



201211300173
Skagit County Auditor

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After Recording Mail To:
GARY T. JONES
JONES & SMITH
PO Box 1245
Mount Vernon, WA 98273

QUIT CLAIM DEED (Boundary Line Adjustment)

Grantor: RICHARD H. SMITH and PATRICIA A. SMITH, husband and wife

Grantee: SUSAN ANDERSON, an unmarried woman

Legal Description: A portion of Government Lot 10, Section 1, Township 33 North, Range 3 East, W.M.

Assessor's Tax Parcel No.: P128635, P16418, P16440, P128634, P15254

This Quit Claim Deed (Boundary Line Adjustment) is made this 30 day of October 2012, between **RICHARD H. SMITH** and **PATRICIA A. SMITH**, husband and wife, Grantors and **SUSAN ANDERSON**, an unmarried woman, Grantee

RECITALS

- a. Grantors are the owners of the property bearing Skagit County Assessor's Parcel Nos. P128635, P16418, P16440 and P128634, more particularly described in the attached Exhibit "A".
- b. Grantee is the owner of property bearing Skagit County Assessor's Parcel No. P15254, more particularly described in the attached Exhibit "B".
- c. The parties wish to adjust the boundaries between the said parcels, with a portion of Grantors' property, described in the attached Exhibit "C", to be combined with Grantee's property.
- d. The adjusted description of Grantors' property is set forth in the attached Exhibit "D", being Skagit County Assessor Parcel Nos. P12863, P16418, P16440, P128634.
- e. The adjusted description of Grantee's property is set forth in the attached Exhibit "E",

f. A diagram showing the adjusted boundaries of the two parcels is attached as Exhibit "F".

THEREFORE, in consideration of the said boundary line adjustment, and in consideration of the love and affection that mother and father have for their daughter, Grantors do hereby QUIT CLAIM to the Grantee all of their interest in the real property lying and being in the County of Skagit and State of Washington, and described in the attached Exhibit "C".

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 30 2012

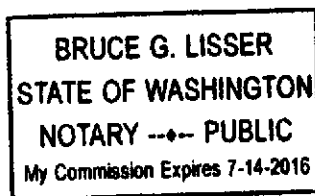
Amount Paid \$0
Skagit Co. Treasurer
By *ME* Deputy

RICHARD H. SMITH

PATRICIA A. SMITH

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 30 day of OCTOBER, 2012.

Residing at *Mount Vernon*

My commission expires: 7-14-16



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Exhibit "A"

**Richard and Patricia Smith
Prior to Boundary Line Adjustment**

**(Skagit County Assessor's Parcel Nos. P-128635, P-16418, P-16440 and P-128634)
Based upon Exhibit "C" Quit Claim Deed Skagit County Auditor's File No. 200908190046**

Parcel A (P-128635)

Lot A, Skagit County Short Plat No. 26-84, approved August 28, 1984 and recorded August 28, 1984 under Skagit County Auditor's File No. 8408280031, being a portion of Government Lot 10, Section 1, Township 33 North, Range 3 East, W.M.

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

Commencing at the Southeast corner of said Lot A, Skagit County Short Plat No. 26-84, also being the East 1/4 corner of Section 1, Township 34 North, Range 3 East, W.M.;
thence North 0°28'11" West along the East line of said Lot A, also being the East line of Government Lot 10 of said Section 1, for a distance of 401.23 feet, being the TRUE POINT OF BEGINNING of said line description;
thence South 78°12'28" West for a distance of 342.21 feet, more or less, to an angle point on the Westerly line of said Lot A, Skagit County Short Plat No. 26-84, also being the Easterly most corner of that certain parcel conveyed to Ben M. Winkes and L. Sloan Winkes, husband and wife, by Statutory Warranty Deed recorded under Auditor's File No. 200408240060 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.

(Note: Although not mapped on Short Plat No. 26-84, Lot A extends westerly to the Skagit River, which is the west line of Government Lot 10).

Parcel B (P-16418)

The North 47.89 rods of Government Lot 5, Section 6, Township 33 North, Range 4 East, W.M.

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



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Parcel C (P-16440)

The North 47.89 rods of the Southeast 1/4 of the Northwest 1/4 of Section 6, Township 33 North, Range 4 East, W.M.

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

Parcel D (P-128634)

The South 32.11 rods of the Southeast 1/4 of the Northeast 1/4 and the South 32.11 rods of Government Lot 5, Section 6, Township 33 North, Range 4 East, W.M.

