



201204260039

Skagit County Auditor

4/26/2012 Page 1 of 10 2:32PM

**RECORDING REQUESTED BY:**

Leatherwood Trust  
P. O. Box 178  
Bow, WA 98232

**WHEN RECORDED RETURN TO:**

Leatherwood Trust  
P. O. Box 178  
Bow, WA 98232

**QUIT CLAIM DEED**  
(Boundary Line Adjustment)

The information contained in this boxed section is for recording purposes only pursuant to RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

**Document Title:** Quit Claim Deed**Grantor:** LEATHERWOOD TRUST**Grantee:** LEATHERWOOD TRUST**Abbreviated Legal Description:** Sec 19, Twp 35N, R 3 EWM**Complete or Additional Legal Description in Quit Claim Deed****Grantor Assessor's Parcel No.:** 34504**Grantee Assessor's Parcel No.:** 34508SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20121144

APR 25 2012

Amount Paid \$0  
Skagit Co. TreasurerBy *man* Deputy

THIS QUIT CLAIM DEED is made this 24th day of April, 2012, by and between **Leatherwood Trust** ("Grantor") and **Leatherwood Trust** ("Grantee").

**RECITALS**

A. Grantor is the owner of the property bearing Skagit County Assessor's Parcel No. 34504, more particularly described as follows:

That portion of the Northeast Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 3 East, W.M., lying Southerly of the Joe Leary Slough, EXCEPT the tract conveyed to William Esary by deed dated January 21, 1909 and recorded January 21, 1909 under Auditor's File No. 71571, described as follows:

"Commencing at the Southwest corner of the Northeast Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 3 East of the W.M.; thence running East on the South line of said forty, 12 rods; thence North, parallel with the West line of said Forty, to the South bank of said Joe Leary Slough; thence in a Northwesterly direction following along said slough, to the West line of said

above described forty; thence South along the West line of said forty to the place or beginning; (said tract of land being 12 rods in width and extending from the South line of said forty North to said Joe Leary Slough)."

**TOGETHER WITH** an Easement for road purposes over the following described tract:

Commencing at the Southwest corner of the Northeast Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 3 East, W.M.; thence running East on South line of said forty, 12 rods; thence running North parallel with the West line of said forty, to South bank of Joe O'Leary's Slough; thence in a westerly and northerly direction following along the said slough to West line of above described forty; thence South following along the west line of said forty to place of beginning. Said tract of land being 12 rods in width and extending from the South line of said forty to Joe O'Leary's Slough.

**AND EXCEPT** that portion of the Northeast Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 3 East, W.M., lying Northerly of the following described line:

Beginning at a point on the East line of said Section 19, lying South 1 Degree 10'20" West a distance of 769.81 feet from the Northeast corner of said Section 19; thence

North 80 Degrees 40'31" West a distance of 76.82 feet; thence

North 80 Degrees 43'02" West a distance of 272.16 feet; thence

North 81 Degrees 46'12" West a distance of 126.65 feet; thence

North 69 Degrees 07'00" West a distance of 224.38 feet; thence

North 71 Degrees 15'18" West a distance of 378.56 feet; thence

North 41 Degrees 06'52" West a distance of 113.90 feet to the East line of the West 198.00 feet of said Northeast Quarter of Section 19, being the terminus of said line.

**AND TOGETHER WITH** that portion of the Northwest Quarter of the Northwest Quarter of Section 20, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at a point on the West line of said Section 20, lying South 1 Degree 10'20" West a distance of 769.81 feet from the Northwest corner of said Section 20; thence continuing South 1 Degree 10'20" West a distance of 560.71 feet to the Southwest corner of said Northwest Quarter of the Northwest Quarter; thence South 89 Degrees 22'47" East along the South line of said Northwest Quarter of the Northwest Quarter, a distance of 150.00 feet; thence North 1 Degree 10'20" East a distance of 537.78 feet; thence North 80 Degrees 40'31" West a distance of 151.52 feet to the Point of Beginning, containing 1.89 acres, more or less.



