



201208130102

Skagit County Auditor

8/13/2012 Page 1 of 16 2:38PM

Return to: David D. Lowell  
P.O. Box 1346  
Burlington, WA 98233

DOCUMENT TITLE: Quit Claim Deed for Boundary Line Adjustment

GRANTORS: James E. Ervine and Margie G. Ervine

GRANTEES: Alan E. Hebert and Darcy Y. Hebert

ABBREVIATED LEGAL DESCRIPTION: Ptn of SE ¼ of Section 34, Twp. 34N, Rng. 04E, W.M.

ASSESSOR'S PARCEL/TAX ID NUMBER: P29742 (340434-4-005-0102); P107763 (340434-4-006-0100); P29743 (340434-4-005-0201)

When Recorded Return to:  
David D. Lowell  
P.O. Box 1346  
Burlington, WA 98233

**QUIT CLAIM DEED  
(BOUNDARY LINE ADJUSTMENT)**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2012 2447  
AUG 13 2012

**Grantor:** James E. Ervine and Margie G. Ervine

**Grantee:** Alan E. Hebert and Darcy Y. Hebert

Amount Paid \$  
Skagit Co. Treasurer  
By *JMM* Deputy

**Abbreviated Legal Description:** Ptn of SE ¼ of Section 34, Twp. 34N, Rng. 04E, W.M.

**Assessor Property Tax Parcels:** P29742 (340434-4-005-0102); P107763 (340434-4-006-0100); P29743 (340434-4-005-0201)

**THIS INDENTURE**, made this 26<sup>th</sup> day of July, 2012, between the James E. Ervine and Margie G. Ervine Grantors, and, Alan E. Hebert and Darcy Y. Hebert the Grantees.

**RECITALS:**

- A. The Grantors are the owners of the property bearing Skagit County Assessor's Parcel number: P29743, more particularly described in the attached **Exhibit A**.
- B. The Grantees are the owners of the property bearing Skagit County Assessor's parcel numbers: P29742 and P107763, with parcel P29742 more particularly described in the attached **Exhibit B-1**; and with parcel P107763 more particularly described in the attached **Exhibit B-2**.
- C. The parties wish to adjust the boundaries between the said parcels, with a portion of the Grantors' property, as described in the attached **Exhibit C**, being incorporated into the Grantee's property.
- D. Contemporaneously with this document, the Grantors and Grantees are executing a separate boundary line adjustment concerning the parcels described herein, which is set forth in the instrument recorded under Skagit County Auditor's File No. 201208130101. The description of the new boundaries of the Grantee's property, as the result of this boundary line adjustment as well as the separate adjustment referenced above, is set forth in the attached **Exhibit D**. The description of the new boundaries of the Grantor's property, as the



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result of this boundary line adjustment as well as the separate adjustment referenced above, is set forth in the attached **Exhibit E**.

E. An exhibit map showing the adjusted boundaries of the three parcels is attached as **Exhibit F**

**CONVEYANCE:**

**THEREFORE**, for and in consideration of the said boundary line adjustment, and for no monetary consideration, grantors do hereby **QUIT CLAIM** to the grantees all of its interest in the real property lying and being in the County of Skagit and State of Washington, and described in the attached **Exhibit C**.

This Boundary Line Adjustment is not for the purposes of creating an additional building lot.

This Boundary Line Adjustment is approved by Aud Roeder of the Skagit County Planning and Development Services Department, on this 26 day of July 2012.

\_\_\_\_\_  
(Signature)

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2012.

James E Ervine  
Print Name: James E Ervine

Margie G Ervine  
Print Name: Margie G Ervine



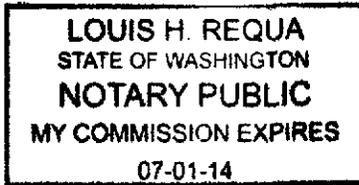
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STATE OF WASHINGTON }  
COUNTY OF SKAGIT } SS.

I certify that I know or have satisfactory evidence that James E. Ervine is the person who 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 the \_\_\_\_\_ to be the free and voluntary act and deed of said \_\_\_\_\_, for the uses and purposes therein mentioned.

