



201301230061
Skagit County Auditor

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When recorded return to:
David & Annette Dysart
17604 Colony Road
Bow WA 98232

**Quitclaim Deed
(Boundary Line Adjustment)**

Grantors: David and Anette Dysart, Trustees of Dysart AB Living Trust
Grantees: Curtis Storbakken and Linda Storbakken, husband and wife
Legal Description: S½ S½ of NW¼ 30-36-4 & S½ SE¼ NE¼ 25-36-3
Assessor's Property Tax Parcel or Account Nos. P#'s 48241; 48242; 50341;50339
Reference Nos of Documents Assigned or Released:

THIS INDENTURE, is made this 7th day of December, 2012, between DAVID MILLARD DYSART and ANNETTE LOUISE DYSART, TRUSTEES OF THE DAVID MILLARD DYSART and ANNETTE LOUISE DYSART AB LIVING TRUST, Grantors, and CURTIS STORBAKKEN and LINDA STORBAKKEN, husband and wife, Grantees.

Recitals

- a. Grantor is the owner of the property bearing Skagit County Assessors Parcel Nos. 48242 and 50341, more particularly described as follows:

See Exhibit "A"

- b. Grantee is the owner of the property bearing Skagit County Assessor's parcel Nos. 48241 and 50339, more particularly described as follows:

See Exhibit "B"

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REAL ESTATE EXCISE TAX

2013219

JAN 23 2013

Amount Paid \$ 0
Skagit Co. Treasurer
By *[Signature]* Deputy

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

See Exhibit "C"

d. The adjusted description of Grantor's property (P#'s 48242 & 50341) is as follows:

See Exhibit "D"

e. The adjusted description of Grantee's parcel (P# 48241 and P#50339) is as follows:

See Exhibit "E"

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

Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, and for other good and valuable consideration, in hand paid, Grantors do hereby QUIT CLAIM to Grantees, all of their interest in the real property lying and being in the county of Skagit and State of Washington and described as follows:

A strip of land in the Northeast Quarter of Section 25, Township 36 North, Range 3 East, W.M. and the Northwest Quarter of Section 30, Township 36 North, Range 4 East, W.M., being more particularly described as follows:

Beginning at the Northwest corner of the South Half of the Southwest Quarter of the Northwest Quarter of said Section 25, Township 36 North, Range 3 East, W.M.; thence South 89 Degrees 52'26" East along the North line of said South Half of the Southwest Quarter of the Northwest Quarter a distance of 82.77 feet to an existing fence; thence South 0 Degrees 07'34" West along the said fence line a distance of 4.95 feet; thence South 89 Degrees 31'25" West along an existing fence a distance of 223.90 feet; thence South 88 Degrees 08'33" West continuing along said fence a distance of 160.88 feet; thence South 88 Degrees 20'15" West along said fence a distance of 419.16 feet to the Easterly right-of-way margin of Colony Road; thence North 15 Degrees 31'42" West along said right-of-way margin a distance of 11.56 feet to a point on the North line of the South Half of the Southwest Quarter of the Northwest Quarter of said Section 25; thence North 88 Degrees 57'13" East along the said North line of the South Half of the Southwest Quarter of the Northwest Quarter a distance of 724.13 feet to the Point of Beginning, containing 0.134 acres, more or less.

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



DYSART PROPERTY

The South Half of the South Half of the Northwest Quarter, Section 30, Township 36 North, Range 4 East, W.M., and the South half of the Southeast Quarter of the Northeast Quarter, lying East of the County road, Section 25, Township 36 North, Range 3 East, W.M.

EXCEPT that portion conveyed to the State of Washington by deed recorded March 8, 1962 under Auditor's File No. 618850, records of Skagit County, Washington.

Situate in Skagit County, Washington.

EXHIBIT "A"



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STORBAKKEN PROPERTY

That portion of the North Half of the Southeast Quarter of the Northeast Quarter of Section 25, Township 36 North, Range 3 East, W.M., lying East of the County Road; ALSO, the North Half of the Southeast Quarter of the Northwest Quarter and the North Half of Government Lot 2, Section 30, Township 36 North, Range 4 East, W.M., EXCEPT that portion thereof conveyed to the State of Washington for Primary State Highway No. 1, by deed recorded March 8, 1962, as Auditor's File No. 618849;

EXCEPT that portion of the Southeast Quarter of the Northeast Quarter of Section 25, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the intersection of the East line of the County road and the North line of said subdivision; thence Easterly along said North line, 730 feet; thence South 300 feet; thence Westerly, parallel with the North line of said subdivision, to the Easterly line of said county road; thence Northerly along the Easterly line of the County road to the Point of Beginning.

ALSO EXCEPT: (1) An easement for pipeline over that portion of the North Half of the Southeast Quarter of the Northeast Quarter of Section 25, Township 36 North, Range 3 East, W.M., lying East of the County Road, granted by Wilbert W. Vague et ux to Trans Mountain Oil Pipe Line Corporation, a Corporation, by an instrument dated July 26, 1954, filed August 26, 1954, as File No. 505707, records of Skagit County.

(2) Relinquishment of right of access to State Highway and of light, view and air, under terms of deed to the State of Washington, recorded March 8, 1962, as Auditor's File No. 618849, records of Skagit County.

