Rindals are the owner of Parcels P17117 and P17119, more particularly described on attached Exhibits "A" and "B"
b. Rindals wishes to adjust the boundaries of their property
c. The description of a portion of Parcel P17119 to be combined with Parcel P17117 is more particularly described on attached Exhibit "C"
d. The description of a portion of Parcel P17117 to be combined with Parcel P17119 is more particularly described on attached Exhibit "D"
e. The description of Parcel P17117, AFTER the boundary line adjustment, is more particularly described on attached Exhibit "E"
f. The description of Parcel P17119, AFTER the boundary line adjustment, is more particularly described on attached Exhibit "F"
g. The location of 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 no monetary consideration, Jerald M. Rindal and Mildred C. Rindal, husband and wife do hereby convey and quit claim to Jerald M. Rindal and Mildred C. Rindal, 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 Exhibits "C" and "D."

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

Dated this 21st day of March, 2012.

Jerald M. Rindal  Mildred C. Rindal

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

I certify that I know or have satisfactory evidence that Jerald M. Rindal and Mildred C. Rindal are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 21st day of March, 2012

Notary Public in and for the
State of Washington, residing at
Mount Vernon

My appointment expires 7-14-12.

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2012 874
MAR 30 2012
Amount Paid $ 0
Skagit Co. Treasurer
By MG Deputy

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**Exhibit "A"**

**Jerald M. Rindal and Mildred Rindal**
**Prior to Boundary Line Adjustment**
**(Skagit County Assessor's Parcel Number P-17117)**

Tract "B", Skagit County Short Plat No. 12-81, approved April 8, 1981 and recorded April 15, 1981 in Volume 5 of Short Plats, page 54, under Skagit County Auditor's File No. 8104150026, being a portion of the Southwest 1/4 of the Northwest 1/4 of Section 21, Township 33 North, Range 4 East, W.M.

EXCEPT that portion thereof being more particularly described as follows:

> BEGINNING at the Southeasterly most corner of said Tract "B", Skagit County Short Plat No. 12-81;
> thence South 88°08'28" West along the South line of said Tract "B" for a distance of 46.06 feet;
> thence North 1°05'20" East parallel with the East line of said Tract "B" for a distance of 311.48 feet;
> thence North 60°23'25" East for a distance of 53.50 feet, more or less, to the Northwesterly most corner of Tract "A", Skagit County Short Plat No. 31-76, approved July 28, 1976 and recorded July 29, 1976 in Volume 1 of Short Plats, page 152, under Skagit County Auditor's File No. 839944, at a point bearing North 1°05'20" East from the POINT OF BEGINNING;
> thence South 1°05'20" West along the Westerly line of said Tract "A", Skagit County Short Plat No. 31-76, also being the Easterly line of said Tract "B" Skagit County Short Plat No. 12-81, for a distance of 336.42 feet, more or less, to the 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.

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**Exhibit "B"**

**Jerald M. Rindal and Mildred Rindal**
**Prior to Boundary Line Adjustment**
**(Skagit County Assessor's Parcel Number P-17119)**

That portion of the Southeast 1/4 of the Northwest 1/4 of Section 21, Township 33 North, Range 4 East, W.M., lying Northerly of the centerline of that certain creek running in a Westerly and Southwesterly direction over and across said property.

EXCEPT any portion thereof lying East of a line, which is 400 feet West of and parallel with the East line of said Southeast 1/4 of the Northwest 1/4.

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"**

**Jerald M. Rindal and Mildred Rindal**
**Portion of Parcel P-17119 to be combined with Parcel P-17117**

The North 366.91 feet (as measured perpendicular to and parallel with the North line) of the following described parcel:

> That portion of the Southeast 1/4 of the Northwest 1/4 of Section 21, Township 33 North, Range 4 East, W.M., lying Northerly of the centerline of that certain creek running in a Westerly and Southwesterly direction over and across said property.
>
> EXCEPT any portion thereof lying East of a line, which is 400 feet West of and parallel with the East line of said Southeast 1/4 of the Northwest 1/4.