201204260039

Skagit County Auditor

B. Grantee is the owner of the property bearing Skagit County Assessor's parcel No.P34508, more particularly described as follows:

The Southeast Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 3 East, W.M.

**TOGETHER WITH** an Easement for road purposes over the following described tract:

Commencing at the Southwest corner of the Northeast Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 3 East, W.M.; thence running East on South line of said forty, 12 rods; thence running North parallel with the West line of said forty, to South bank of Joe O'Leary's Slough; thence in a westerly and northerly direction following along the said slough to West line of above described forty; thence South following along the West line of said forty to place or beginning. Said tract of land being 12 rods in width and extending from the South line of said forty to Joe O'Leary's Slough.

**AND ALSO TOGETHER WITH** an Easement for road purposes over the following described tract:

Commencing at the 1/16<sup>th</sup> section corner on the 1/16<sup>th</sup> section line at the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 18, Township 35 North, Range 3 East, W.M.; thence North to Joe Leary's Slough; thence Northwesterly along Joe Leary's Slough until it intersects the county road; thence Southwesterly along the East margin line of the county road, as existed on August 19, 1910, 100 feet; thence South to section line; thence East to place of beginning, all in the Southwest Quarter of the Southeast Quarter of Section 18, Township 35 North, Range 3 East, W.M.

C. The parties wish to adjust the boundaries between their respective parcels by Grantor transferring to Grantee the property described as follows:

That portion of the Northeast Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 3 East, W.M., described as follows:

Commencing at the Southeast corner of said Northeast Quarter of the Northeast Quarter; thence North 88 Degrees 34'47" West, along the South line of said Northeast Quarter of the Northeast Quarter, a distance of 320.17 feet to the **TRUE POINT OF BEGINNING**; thence continuing North 88 Degrees 34'47" West a distance of 277.26 feet; thence North 01 Degrees 25'13" East a distance of 53.16 feet; thence South 88 Degrees 34'47" East a distance of 277.26 feet; thence South 1 Degree 25'13" West a distance of 53.16 feet to the **TRUE POINT OF BEGINNING**, containing 0.34 acres, more or less.



201204260039

Skagit County Auditor

D. The adjusted description of Grantor's property (P#34504) following the conveyance will be as follows:

That portion of the Northeast Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 3 East, W.M., lying Southerly of the Joe Leary Slough, EXCEPT the tract conveyed to William Esary by deed dated January 21, 1909 and recorded January 21, 1909 under Auditor's File No. 71571, described as follows:

"Commencing at the Southwest corner of the Northeast Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 3 East of the W.M.; thence running East on the South line of said forty, 12 rods; thence North, parallel with the West line of said Forty, to the South bank of said Joe Leary Slough; thence in a Northwesterly direction following along said slough, to the West line of said above described forty; thence South along the West line of said forty to the place or beginning; (said tract of land being 12 rods in width and extending from the South line of said forty North to said Joe Leary Slough)."

**TOGETHER WITH** an Easement for road purposes over the following described tract:

Commencing at the Southwest corner of the Northeast Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 3 East, W.M.; thence running East on South line of said forty, 12 rods; thence running North parallel with the West line of said forty, to South bank of Joe O'Leary's Slough; thence in a westerly and northerly direction following along the said slough to West line of above described forty; thence South following along the west line of said forty to place or beginning. Said tract of land being 12 rods in width and extending from the South line of said forty to Joe O'Leary's Slough.

