



201204270084
Skagit County Auditor

4/27/2012 Page 1 of 8 1:22PM

Quitclaim Deed
(Boundary Line Adjustment)

Grantor: Skagit Council Housing, a Washington non-profit corporation

Grantee: Skagit Council Housing, a Washington non-profit corporation

Legal Description: Ptn NW 1/4 NW 1/4, 16-34-4

Assessor's Property Tax Parcel or Account Nos.: P25028 and P25019

Recitals

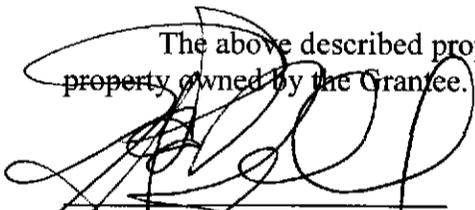
- a. Skagit Council Housing is the owner of Parcels P25028 and P25019, more particularly described on attached Exhibits A and B, respectively,
- b. Skagit Council Housing wishes to adjust the boundaries of its property particularly described in attached Exhibits C and D, respectively
- c. A map of the boundary line adjustment is attached as Exhibit E

Therefore, for and in consideration of the said boundary line adjustment, and for no monetary consideration, Skagit Council Housing, a Washington non-profit corporation hereby conveys and quit claims to Skagit Council Housing, a Washington non-profit corporation, all interest in the real property lying and being in the City of Mount Vernon, County of Skagit, State of Washington, and described as in said attached Exhibits C and D, respectively.

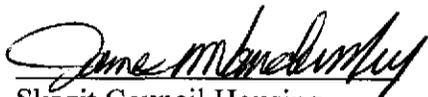
This boundary adjustment is given to adjust boundary line and not for the purposes of creating an additional building lot.

Dated this 25th day of April, 2012.

The above described property will be combined or aggregated with contiguous property owned by the Grantee. This Boundary Line Adjustment is hereby approved.


Public Works Director

4/25/12
Date


Skagit Council Housing
By: James M. VanderMey
Its: President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20121170
APR 27 2012

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

Exhibit "A"

**Parcel "A" per Land Title Subdivision Guarantee No. SGW-08000069
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-25028)**

All that portion of the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the Northwest corner of Tract "B", Short Plat No. MV-3-81, approved January 15, 1981, recorded in the Auditor's Office of Skagit County, Washington;
thence North 89°47'35" East and along the North line of said Tract "B", for a distance of 393.70 feet to the Northeast corner of said Tract "B";
thence South 00°33'01" East and along the East line of said Tract "B" and its Southerly extension for a distance of 305.00 feet;
thence South 89°47'35" West, for a distance of 393.13 feet to a point on the West line of said Tract "B" extended Southerly;
thence North 00°39'29" West along said extension and the West line of Tract "B", a distance of 305.01 feet to the POINT OF BEGINNING.

EXCEPT that portion thereof lying within Austin Lane, as dedicated for street purposes by Short Plat No. MV-17-81, approved September 16, 1981.

TOGETHER WITH a non-exclusive 25 foot easement for ingress, egress, utilities and drainage, lying East of the East line of Austin Lane and West of the East line of the above described tract extended South, the North line of said easement being the South line of the above described tract.

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

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



201204270084
Skagit County Auditor

Exhibit "B"

**Parcel "C" per Land Title Subdivision Guarantee No. SGW-08000069
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-25019)**

All that portion of the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 34 North, Range 4 East, W.M., lying North of the North line of Tract 4, Short Plat MV-17-81, as recorded in Volume 5 of Short Plats, page 128, lying East of the Easterly line of Austin Lane as shown on said Short Plat, and lying South of the following described line:

BEGINNING at the Northeast corner of Tract "B", Short Plat MV-3-81, as recorded in Volume 5 of Short Plats, page 24;
thence South 00°33'01" East and along the East line of said Tract "B" and its Southerly extension for a distance of 305 feet to the TRUE POINT OF BEGINNING of this line description;
thence South 89°47'35" West for a distance of 393.13 feet to the terminus of this line description.