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 7.0 acres

The above-described parcel will be combined or aggregated with contiguous property to the west (P-17117) owned by the Grantee.

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 Roeder Date: 3/27/2012

Title: Senior Planner

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**Exhibit "D"**

**Jerald M. Rindal and Mildred Rindal**
**Portion of Parcel P-17117 to be combined with Parcel P-17119**

That portion of Tract "B", Skagit County Short Plat No. 12-81, approved April 8, 1981 and recorded April 15, 1981 in Volume 5 of Short Plats, page 54, under Skagit County Auditor's File No. 8104150026, being a portion of the Southwest 1/4 of the Northwest 1/4 of Section 21, Township 33 North, Range 4 East, W.M. being more particularly described as follows:

BEGINNING at the Southeasterly most corner of said Tract "B", Skagit County Short Plat No. 12-81;
thence South 88°08'28" West along the South line of said Tract "B" for a distance of 46.06 feet, to the Southwesterly most corner of that certain parcel conveyed to Jerald M. Rindal and Mildred C. Rindal, husband and wife, by Quit Claim deed recorded under Skagit County Auditor's File No. 201202220064 and being the TRUE POINT OF BEGINNING;
thence continue South 88°08'28" West along said South line of Tract "B" for a distance of 134.66 feet to a point of curvature;
thence along the arc of said curve to the left, having a radius of 1,939.87 feet, through a central angle of 0°57'51" an arc distance of 32.65 feet to a point of tangency;
thence South 88°49'02" West for a distance of 65.52 feet;
thence North 1°05'20" East parallel with the East line of said Tract "B" for a distance of 928.48 feet, more or less, to a point, which is 366.91 feet South (as measured perpendicular to the North line) of the North line of said Tract "B";
thence North 88°22'52" East parallel with said North line of Tract "B" for a distance of 278.88 feet, more or less, to a point on the East line of said Tract "B";
thence South 1°05'20" West along said East line of Tract "B" for a distance of 592.32 feet, more or less, to the Northwesterly most corner of Tract "A", Skagit County Short Plat No. 31-76, approved July 28, 1976 and recorded July 29, 1976 in Volume 1 of Short Plats, page 152, under Skagit County Auditor's File No. 839944, also being the Northerly most corner of said Rindal parcel recorded under Skagit County Auditor's File No. 20120220064;
thence South 60°23'25" West along the Northwesterly line of said Rindal parcel for a distance of 53.50 feet, more or less, to a point bearing North 1°05'20" East from the TRUE POINT OF BEGINNING;
thence South 1°05'20" West along the West line of said Rindal parcel for a distance of 311.48 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.

Containing 5.6 acres

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The above-described parcel will be combined or aggregated with contiguous property to the east (P-17119) owned by the Grantee.

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 Roeder Date: 3/27/2012

Title: Senior Planner

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**Exhibit "E"**

**Jerald M. Rindal and Mildred Rindal**
**After Boundary Line Adjustment**
**(Skagit County Assessor's Parcel Number P-17117)**

Tract "B", Skagit County Short Plat No. 12-81, approved April 8, 1981 and recorded April 15, 1981 in Volume 5 of Short Plats, page 54, under Skagit County Auditor's File No. 8104150026, being a portion of the Southwest 1/4 of the Northwest 1/4 of Section 21, Township 33 North, Range 4 East, W.M.

EXCEPT that portion thereof being more particularly described as follows:

> BEGINNING at the Southeasterly most corner of said Tract "B", Skagit County Short Plat No. 12-81;
> thence South 88°08'28" West along the South line of said Tract "B" for a distance of 46.06 feet;
> thence North 1°05'20" East parallel with the East line of said Tract "B" for a distance of 311.48 feet;
> thence North 60°23'25" East for a distance of 53.50 feet, more or less, to the Northwesterly most corner of Tract "A", Skagit County Short Plat No. 31-76, approved July 28, 1976 and recorded July 29, 1976 in Volume 1 of Short Plats, page 152, under Skagit County Auditor's File No. 839944, at a point bearing North 1°05'20" East from the POINT OF BEGINNING;
> thence South 1°05'20" West along the Westerly line of said Tract "A", Skagit County Short Plat No. 31-76, also being the Easterly line of said Tract "B" Skagit County Short Plat No. 12-81, for a distance of 336.42 feet, more or less, to the POINT OF BEGINNING.