Given under my hand and official seal this 17 day of July, 2012.

(SEAL)

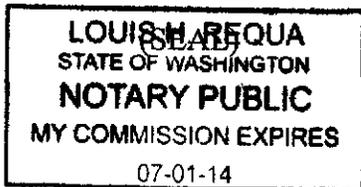


Louis H. Requa  
Notary Public  
Residing at Sedro-Woolley, WA  
My appointment expires July 1, 2014

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } SS.

I certify that I know or have satisfactory evidence that Margie G. Ervine is the person who 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 the \_\_\_\_\_ to be the free and voluntary act and deed of said \_\_\_\_\_, for the uses and purposes therein mentioned.

Given under my hand and official seal this 17 day of July, 2012.



Louis H. Requa  
Notary Public  
Residing at Sedro-Woolley, WA  
My appointment expires July 1, 2014



Skagit County Auditor

**Skagit**  
**Surveyors & Engineers**

806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

**LEGAL DESCRIPTION  
FOR  
AL HEBERT  
OF  
ERVINE PARCEL P29743 BEFORE BOUNDARY LINE ADJUSTMENT**

June 20, 2012

The south half of the southwest quarter of the southeast quarter of Section 34, Township 34 North, Range 4 East, W.M.

EXCEPT that certain 40.00 foot wide road right of way as reserved in Quit Claim Deed filed under AF#803998

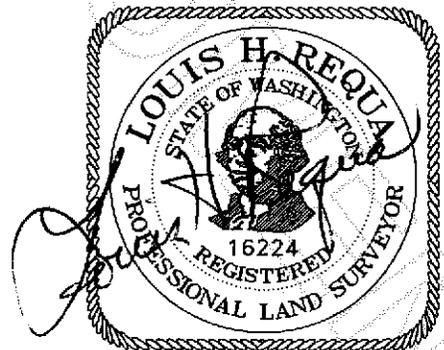


Exhibit A



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6/20/12



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**LEGAL DESCRIPTION FOR AL HEBERT  
OF  
HEBERT PARCEL P29742 BEFORE BOUNDARY LINE ADJUSTMENT**

June 20, 2012

The north 660.00 feet of the southwest quarter of the southeast quarter of Section 34, Township 34 North, Range 4 East, W.M.

EXCEPT the north 135.00 feet of the west half of the southwest quarter of the southeast quarter of Section 34, Township 34 North, Range 4 East, W.M.

AND EXCEPT that portion of the north 660.00 feet of the southwest quarter of the southeast quarter of Section 34, Township 34 North, Range 4 East, W.M. described as follows:

Beginning at the southwest corner of the north 135.00 feet of said subdivision; thence S 89°32'18"E along the south line of said north 135.00 feet, a distance of 417.40 feet to the west line of that certain 40.00 foot wide road as reserved in Quit Claim Deed recorded July 23, 1974 under AF#803998, records of Skagit County, Washington; thence southerly and southeasterly along said west line on a curve to the left having a radius of 165.17 feet, through a central angle of 30°48'09", and an arc distance of 88.79 feet to a curve to the left having a radius of 305.70 feet; thence southeasterly along said curve through a central angle of 16°55'02", an arc distance of 90.26 feet; thence S 47°37'00"E, a distance of 9.42 feet; thence N 89°32'18"W, a distance of 195.00 feet; thence N 62°16'58"W, a distance of 349.38 feet to the point of beginning.

AND EXCEPT that certain forty (40) foot wide road right of way as reserved by document recorded July 23, 1974 under AF#803998 records of Skagit County, Washington.

Situate in Skagit County, Washington.