**AND EXCEPT** that portion of the Northeast Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 3 East, W.M., lying Northerly of the following described line:

Beginning at a point on the East line of said Section 19, lying South 1 Degrees 10'20" West a distance of 769.81 feet from the Northeast corner of said Section 19; thence

North 80 Degrees 40'31" West a distance of 76.82 feet; thence

North 80 Degrees 43'02" West a distance of 272.16 feet; thence

North 81 Degrees 46'12" West a distance of 126.65 feet; thence

North 69 Degrees 07'00" West a distance of 224.38 feet; thence

North 71 Degrees 15'18" West a distance of 378.56 feet; thence

North 41 Degrees 06'52" West a distance of 113.90 feet to the East line of the West 198.00 feet of said Northeast Quarter of Section 19, being the terminus of said line.



201204260039

Skagit County Auditor

**AND TOGETHER WITH**

That portion of the Northwest Quarter of the Northwest Quarter of Section 20, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at a point on the West line of said Section 20, lying South 1 Degree 10'20" West a distance of 769.81 feet from the Northwest corner of said Section 20; thence continuing South 1 Degree 10'20" West a distance of 560.71 feet to the Southwest corner of said Northwest Quarter of the Northwest Quarter; thence South 89 Degrees 22'47" East along the South line of said Northwest Quarter of the Northwest Quarter, a distance of 150.00 feet; thence North 1 Degree 10'20" East a distance of 537.78 feet; thence North 80 Degrees 40'31" West a distance of 151.52 feet to the Point of Beginning, containing 1.89 acres, more or less.

**AND EXCEPT** that portion of the Northeast Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 3 East, W.M., described as follows:

Commencing at the Southeast corner of said Northeast Quarter of the Northeast Quarter; thence North 88 Degrees 34'47" West, along the South line of said Northeast Quarter of the Northeast Quarter, a distance of 320.17 feet to the TRUE POINT OF BEGINNING; thence continuing North 88 Degrees 34'47" West a distance of 277.26 feet; thence North 01 Degrees 25'13" East a distance of 53.16 feet; thence South 88 Degrees 34'47" East a distance of 277.26 feet; thence South 1 Degree 25'13" West a distance of 53.16 feet to the TRUE POINT OF BEGINNING, containing 0.34 acres, more or less.

E. The adjusted description of Grantee's parcel (P#34508) following the conveyance will be as follows:

The Southeast Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 3 East, W.M.

**TOGETHER WITH** That portion of the Northeast Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 3 East, W.M., described as follows:

Commencing at the Southeast corner of said Northeast Quarter of the Northeast Quarter; thence North 88 Degrees 34'47" West, along the South line of said Northeast Quarter of the Northeast Quarter, a distance of 320.17 feet to the TRUE POINT OF BEGINNING; thence continuing North 88 Degrees 34'47" West a distance of 277.26 feet; thence North 01 Degrees 25'13" East a distance of 53.16 feet; thence South 88 Degrees 34'47" East a distance of 277.26 feet; thence South 1 Degree 25'13" West a distance of 53.16 feet to the TRUE POINT OF BEGINNING, containing 0.34 acres, more or less.



201204260039  
Skagit County Auditor

**TOGETHER WITH** an Easement for road purposes over the following described tract:

Commencing at the Southwest corner of the Northeast Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 3 East, W.M.; thence running East on South line of said forty, 12 rods; thence running North parallel with the West line of said forty, to South bank of Joe O'Leary's Slough; thence in a westerly and northerly direction following along the said slough to West line of above described forty; thence South following along the West line of said forty to place of beginning. Said tract of land being 12 rods in width and extending from the South line of said forty to Joe O'Leary's Slough.

**AND ALSO TOGETHER WITH** an Easement for road purposes over the following described tract:

Commencing at the 1/16<sup>th</sup> section corner on the 1/16<sup>th</sup> section line at the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 18, Township 35 North, Range 3 East, W.M.; thence North to Joe Leary's Slough; thence Northwesterly along Joe Leary's Slough until it intersects the county road; thence Southwesterly along the East margin line of the county road, as existed on August 19, 1910, 100 feet; thence South to section line; thence East to place of beginning, all in the Southwest Quarter of the Southeast Quarter of Section 18, Township 35 North, Range 3 East, W.M.