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

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



201204270084
Skagit County Auditor

4/27/2012 Page

4 of

8 1:22PM

Exhibit "C"

Parcel "A"
(Skagit County Assessor's Parcel No. P-25028)
After Boundary Line Adjustment

All that portion of the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the Northwest corner of Tract "B", Short Plat No. MV-3-81, approved January 15, 1981, recorded in the Auditor's Office of Skagit County, Washington; thence North 89°47'35" East and along the North line of said Tract "B", for a distance of 393.70 feet to the Northeast corner of said Tract "B"; thence South 00°33'01" East and along the East line of said Tract "B" and its Southerly extension for a distance of 305.00 feet; thence South 89°47'35" West, for a distance of 393.13 feet to a point on the West line of said Tract "B" extended Southerly; thence North 00°39'29" West along said extension and the West line of Tract "B", a distance of 305.01 feet to the POINT OF BEGINNING.

EXCEPT that portion thereof lying within Austin Lane, as dedicated for street purposes by Short Plat No. MV-17-81, approved September 16, 1981.

AND EXCEPT that portion thereof lying Southerly and Easterly of the following described line:

BEGINNING at the Northeast corner of said Lot B, Mount Vernon Short Plat No. MV-3-81, being a point on the East line of the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 34 North, Range 4 East, W.M.; thence South 0°04'45" West (shown as South 0°33'01" East on said Short Plat No. MV-3-81) along the East line of said Lot B, also being the East line of said Northwest 1/4 of the Northwest 1/4 for a distance of 117.35 feet to the POINT OF BEGINNING of said line description; thence North 89°34'47" West, parallel with the North line of said Lot B (shown as South 89°47'35" West on said Short Plat No. MV-3-81), for a distance of 185.00 feet; thence South 0°04'45" West for a distance of 156.00 feet; thence North 89°35'09" West for a distance of 125.00 feet; thence South 38°51'37" West for a distance of 22.21 feet, more or less, to a point on a non-tangent curve; thence along the arc of said curve to the right, concave to the Southwest, having an initial tangent bearing of South 51°08'23" East a radius of 50.00 feet, through a central angle 21°39'32", an arc distance of 18.90 feet, more or less, to the South line of the above-described tract and being the terminus of said line.

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

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Containing 79,647 sq ft



201204270084

Skagit County Auditor

Exhibit "D"

Parcel "C"
(Skagit County Assessor's Parcel No. P-25019)
After Boundary Line Adjustment

All that portion of the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 34 North, Range 4 East, W.M., lying North of the North line of Tract 4, Short Plat MV-17-81, as recorded in Volume 5 of Short Plats, page 128, lying East of the Easterly line of Austin Lane as shown on said Short Plat, and lying South of the following described line:

BEGINNING at the Northeast corner of Tract "B", Short Plat MV-3-81, as recorded in Volume 5 of Short Plats, page 24;
thence South 00°33'01" East and along the East line of said Tract "B" and its Southerly extension for a distance of 305 feet to the TRUE POINT OF BEGINNING of this line description;
thence South 89°47'35" West for a distance of 393.13 feet to the terminus of this line description.

TOGETHER WITH that portion of the below described Tract X lying Southerly and Easterly of the following described line:

BEGINNING at the Northeast corner of said Lot B, Mount Vernon Short Plat No. MV-3-81, being a point on the East line of the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 34 North, Range 4 East, W.M.;
thence South 0°04'45" West (shown as South 0°33'01" East on said Short Plat No. MV-3-81) along the East line of said Lot B, also being the East line of said Northwest 1/4 of the Northwest 1/4 for a distance of 117.35 feet;
thence North 89°34'47" West, parallel with the North line of said Lot B, for a distance of 185.00 feet;
thence South 0°04'45" West for a distance of 156.00 feet;
thence North 89°35'09" West for a distance of 125.00 feet;
thence South 38°51'37" West for a distance of 22.21 feet, more or less, to a point on a non-tangent curve;
thence along the arc of said curve to the right, concave to the Southwest, having an initial tangent bearing of South 51°08'23" East a radius of 50.00 feet, through a central angle 21°39'32", an arc distance of 18.90 feet, more or less, to the South line of the above-described tract and being the terminus of said line.

Tract X

All that portion of the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the Northwest corner of Tract "B", Short Plat No. MV-3-81, approved January 15, 1981, recorded in the Auditor's Office of Skagit County, Washington;



201204270084

Skagit County Auditor

thence North 89°47'35" East and along the North line of said Tract "B", for a distance of 393.70 feet to the Northeast corner of said Tract "B";
thence South 00°33'01" East and along the East line of said Tract "B" and its Southerly extension for a distance of 305.00 feet;
thence South 89°47'35" West, for a distance of 393.13 feet to a point on the West line of said Tract "B" extended Southerly;
thence North 00°39'29" West along said extension and the West line of Tract "B", a distance of 305.01 feet to the POINT OF BEGINNING.