EXCEPT that portion thereof described as follows:

BEGINNING at the Southwest corner of said Government Lot 5 (West 1/4 corner);
thence South 89°07'22" East along the South line of said Government Lot 5 for a distance of 180.05 feet, more or less, to the East line of the West 180 feet (as measured perpendicular to the West line) of said Government Lot 5;
thence North 0°28'11" West parallel with said West line for a distance of 407.04 feet;
thence South 90°00'00" West for a distance of 145.15 feet;
thence South 84°59'15" West for a distance of 34.96 feet, more or less, to said West line of Government Lot 5 at a point bearing North 0°28'11" West from the POINT OF BEGINNING;
thence South 0°28'11" East along said West line for a distance of 401.23 feet, more or less, to the POINT OF BEGINNING.

TOGETHER WITH a non-exclusive mutually beneficial easement for ingress, egress and utilities over, under and across portions of Government Lot 10, Section 1, Township 33 North, Range 3 East, W.M., and Government Lot 5, Section 6, Township 33 North, Range 4 East, W.M., described as follows:

BEGINNING at the Southeast corner of said Government Lot 10 (East 1/4 corner);
thence South 89°32'11" West along the South line of said Government Lot 10 for a distance of 336.90 feet, more or less, to the Easterly right-of-way margin of Dike Road as shown on the face of said Skagit County Short Plat No. 26-84, recorded under Auditor's File No. 8408280031;
thence North 30°09'05" West along said Easterly right-of-way margin for a distance of 46.04 feet, more or less, to the North line of the South 40 feet (as measured perpendicular to the South line) of said Government Lot 10;



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thence North 89°32'11" East along said North line or North line extended for a distance of 419.70 feet, more or less, to the East line of the West 60-feet (as measured perpendicular to the West line) of said Government Lot 5, Section 6, Township 33 North, Range 4 East, W.M.;
thence South 0°28'11" East along said East line for a distance of 26.40 feet, more or less, to the North line of the South 15 feet (as measured perpendicular to the South line) of said Government Lot 5;
thence South 89°07'22" East along said North line for a distance of 110.03 feet, more or less, to the East line of the West 170 feet (as measured perpendicular to the West line) of said Government Lot 5;
thence North 0°28'11" West along said East line for a distance of 391.88 feet;
thence North 90°00'00" East for a distance of 10.00 feet, more or less, to the East line of the West 180 feet (as measured perpendicular to the West line) of said Government Lot 5;
thence South 0°28'11" East along said East line for a distance of 407.04 feet, more or less, to the South line of said Government Lot 5 at a point bearing South 89°07'22" East from the POINT OF BEGINNING;
thence North 89°07'22" West along said South line for a distance of 186.05 feet, more or less, to the POINT OF BEGINNING.

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

All of the above parcels being situate in the County of Skagit, State of Washington.



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Exhibit "B"

Susan Anderson

Prior to Boundary Line Adjustment

(Skagit County Assessor's Parcel No. P-15254)

Based upon Quit Claim Deed recorded under Skagit County Auditor's File No. 8409060052

Lot B, Skagit County Short Plat No. 26-84, approved August 28, 1984 and recorded August 28, 1984 under Skagit County Auditor's File No. 8408280031, being a portion of Government Lot 10, Section 1, Township 33 North, Range 3 East, W.M.

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"

**Portion of Richard and Patricia Smith Parcel No. P-128635
to be Boundary Line Adjusted to
Susan Anderson Parcel No. P-15254**

That portion of Lot A, Skagit County Short Plat No. 26-84 approved August 28, 1984 and recorded August 28, 1984 under Skagit County Auditor's File No. 8408280031, being a portion of Government Lot 10, Section 1, Township 33 North, Range 3 East, W.M., described as follows:

BEGINNING at the Southeast corner of Lot B, said Skagit County Short Plat No. 26-84;
thence South $0^{\circ}28'11''$ East on a Southerly extension of the East line of said Lot B, for a distance of 579.37 feet, more or less, to the North line of that certain parcel described on Exhibit D of Quit Claim Deed for Boundary Line Adjustment recorded under Skagit County Auditor's File No. 200908190046;
thence South $78^{\circ}12'28''$ West along said North line for a distance of 131.65 feet, more or less, to the Easterly most corner of that certain parcel conveyed to Ben M. Winkes and L. Sloan Winkes, husband and wife, by Statutory Warranty Deed recorded under Skagit County Auditor's File No. 200408240060;
thence North $26^{\circ}01'14''$ West (called North $26^{\circ}48'35''$ West on previous description) along the Easterly line of said Winkes parcel, for a distance of 220.81 feet to the Northeasterly corner of said Winkes parcel;
thence South $66^{\circ}31'31''$ West (called South $65^{\circ}44'10''$ West on previous description) along the Northerly line of said Winkes parcel for a distance of 180.01 feet to a point on a non-tangent curve on the Easterly road right-of-way margin of Dike Road, as shown on the face of said Skagit County Short Plat No. 26-84;
thence along the arc of said curve to the right, concave to the East, having an initial tangent bearing of North $23^{\circ}34'58''$ West, a radius of 561.35 feet, through a central angle of $27^{\circ}04'56''$, an arc distance of 265.34 feet to a point of tangency;
thence North $3^{\circ}29'58''$ East for a distance of 228.76 feet, more or less, to a point bearing North $88^{\circ}57'11''$ West from the POINT OF BEGINNING;
thence South $88^{\circ}57'11''$ East along the South line of said Lot B, Skagit County Short Plat No. 26-84, or South line extended, for a distance of 418.05 feet to the POINT OF BEGINNING.

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



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Situate in the County of Skagit, State of Washington.

Containing 4.96 acres

This Boundary Line Adjustment is not for the purpose of creating additional building lots.

The above described property will be combined or aggregated with contiguous property to the north (P-15254) owned by the grantee.

APPROVED

Reviewed and approved in accordance with Skagit County Code, Chapter 14.18.700

Skagit County

By: How Roeder
Title: Senior Planner

Date: 10/5/2012



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Exhibit "D"

**Richard and Patricia Smith
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Nos. P-128635, P-16418, P-16440 and P-128634)**

Parcel A (P-128635)

Lot A, Skagit County Short Plat No. 26-84, approved August 28, 1984 and recorded August 28, 1984 under Skagit County Auditor's File No. 8408280031, being a portion of Government Lot 10, Section 1, Township 33 North, Range 3 East, W.M.

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

Commencing at the Southeast corner of said Lot A, Skagit County Short Plat No. 26-84, also being the East 1/4 corner of Section 1, Township 34 North, Range 3 East, W.M.;
thence North 0°28'11" West along the East line of said Lot A, also being the East line of Government Lot 10 of said Section 1, for a distance of 401.23 feet, being the TRUE POINT OF BEGINNING of said line description;
thence South 78°12'28" West for a distance of 342.21 feet, more or less, to an angle point on the Westerly line of said Lot A, Skagit County Short Plat No. 26-84, also being the Easterly most corner of that certain parcel conveyed to Ben M. Winkes and L. Sloan Winkes, husband and wife, by Statutory Warranty Deed recorded under Auditor's File No. 200408240060 and being the terminus of said line.

AND ALSO EXCEPT that portion thereof described as follows:

BEGINNING at the Southeast corner of Lot B, said Skagit County Short Plat No. 26-84;
thence South 0°28'11" East on a Southerly extension of the East line of said Lot B, for a distance of 579.37 feet, more or less, to the North line of that certain parcel described on Exhibit D of Quit Claim Deed for Boundary Line Adjustment recorded under Skagit County Auditor's File No. 200908190046;
thence South 78°12'28" West along said North line for a distance of 131.65 feet, more or less, to the Easterly most corner of that certain parcel conveyed to Ben M. Winkes and L. Sloan Winkes, husband and wife, by Statutory Warranty Deed recorded under Skagit County Auditor's File No. 200408240060;



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thence North 26°01'14" West (called North 26°48'35" West on previous description) along the Easterly line of said Winkes parcel, for a distance of 220.81 feet to the Northeasterly corner of said Winkes parcel;
thence South 66°31'31" West (called South 65°44'10" West on previous description) along the Northerly line of said Winkes parcel for a distance of 180.01 feet to a point on a non-tangent curve on the Easterly road right-of-way margin of Dike Road, as shown on the face of said Skagit County Short Plat No. 26-84;
thence along the arc of said curve to the right, concave to the East, having an initial tangent bearing of North 23°34'58" West, a radius of 561.35 feet, through a central angle of 27°04'56", an arc distance of 265.34 feet to a point of tangency;
thence North 3°29'58" East for a distance of 228.76 feet, more or less, to a point bearing North 88°57'11" West from the POINT OF BEGINNING;
thence South 88°57'11" East along the South line of said Lot B, Skagit County Short Plat No. 26-84, or South line extended, for a distance of 418.05 feet to the POINT OF BEGINNING.