F. A diagram showing the boundaries of the Grantor's property before conveyance is attached as **Exhibit A** and a diagram showing the boundaries of the Grantor's property after the conveyance is attached as **Exhibit B**.

G. Each of the undersigned owners does hereby declare and acknowledge:

1. Each of the undersigned owners for each parcel is seeking the adjustment of the boundary for the parcels described.
2. Payment of all current real property taxes, including delinquent taxes, interest and penalties, is a condition of adjustment of property lines.
3. The resulting boundary line adjustment will not create an additional parcel, nor will the resulting parcels be inconsistent with performance standards with existing Skagit County Zoning code.
4. The resulting boundary line adjustment will not remove or impinge upon any existing easements, covenants, restrictions or encumbrances affecting either of the parcels.



201204260039

Skagit County Auditor

5. This boundary adjustment is not for the purpose of creating any additional building lots.

**CONVEYANCE**

THEREFORE, for and in good and valuable consideration, receipt of which is hereby acknowledged, Grantor hereby quit claims to Grantee all of Grantor's interest in the following real property in the County of Skagit and State of Washington:

That portion of the Northeast Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 3 East, W.M., described as follows:

Commencing at the Southeast corner of said Northeast Quarter of the Northeast Quarter; thence North 88 Degrees 34'47" West, along the South line of said Northeast Quarter of the Northeast Quarter, a distance of 320.17 feet to the **TRUE POINT OF BEGINNING**; thence continuing North 88 Degrees 34'47" West a distance of 277.26 feet; thence North 01 Degrees 25'13" East a distance of 53.16 feet; thence South 88 Degrees 34'47" East a distance of 277.26 feet; thence South 1 Degree 25'13" West a distance of 53.16 feet to the **TRUE POINT OF BEGINNING**, containing 0.34 acres, more or less.

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

**APPROVAL**

This adjustment has been reviewed pursuant to SCC 14.18 and is hereby approved.

Approved By: *Grace Roeden* Date: 4/25/2012

LEATHERWOOD TRUST

By: *[Signature]*  
Thomas J. Paulus, Co-Trustee

By: *[Signature]*  
Laura Minton Breckenridge, Co-Trustee

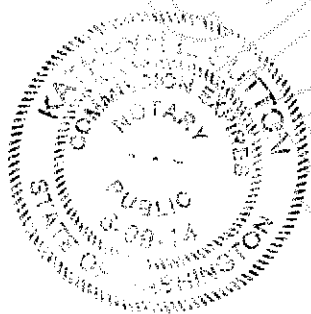


201204260039  
Skagit County Auditor

State of Washington )  
 )  
 ) :ss  
County of Skagit )

On this 24<sup>th</sup> day of April, 2012, before me, Kathryn L. Sutton a Notary Public in and for the state of Washington, personally appeared **Thomas J. Paulus and Laura Minton Breckenridge**, to me known to be the Co-Trustees of **Leatherwood Trust**, the entity that executed the foregoing instrument, and acknowledged the instrument to be the free and voluntary act and deed of the entity, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the instrument.

WITNESS MY HAND AND OFFICIAL SEAL.