AND ALSO EXCEPT that portion of said Tract "B" described as follows:

> BEGINNING at the Southeasterly most corner of said Tract "B", Skagit County Short Plat No. 12-81;
> thence South 88°08'28" West along the South line of said Tract "B" for a distance of 46.06 feet, to the Southwesterly most corner of that certain parcel conveyed to Jerald M. Rindal and Mildred C. Rindal, husband and wife, by Quit Claim deed recorded under Skagit County Auditor's File No. 201202220064 and being the TRUE POINT OF BEGINNING;
> thence continue South 88°08'28" West along said South line of Tract "B" for a distance of 134.66 feet to a point of curvature;
> thence along the arc of said curve to the left, having a radius of 1,939.87 feet, through a central angle of 0°57'51" an arc distance of 32.65 feet to a point of tangency;
> thence South 88°49'02" West for a distance of 65.52 feet;
> thence North 1°05'20" East parallel with the East line of said Tract "B" for a distance of 928.48 feet, more or less, to a point, which is 366.91 feet South (as measured perpendicular to the North line) of the North line of said Tract "B";

thence North 88°22'52" East parallel with said North line of Tract "B" for a distance of 278.88 feet, more or less, to a point on the East line of said Tract "B";
thence South 1°05'20" West along said East line of Tract "B" for a distance of 592.32 feet, more or less, to the Northwesterly most corner of Tract "A", Skagit County Short Plat No. 31-76, approved July 28, 1976 and recorded July 29, 1976 in Volume 1 of Short Plats, page 152, under Skagit County Auditor's File No. 839944, also being the Northerly most corner of said Rindal parcel recorded under Skagit County Auditor's File No. 20120220064;
thence South 60°23'25" West along the Northwesterly line of said Rindal parcel for a distance of 53.50 feet, more or less, to a point bearing North 1°05'20" East from the TRUE POINT OF BEGINNING;
thence South 1°05'20" West along the West line of said Rindal parcel for a distance of 311.48 feet, more or less, to the TRUE POINT OF BEGINNING.

TOGETHER WITH the North 366.91 feet (as measured perpendicular to and parallel with the North line) of the following described parcel:

That portion of the Southeast 1/4 of the Northwest 1/4 of Section 21, Township 33 North, Range 4 East, W.M., lying Northerly of the centerline of that certain creek running in a Westerly and Southwesterly direction over and across said property.

EXCEPT any portion thereof lying East of a line, which is 400 feet West of and parallel with the East line of said Southeast 1/4 of the Northwest 1/4.

ALL BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

ALL situate in the County of Skagit, State of Washington.

Containing 34.0 acres

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**Exhibit "F"**

**Jerald M. Rindal and Mildred Rindal**
**After Boundary Line Adjustment**
**(Skagit County Assessor's Parcel Number P-17119)**

That portion of the Southeast 1/4 of the Northwest 1/4 of Section 21, Township 33 North, Range 4 East, W.M., lying Northerly of the centerline of that certain creek running in a Westerly and Southwesterly direction over and across said property.

EXCEPT any portion thereof lying East of a line, which is 400 feet West of and parallel with the East line of said Southeast 1/4 of the Northwest 1/4.

AND ALSO EXCEPT any portion thereof lying within the North 366.91 feet (as measured perpendicular to and parallel with the North line) of said Southeast 1/4 of the Northwest 1/4.