AND ALSO EXCEPT that portion thereof lying within Austin Lane, as dedicated for street purposes by Short Plat No. MV-17-81, approved September 16, 1981.

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

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Containing 46,543 sq ft

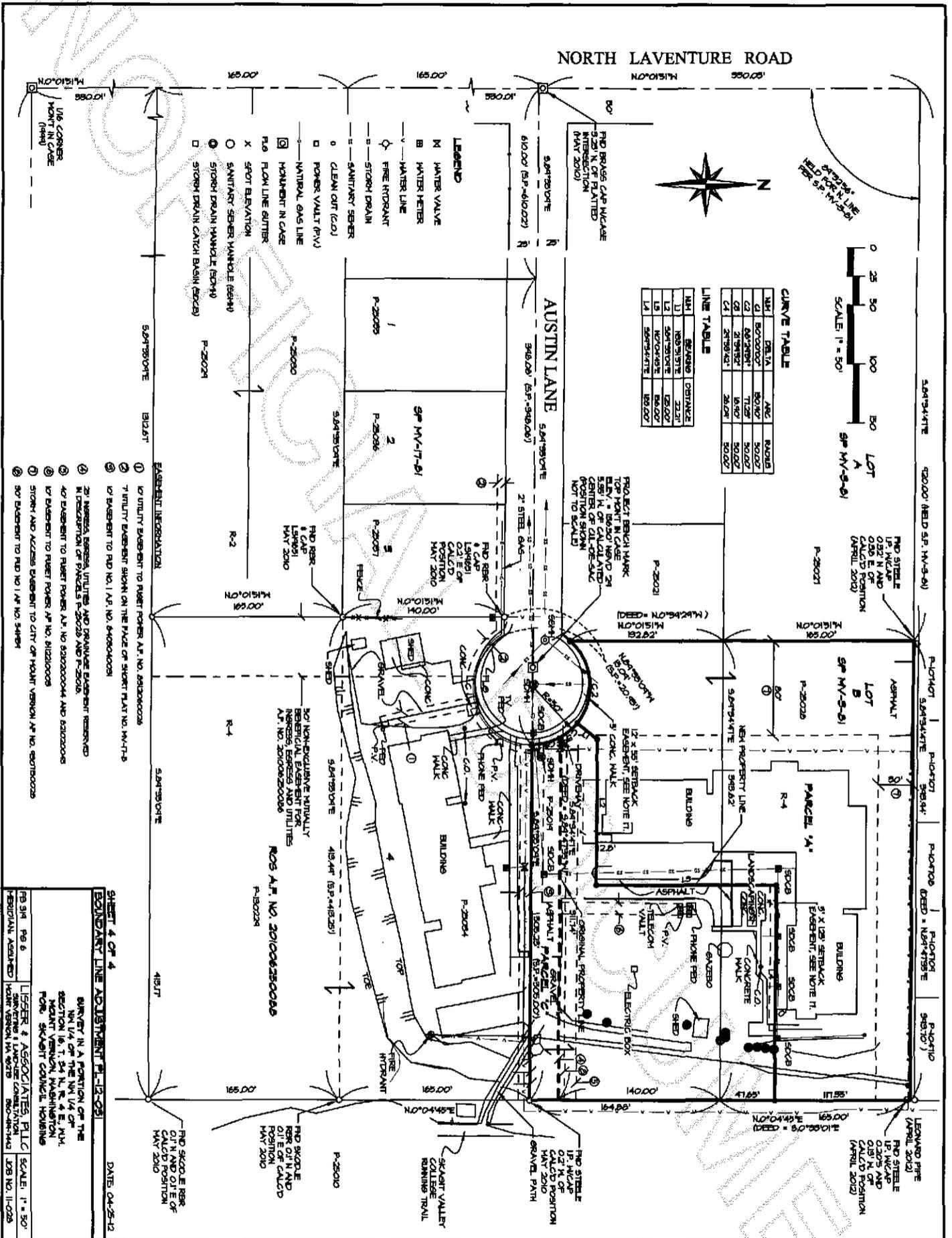


4-19-12



201204270084
Skagit County Auditor

EXHIBIT "E"



SEE RECORDED SURVEY FOR DETAILED SURVEY INFORMATION

201204270084
Skagit County Auditor