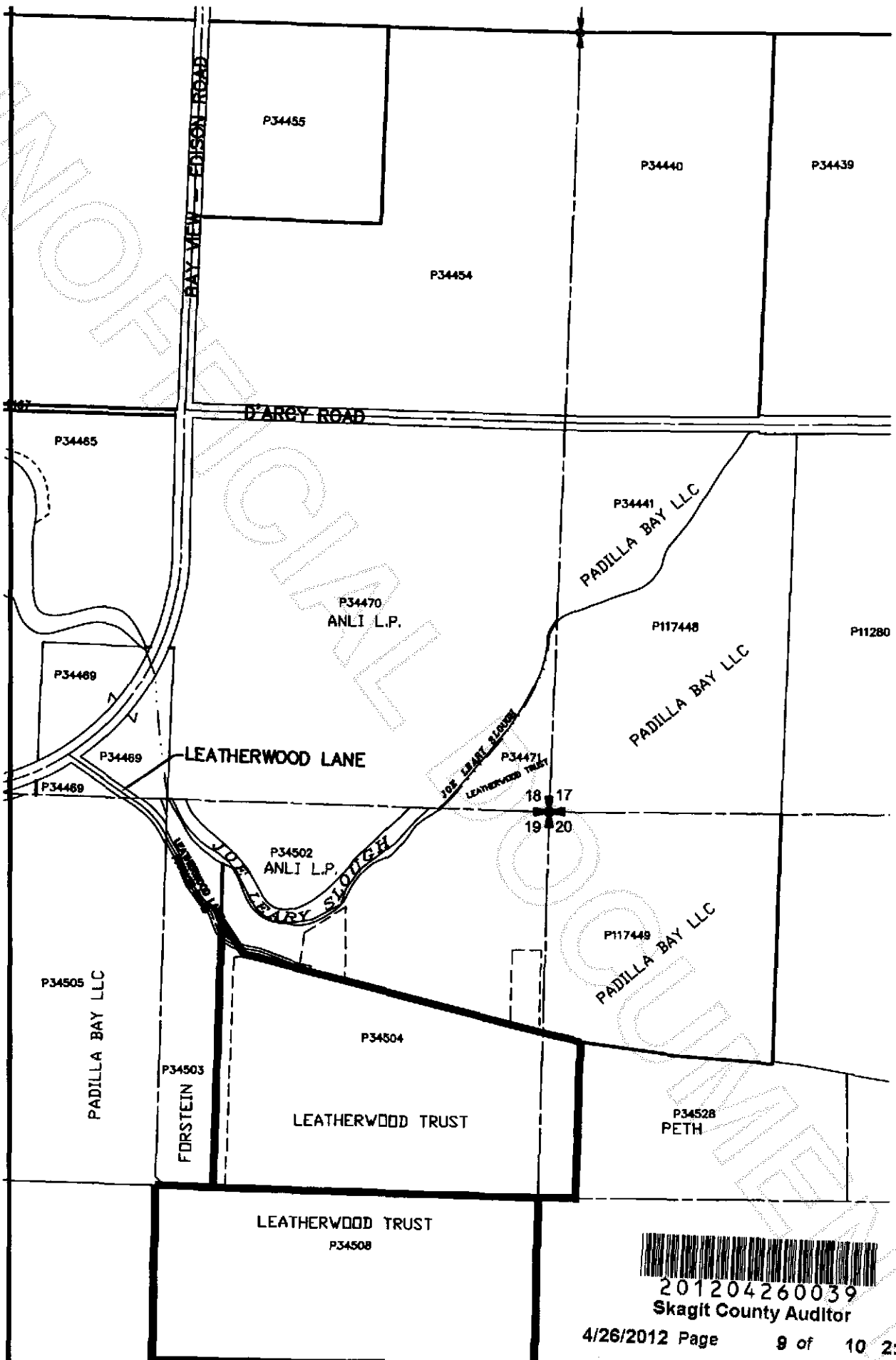
Kathryn L. Sutton

Printed Name Kathryn L. Sutton  
Notary Public in and for the State of  
Washington  
Residing at Sedro Woolley  
My Commission Expires: May 9, 2014.