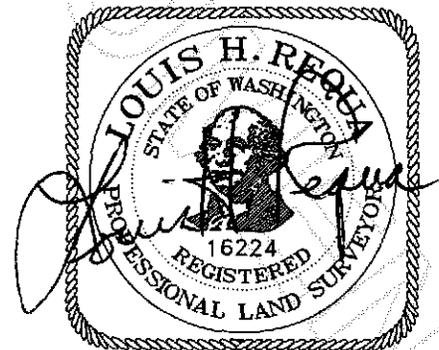


Exhibit B-1



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6/20/12

B-1



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~~Put in De~~  
Put in  
Deed  
Ervine to  
Hebert

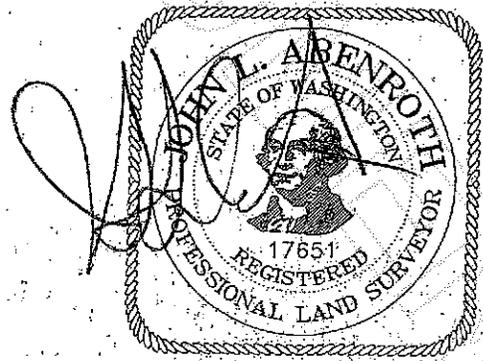
LEGAL DESCRIPTION FOR AL HEBERT  
OF  
HEBERT PARCEL P107763 BEFORE BOUNDARY LINE ADJUSTMENT

Revised July 31, 2012

That portion of the north 135.00 feet of the west half of the southwest quarter of the southeast quarter of Section 34, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the northeast corner of the north 135.00 feet of said subdivision; thence N 89°32'18"W along the north line of said north 135.00 feet, a distance of 265.30 feet to the easterly line of a 20.00 foot wide strip of land for an existing road as reserved in document recorded under AF#650646 records of Skagit County, Washington; thence southeasterly and southerly along said easterly line a distance of 124.33 feet to a curve to the right having a radius of 124.09 feet, a central angle of 57°24'21", and a chord bearing of S 19°02'23"E; thence continuing southerly along said easterly line a distance of 22.74 feet on a reverse curve to the left having a radius of 135.17 feet, a central angle of 9°38'22", and a chord bearing of S 4°50'40"W to the south line of said north 135.00 feet; thence S 89°32'18"E along said south line, a distance of 224.69 feet to the southeast corner of said north 135.00 feet; thence N 1°32'45"E along the east line thereof, a distance of 135.02 feet to the point of beginning.

Situate in Skagit County, Washington.



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Exhibit B - 2



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**LEGAL DESCRIPTION  
FOR  
AL HEBERT  
OF  
PARCEL TO BE ACQUIRED FROM ERVINE**

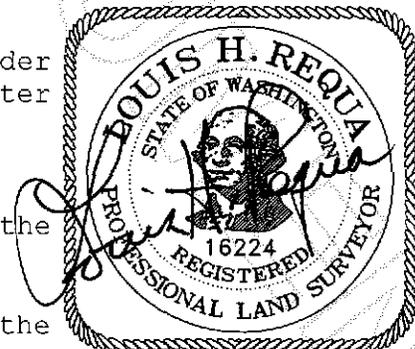
June 13, 2012

That portion of the south half of the southwest quarter of the southeast quarter of Section 34, Township 34 North, Range 4 East, W.M. described as follows:

Commencing at the southwest corner of the northeast quarter of the southwest quarter of the southeast quarter of said Section 34; thence S 89°32'18"E along the south line of the northeast quarter of the southwest quarter of the southeast quarter of said Section 34, a distance of 167.20 feet to a point on the northerly prolongation of the easterly line of that certain 40.00 foot wide road right of way as reserved in Quit Claim Deed filed under AF#803998, records of Skagit County, Washington; thence S 1°31'48"E, a distance of 87.10 feet to a point on the easterly line of said right of way and the point of beginning of this description; thence continuing S 1°31'48"E along said easterly right of way line, a distance of 181.52 feet; thence S 1°17'44"W along said easterly right of way line, a distance of 53.62 feet; thence N 88°28'12"E, a distance of 144.01 feet; thence N 1°31'48"W, a distance of 205.04 feet; thence S 88°33'59"W, a distance of 58.58 feet to a curve to the right having a radius of 130.00 feet; thence westerly and northerly along said curve through a central angle of 39°35'02", an arc distance of 89.81 feet to the point of beginning of this description.