TOGETHER WITH that portion of Tract "B", Skagit County Short Plat No. 12-81, approved April 8, 1981 and recorded April 15, 1981 in Volume 5 of Short Plats, page 54, under Skagit County Auditor's File No. 8104150026, being a portion of the Southwest 1/4 of the Northwest 1/4 of Section 21, Township 33 North, Range 4 East, W.M. being more particularly described as follows:

> BEGINNING at the Southeasterly most corner of said Tract "B", Skagit County Short Plat No. 12-81;
> thence South 88°08'28" West along the South line of said Tract "B" for a distance of 46.06 feet, to the Southwesterly most corner of that certain parcel conveyed to Jerald M. Rindal and Mildred C. Rindal, husband and wife, by Quit Claim deed recorded under Skagit County Auditor's File No. 201202220064 and being the TRUE POINT OF BEGINNING;
> thence continue South 88°08'28" West along said South line of Tract "B" for a distance of 134.66 feet to a point of curvature;
> thence along the arc of said curve to the left, having a radius of 1,939.87 feet, through a central angle of 0°57'51" an arc distance of 32.65 feet to a point of tangency;
> thence South 88°49'02" West for a distance of 65.52 feet;
> thence North 1°05'20" East parallel with the East line of said Tract "B" for a distance of 928.48 feet, more or less, to a point, which is 366.91 feet South (as measured perpendicular to the North line) of the North line of said Tract "B";
> thence North 88°22'52" East parallel with said North line of Tract "B" for a distance of 278.88 feet, more or less, to a point on the East line of said Tract "B";
> thence South 1°05'20" West along said East line of Tract "B" for a distance of 592.32 feet, more or less, to the Northwesterly most corner of Tract "A", Skagit County Short Plat No. 31-76, approved July 28, 1976 and recorded July 29, 1976 in Volume 1 of Short Plats, page 152, under Skagit County Auditor's File No. 839944, also being the Northerly most corner of said Rindal parcel recorded under Skagit County Auditor's File No. 20120220064;

thence South 60°23'25" West along the Northwesterly line of said Rindal parcel for a distance of 53.50 feet, more or less, to a point bearing North 1°05'20" East from the TRUE POINT OF BEGINNING;
thence South 1°05'20" West along the West line of said Rindal parcel for a distance of 311.48 feet, more or less, to the TRUE POINT OF BEGINNING.

ALL BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

All situate in the County of Skagit, State of Washington.

Containing 10.0 acres

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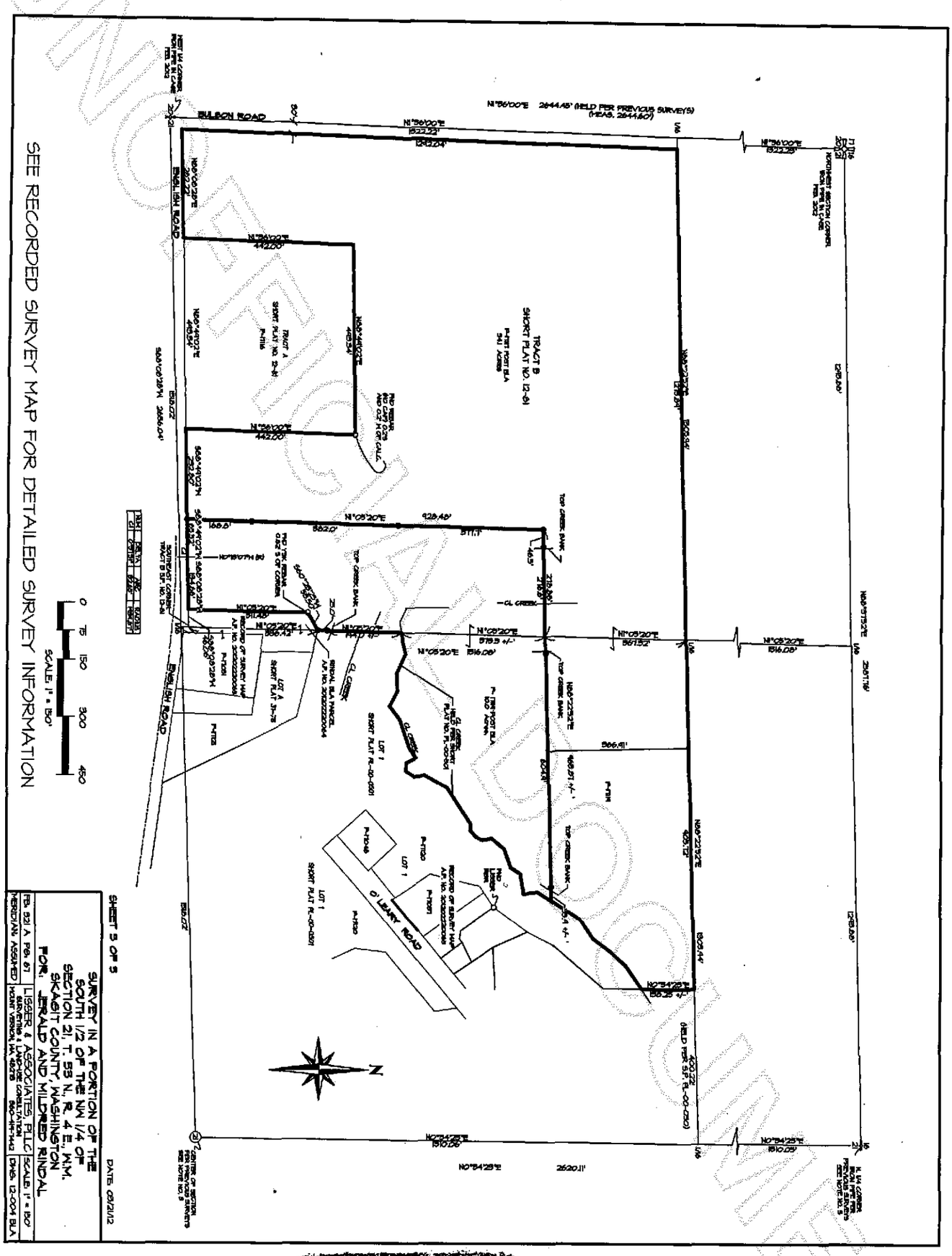
# EXHIBIT "G"