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

(Note: Although not mapped on Short Plat No. 26-84, Lot A extends westerly to the Skagit River, which is the west line of Government Lot 10).

Parcel B (P-16418)

The North 47.89 rods of Government Lot 5, Section 6, Township 33 North, Range 4 East, W.M.

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

Parcel C (P-16440)

The North 47.89 rods of the Southeast 1/4 of the Northwest 1/4 of Section 6, Township 33 North, Range 4 East, W.M.

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

Parcel D (P-128634)

The South 32.11 rods of the Southeast 1/4 of the Northeast 1/4 and the South 32.11 rods of Government Lot 5, Section 6, Township 33 North, Range 4 East, W.M.



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UNRECORDED
EXCEPT that portion thereof described as follows:

BEGINNING at the Southwest corner of said Government Lot 5 (West 1/4 corner);
thence South 89°07'22" East along the South line of said Government Lot 5 for a distance of 180.05 feet, more or less, to the East line of the West 180 feet (as measured perpendicular to the West line) of said Government Lot 5;
thence North 0°28'11" West parallel with said West line for a distance of 407.04 feet;
thence South 90°00'00" West for a distance of 145.15 feet;
thence South 84°59'15" West for a distance of 34.96 feet, more or less, to said West line of Government Lot 5 at a point bearing North 0°28'11" West from the POINT OF BEGINNING;
thence South 0°28'11" East along said West line for a distance of 401.23 feet, more or less, to the POINT OF BEGINNING.

TOGETHER WITH a non-exclusive mutually beneficial easement for ingress, egress and utilities over, under and across portions of Government Lot 10, Section 1, Township 33 North, Range 3 East, W.M., and Government Lot 5, Section 6, Township 33 North, Range 4 East, W.M., described as follows:

BEGINNING at the Southeast corner of said Government Lot 10 (East 1/4 corner);
thence South 89°32'11" West along the South line of said Government Lot 10 for a distance of 336.90 feet, more or less, to the Easterly right-of-way margin of Dike Road as shown on the face of said Skagit County Short Plat No. 26-84, recorded under Auditor's File No. 8408280031;
thence North 30°09'05" West along said Easterly right-of-way margin for a distance of 46.04 feet, more or less, to the North line of the South 40 feet (as measured perpendicular to the South line) of said Government Lot 10;
thence North 89°32'11" East along said North line or North line extended for a distance of 419.70 feet, more or less, to the East line of the West 60-feet (as measured perpendicular to the West line) of said Government Lot 5, Section 6, Township 33 North, Range 4 East, W.M.;
thence South 0°28'11" East along said East line for a distance of 26.40 feet, more or less, to the North line of the South 15 feet (as measured perpendicular to the South line) of said Government Lot 5;
thence South 89°07'22" East along said North line for a distance of 110.03 feet, more or less, to the East line of the West 170 feet (as measured perpendicular to the West line) of said Government Lot 5;
thence North 0°28'11" West along said East line for a distance of 391.88 feet;



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thence North 90°00'00" East for a distance of 10.00 feet, more or less, to the East line of the West 180 feet (as measured perpendicular to the West line) of said Government Lot 5;
thence South 0°28'11" East along said East line for a distance of 407.04 feet, more or less, to the South line of said Government Lot 5 at a point bearing South 89°07'22" East from the POINT OF BEGINNING;
thence North 89°07'22" West along said South line for a distance of 186.05 feet, more or less, to the POINT OF BEGINNING.

AND ALSO TOGETHER WITH a non-exclusive mutually beneficial easement (of varying width) for ingress, egress and utilities over under and across a portion of Lot A, Skagit County Short Plat No. 26-84, being more particularly described as follows:

BEGINNING at the Southeast corner of Lot B of said Skagit County Short Plat No. 26-84;
thence South 0°28'11" East on a Southerly extension of the East line of said Lot B, for a distance of 214.95 feet, to the TRUE POINT OF BEGINNING;
thence continue South 0°28'11" East for a distance of 30.00 feet;
thence South 88°59'22" West for a distance of 395.05 feet to a point of non-tangent curvature;
thence along the arc of said curve to the left, concave to the East, having an initial tangent bearing of South 0°18'23" West, a radius of 521.35 feet, through a central angle of 16°02'02", an arc distance of 145.90 feet;
thence South 74°17'56" West for a distance of 40.00 feet, more or less, to a point on a non-tangent curve on the Easterly road right-of-way margin of Dike Road, as shown on the face of said Skagit County Short Plat No. 26-84;
thence along the arc of said curve to the right, concave to the East, having an initial tangent bearing of North 15°43'32" West, a radius of 561.35 feet, through a central angle of 19°00'14", an arc distance of 186.19 feet, more or less, to a point bearing South 88°59'22" West from the TRUE POINT OF BEGINNING;
thence North 88°59'22" East for a distance of 433.90 feet, more or less, to the TRUE POINT OF BEGINNING.