SUBJECT TO a well protection easement over, under and through a 100 foot diameter circle the center of which is described as follows:

Commencing at the southwest corner of the northeast quarter of the southwest quarter of the southeast quarter of said Section 34; thence S 89°32'18"E along the south line of the northeast quarter of the southwest quarter of the southeast quarter of said Section 34, a distance of 330.43 feet; thence S 00°27'42"W, a distance



**Exhibit C**



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**skagit**  
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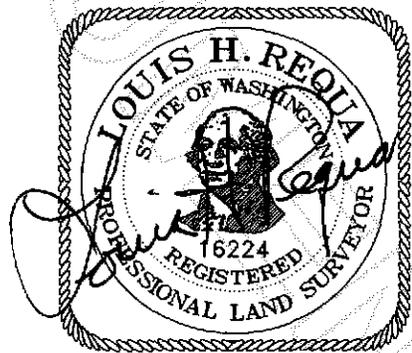
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658  
of 68.80 feet to an existing well and the center of said circle.

TOGETHER WITH a twenty (20) foot wide easement for operation, installation and maintenance of a water line over, across and through that portion of the south half of the southwest quarter of the southeast quarter of Section 34, Township 34 North, Range 4 East, W.M., the centerline of which is described as follows:

Commencing at the southwest corner of the northeast quarter of the southwest quarter of the southeast quarter of said Section 34; thence S 89°32'18"E along the south line of the northeast quarter of the southwest quarter of the southeast quarter of said Section 34, a distance of 167.20 feet; thence S 1°31'48"E, a distance of 87.10 feet to a point on the easterly line of that certain 40.00 foot wide road right of way as reserved in Quit Claim Deed filed under AF#803998, records of Skagit County, Washington; thence continuing S 1°31'48"E along the east line of said right of way, a distance of 165.82 feet to the point of beginning of this centerline description; thence N 85°30'31"W, a distance of 183.66 feet to the terminal point of this centerline description.

Containing 29,854 square feet.

Situate in Skagit County, Washington.



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**LEGAL DESCRIPTION FOR AL HEBERT**  
**OF**  
**HEBERT PARCEL AFTER BOUNDARY LINE ADJUSTMENT**

Revised July 31, 2012

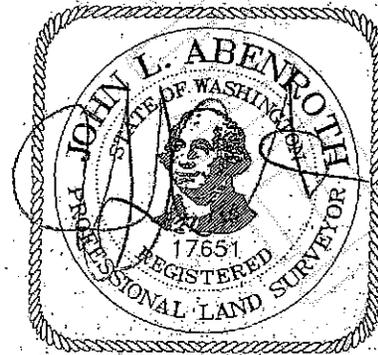
The north 660.00 feet of the southwest quarter of the southeast quarter of Section 34, Township 34 North, Range 4 East, W.M.

TOGETHER WITH that portion of the south half of the southwest quarter of the southeast quarter of Section 34, Township 34 North, Range 4 East, W.M. described as follows:

Commencing at the southwest corner of the northeast quarter of the southwest quarter of the southeast quarter of said Section 34; thence S 89°32'18"E along the south line of the northeast quarter of the southwest quarter of the southeast quarter of said Section 34, a distance of 167.20 feet to a point on the northerly prolongation of the easterly line of that certain 40.00 foot wide road right of way as reserved in Quit Claim Deed filed under AF#803998, records of Skagit County, Washington; thence S 1°31'48"E, a distance of 87.10 feet to a point on the easterly line of said right of way and the point of beginning of this description; thence S 1°31'48"E along said easterly right of way line, a distance of 181.52 feet; thence S 1°17'44"W along said easterly right of way line, a distance of 53.62 feet; thence N 88°28'12"E, a distance of 144.01 feet; thence N 1°31'48"W, a distance of 205.04 feet; thence S 88°33'59"W, a distance of 58.58 feet to a curve to the right having a radius of 130.00 feet; thence westerly and northerly along said curve, through a central angle of 39°35'02", an arc distance of 89.81 feet to the point of beginning of this description.