SEE RECORDED SURVEY MAP FOR DETAILED SURVEY INFORMATION
SCALE, 1" = 150'
0 75 150 300 450
SURVEY IN A PORTION OF THE
SOUTH 1/2 OF THE NW 1/4 OF
SECTION 21, T. 53 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: JERALD AND MILDRED RINDAL
LISSER & ASSOCIATES, PLLC
SURVEYING & LAND USE CONSULTATION
MOUNT VERNON, WA. 98278
360-424-7442
SCALE, 1" = 150'
DWG. 12-004 BLA
DATE: 03/2/12
SHEET 3 OF 3
BULSON ROAD
ENGLISH ROAD
O'LEARY ROAD
TRACT B
SHORT PLAT NO. 12-01
TRACT A
SHORT PLAT NO. 12-01
LOT A
SHORT PLAT 31-78
LOT 1
SHORT PLAT PL-02-0501
LOT 1
SHORT PLAT PL-02-0501
CL CREEK
TOP CREEK BANK
N 1/4 CORNER
FOUND 1" IRON PIPE
PER PREVIOUS SURVEYS
SEE NOTE NO. 5
CENTER OF SECTION
FOUND 1" IRON PIPE
PER PREVIOUS SURVEYS
SEE NOTE NO. 5
N 89°56'00"E 2644.45' (FIELD PER PREVIOUS SURVEYS)
(MEAS. 2644.60')
N 89°54'25"E 2620.11'
N 89°54'25"E 1510.06'
N 89°54'25"E 1510.09'
N 89°54'25"E 400.22'
(FIELD PER S.P. PL-02-0501)
N 89°56'20"E 1322.23'
N 89°56'20"E 442.00'
N 89°56'20"E 442.00'
N 01°05'20"E 928.48'
N 01°05'20"E 1516.08'
N 01°05'20"E 1516.08'
N 01°05'20"E 567.52'
N 01°05'20"E 5783.5 +/-'
N 01°05'20"E 911.48'
N 01°05'20"E 566.42'
N 01°05'20"E 1322.24'
N 01°05'20"E 1322.28'
N 01°05'20"E 2651.74'
N 01°05'20"E 1320.04'
N 01°05'20"E 1320.04'
N 01°05'20"E 1320.04