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

All of the above parcels being situate in the County of Skagit, State of Washington.



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Exhibit "E"

**Susan Anderson
After Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-15254)**

Lot B, Skagit County Short Plat No. 26-84, approved August 28, 1984 and recorded August 28, 1984 under Skagit County Auditor's File No. 8408280031, being a portion of Government Lot 10, Section 1, Township 33 North, Range 3 East, W.M.

TOGETHER WITH that portion of Lot A, Skagit County Short Plat No. 26-84 approved August 28, 1984 and recorded August 28, 1984 under Skagit County Auditor's File No. 8408280031, being a portion of Government Lot 10, Section 1, Township 33 North, Range 3 East, W.M., described as follows:

BEGINNING at the Southeast corner of Lot B, said Skagit County Short Plat No. 26-84;

thence South $0^{\circ}28'11''$ East on a Southerly extension of the East line of said Lot B, for a distance of 579.37 feet, more or less, to the North line of that certain parcel described on Exhibit D of Quit Claim Deed for Boundary Line Adjustment recorded under Skagit County Auditor's File No. 200908190046;

thence South $78^{\circ}12'28''$ West along said North line for a distance of 131.65 feet, more or less, to the Easterly most corner of that certain parcel conveyed to Ben M. Winkes and L. Sloan Winkes, husband and wife, by Statutory Warranty Deed recorded under Skagit County Auditor's File No. 200408240060;

thence North $26^{\circ}01'14''$ West (called North $26^{\circ}48'35''$ West on previous description) along the Easterly line of said Winkes parcel, for a distance of 220.81 feet to the Northeasterly corner of said Winkes parcel;

thence South $66^{\circ}31'31''$ West (called South $65^{\circ}44'10''$ West on previous description) along the Northerly line of said Winkes parcel for a distance of 180.01 feet to a point on a non-tangent curve on the Easterly road right-of-way margin of Dike Road, as shown on the face of said Skagit County Short Plat No. 26-84;

thence along the arc of said curve to the right, concave to the East, having an initial tangent bearing of North $23^{\circ}34'58''$ West, a radius of 561.35 feet, through a central angle of $27^{\circ}04'56''$, an arc distance of 265.34 feet to a point of tangency;

thence North $3^{\circ}29'58''$ East for a distance of 228.76 feet, more or less, to a point bearing North $88^{\circ}57'11''$ West from the POINT OF BEGINNING;



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thence South 88°57'11" East along the South line of said Lot B, Skagit County Short Plat No. 26-84, or South line extended, for a distance of 418.05 feet to the POINT OF BEGINNING.

SUBJECT TO a non-exclusive mutually beneficial easement (of varying width) for ingress, egress and utilities over under and across a portion of Lot A, Skagit County Short Plat No. 26-84, being more particularly described as follows:

BEGINNING at the Southeast corner of Lot B of said Skagit County Short Plat No. 26-84;

thence South 0°28'11" East on a Southerly extension of the East line of said Lot B, for a distance of 214.95 feet, to the TRUE POINT OF BEGINNING;

thence continue South 0°28'11" East for a distance of 30.00 feet;

thence South 88°59'22" West for a distance of 395.05 feet to a point of non-tangent curvature;

thence along the arc of said curve to the left, concave to the East, having an initial tangent bearing of South 0°18'23" West, a radius of 521.35 feet, through a central angle of 16°02'02", an arc distance of 145.90 feet;

thence South 74°17'56" West for a distance of 40.00 feet, more or less, to a point on a non-tangent curve on the Easterly road right-of-way margin of Dike Road, as shown on the face of said Skagit County Short Plat No. 26-84;

thence along the arc of said curve to the right, concave to the East, having an initial tangent bearing of North 15°43'32" West, a radius of 561.35 feet, through a central angle of 19°00'14", an arc distance of 186.19 feet, more or less, to a point bearing South 88°59'22" West from the TRUE POINT OF BEGINNING;

thence North 88°59'22" East for a distance of 433.90 feet, more or less, to the TRUE POINT OF BEGINNING.

AND ALSO 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 6.96 acres



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