TOGETHER WITH a twenty (20) foot wide easement for operation, installation and maintenance of a water line over, across and through that portion of the south half of the southwest quarter of the southeast quarter of Section 34, Township 34 North, Range 4 East, W.M., the centerline of which is described as follows:

Commencing at the southwest corner of the northeast quarter of the southwest quarter of the southeast quarter of said Section 34; thence S 89°32'18"E along the south line of the northeast quarter of the southwest quarter of the southeast quarter of said Section 34, a distance of 167.20 feet; thence S 1°31'48"E, a distance of 87.10 feet to a point on the easterly line of that certain 40.00 foot wide road right of way as



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Exhibit D

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reserved in Quit Claim Deed filed under AF#803998, records of Skagit County, Washington; thence continuing S 1°31'48"E along the east line of said right of way, a distance of 165.82 feet to the point of beginning of this centerline description; thence N 85°30'31"W, a distance of 183.66 feet to the terminal point of this centerline description.

EXCEPT that portion of the north 135.00 feet of the west half of the north 660.00 feet of the southwest quarter of the southeast quarter of Section 34, Township 34 North, Range 4 East, W.M. which lies west of the east line of that certain 20.00 foot wide strip of land for an existing road as reserved in document recorded under AF#650646 records of Skagit County, Washington.

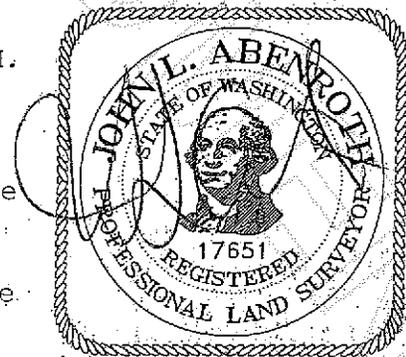
AND EXCEPT that certain forty (40) foot wide road right of way as reserved by document recorded July 23, 1974 under AF#803998 records of Skagit County, Washington.

AND EXCEPT that portion of the north 660.00 feet of the southwest quarter of the southeast quarter of Section 34, Township 34 North, Range 4 East, W.M. described as follows:

Beginning at the southwest corner of the north 135.00 feet of said subdivision; thence S 89°32'18"E along the south line of said north 135.00 feet, a distance of 417.40 feet to the west line of that certain 40.00 foot wide road as reserved in Quit Claim Deed recorded July 23, 1974 under AF#803998, records of Skagit County, Washington; thence southerly and southeasterly along said west line on a curve to the left having a radius of 165.17 feet, through a central angle of 30°48'09", and an arc distance of 88.79 feet to a curve to the left having a radius of 305.70 feet; thence southeasterly along said curve through a central angle of 16°55'02", an arc distance of 90.26 feet; thence S 47°37'00"E, a distance of 9.42 feet; thence N 89°32'18"W, a distance of 195.00 feet; thence N 62°16'58"W, a distance of 349.38 feet to the point of beginning.

AND EXCEPT that portion of the north half of the southwest quarter of the southeast quarter of Section 34, Township 34 North, Range 4 East, W.M. described as follows:

Commencing at the southwest corner of the northeast quarter of the southwest quarter of the southeast quarter of said Section 34; thence S 89°32'18"E along the south line of the northeast quarter of the southwest quarter of the southeast quarter of said Section 34, a distance of 38.63 feet to the point of beginning of this description; thence N 46°29'15"W, a distance of 65.78 feet; thence N 7°08'55"W, a distance of



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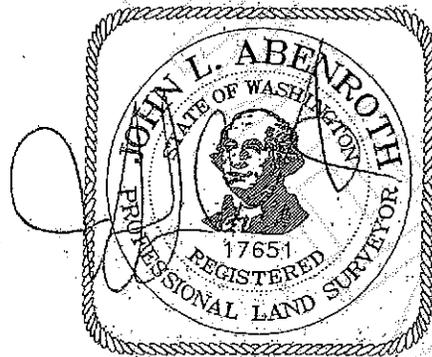
106.30 feet; thence N 23°17'26"W, a distance of 29.54 feet; thence N 34°21'30"W, a distance of 38.39 feet; thence N 55°14'55"W, a distance of 16.12 feet; thence N 86°36'08"W, a distance of 26.00 feet; thence N 67°46'48"W, a distance of 18.74 feet; thence N 17°52'34"W, a distance of 99.18 feet; thence N 42°23'00"E, a distance of 25.66 feet to a point on the westerly line of that certain 40.00 foot wide road right of way as reserved in Quit Claim Deed filed under AF#803998, records of Skagit County, Washington; thence S 47°37'00"E along said westerly right of way line, a distance of 208.20 feet to a curve to the right having a radius of 239.25 feet; thence southerly along said westerly right of way line of said curve through a central angle of 33°46'34", an arc distance of 141.04 feet; thence S 13°50'25"E along said westerly right of way line, a distance of 84.01 feet to a point on the south line of the northeast quarter of the southwest quarter of the southeast quarter of said Section 34; thence N 89°32'18"W, a distance of 80.95 feet to the point of beginning of this description.