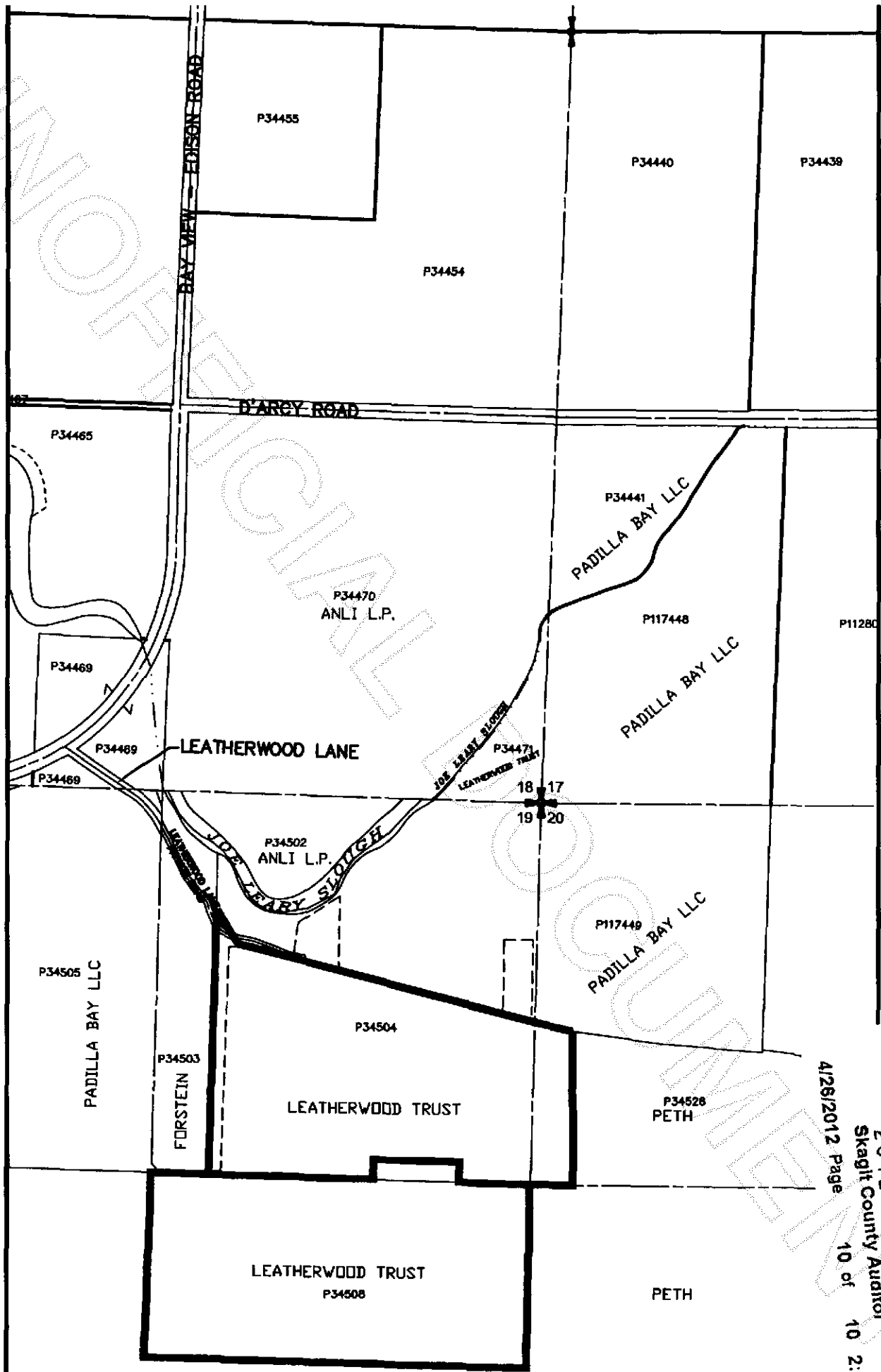
201204260039  
Skagit County Auditor





201204260039  
Skagit County Auditor

# EXHIBIT A (BEFORE BLA)



# EXHIBIT B (AFTER BLA)

4/26/2012 Page

201204260039  
Skagit County Auditor

10 of 10 2:32PM