TOGETHER WITH AND SUBJECT a well protection easement over, under and through a 100 foot diameter circle the center of which is described as follows:

Commencing at the southwest corner of the northeast quarter of the southwest quarter of the southeast quarter of said Section 34; thence S 89°32'18"E along the south line of the northeast quarter of the southwest quarter of the southeast quarter of said Section 34, a distance of 330.43 feet; thence S 00°27'42"W, a distance of 68.80 feet to an existing well and the center of said circle.

Containing 17.3 acres.

Situate in Skagit County, Washington.



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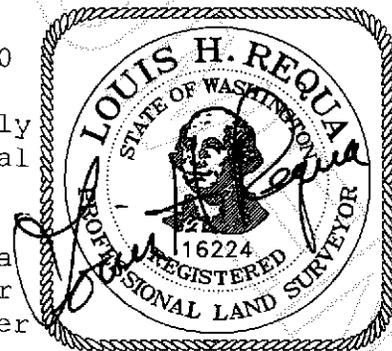
**LEGAL DESCRIPTION  
FOR  
AL HEBERT  
OF  
ERVINE PARCEL AFTER BOUNDARY LINE ADJUSTMENT**

June 13, 2012

The south half of the southwest quarter of the southeast quarter of Section 34, Township 34 North, Range 4 East, W.M.

TOGETHER WITH that portion of the north half of the southwest quarter of the southeast quarter of Section 34, Township 34 North, Range 4 East, W.M. described as follows:

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Exhibit E



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SUBJECT TO a twenty (20) foot wide easement for operation, installation and maintenance of a water line over, across and through that portion of the south half of the southwest quarter of the southeast quarter of Section 34, Township 34 North, Range 4 East, W.M., the centerline of which is described as follows:

Commencing at the southwest corner of the northeast quarter of the southwest quarter of the southeast quarter of said Section 34; thence S 89°32'18"E along the south line of the northeast quarter of the southwest quarter of the southeast quarter of said Section 34, a distance of 167.20 feet; thence S 1°31'48"E, a distance of 87.10 feet to a point on the easterly line of that certain 40.00 foot wide road right of way as reserved in Quit Claim Deed filed under AF#803998, records of Skagit County, Washington; thence continuing S 1°31'48"E along the east line of said right of way, a distance of 165.82



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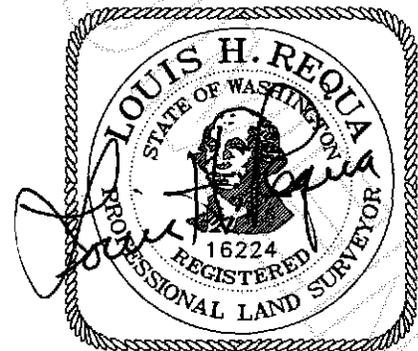
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TOGETHER WITH AND SUBJECT TO a well protection easement over, under and through a 100 foot diameter circle the center of which is described as follows:

Commencing at the southwest corner of the northeast quarter of the southwest quarter of the southeast quarter of said Section 34; thence S 89°32'18"E along the south line of the northeast quarter of the southwest quarter of the southeast quarter of said Section 34, a distance of 330.43 feet; thence S 00°27'42"W, a distance of 68.80 feet to an existing well and the center of said circle.

Containing 20.66 acres.

Situate in Skagit County, Washington.



6/13/12



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Skagit County Auditor