EXHIBIT "B"



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A strip of land in the Northeast Quarter of Section 25, Township 36 North, Range 3 East, W.M. and the Northwest Quarter of Section 30, Township 36 North, Range 4 East, W.M., being more particularly described as follows:

Beginning at the Northwest corner of the South Half of the Southwest Quarter of the Northwest Quarter of said Section 25, Township 36 North, Range 3 East, W.M.; thence South 89 Degrees 52'26" East along the North line of said South Half of the Southwest Quarter of the Northwest Quarter a distance of 82.77 feet to an existing fence; thence South 0 Degrees 07'34" West along the said fence line a distance of 4.95 feet; thence South 89 Degrees 31'25" West along an existing fence a distance of 223.90 feet; thence South 88 Degrees 08'33" West continuing along said fence a distance of 160.88 feet; thence South 88 Degrees 20'15" West along said fence a distance of 419.16 feet to the Easterly right-of-way margin of Colony Road; thence North 15 Degrees 31'42" West along said right-of-way margin a distance of 11.56 feet to a point on the North line of the South Half of the Southwest Quarter of the Northwest Quarter of said Section 25; thence North 88 Degrees 57'13" East along the said North line of the South Half of the Southwest Quarter of the Northwest Quarter a distance of 724.13 feet to the Point of Beginning, containing 0.134 acres, more or less.

EXHIBIT "C"



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DYSART PROPERTY

The South Half of the South Half of the Northwest Quarter, Section 30, Township 36 North, Range 4 East, W.M., and the South half of the Southeast Quarter of the Northeast Quarter, lying East of the County road, Section 25, Township 36 North, Range 3 East, W.M.

EXCEPT that portion conveyed to the State of Washington by deed recorded March 8, 1962 under Auditor's File No. 618850, records of Skagit County, Washington.

Situate in Skagit County, Washington.

AND ALSO EXCEPT a strip of land in the Northeast Quarter of Section 25, Township 36 North, Range 3 East, W.M. and the Northwest Quarter of Section 30, Township 36 North, Range 4 East, W.M., being more particularly described as follows:

Beginning at the Northwest corner of the South Half of the Southwest Quarter of the Northwest Quarter of said Section 25, Township 36 North, Range 3 East, W.M.; thence South 89 Degrees 52'26" East along the North line of said South Half of the Southwest Quarter of the Northwest Quarter a distance of 82.77 feet to an existing fence; thence South 0 Degrees 07'34" West along the said fence line a distance of 4.95 feet; thence South 89 Degrees 31'25" West along an existing fence a distance of 223.90 feet; thence South 88 Degrees 08'33" West continuing along said fence a distance of 160.88 feet; thence South 88 Degrees 20'15" West along said fence a distance of 419.16 feet to the Easterly right-of-way margin of Colony Road; thence North 15 Degrees 31'42" West along said right-of-way margin a distance of 11.56 feet to a point on the North line of the South Half of the Southwest Quarter of the Northwest Quarter of said Section 25; thence North 88 Degrees 57'13" East along the said North line of the South Half of the Southwest Quarter of the Northwest Quarter a distance of 724.13 feet to the Point of Beginning, containing 0.134 acres, more or less.

EXHIBIT "D"



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STORBAKKEN PROPERTY

That portion of the North Half of the Southeast Quarter of the Northeast Quarter of Section 25, Township 36 North, Range 3 East, W.M., lying East of the County Road; ALSO, the North Half of the Southeast Quarter of the Northwest Quarter and the North Half of Government Lot 2, Section 30, Township 36 North, Range 4 East, W.M., EXCEPT that portion thereof conveyed to the State of Washington for Primary State Highway No. 1; by deed recorded March 8, 1962, as Auditor's File No. 618849;

EXCEPT that portion of the Southeast Quarter of the Northeast Quarter of Section 25, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the intersection of the East line of the County road and the North line of said subdivision; thence Easterly along said North line, 730 feet; thence South 300 feet; thence Westerly, parallel with the North line of said subdivision, to the Easterly line of said county road; thence Northerly along the Easterly line of the County road to the Point of Beginning.

ALSO EXCEPT: (1) An easement for pipeline over that portion of the North Half of the Southeast Quarter of the Northeast Quarter of Section 25, Township 36 North, Range 3 East, W.M., lying East of the County Road, granted by Wilbert W. Vague et ux to Trans Mountain Oil Pipe Line Corporation, a Corporation, by an instrument dated July 26, 1954, filed August 26, 1954, as File No. 505707, records of Skagit County.

(2) Relinquishment of right of access to State Highway and of light, view and air, under terms of deed to the State of Washington, recorded March 8, 1962, as Auditor's File No. 618849, records of Skagit County.

TOGETHER WITH a strip of land in the Northeast Quarter of Section 25, Township 36 North, Range 3 East, W.M. and the Northwest Quarter of Section 30, Township 36 North, Range 4 East, W.M., being more particularly described as follows:

Beginning at the Northwest corner of the South Half of the Southwest Quarter of the Northwest Quarter of said Section 25, Township 36 North, Range 3 East, W.M.; thence South 89 Degrees 52'26" East along the North line of said South Half of the Southwest Quarter of the Northwest Quarter a distance of 82.77 feet to an existing fence; thence South 0 Degrees 07'34" West along the said fence line a distance of 4.95 feet; thence South 89 Degrees 31'25" West along an existing fence a distance of 223.90 feet; thence South 88 Degrees 08'33" West continuing along said fence a distance of 160.88 feet; thence South 88 Degrees 20'15" West along said fence a distance of 419.16 feet to the Easterly right-of-way margin of Colony Road; thence North 15 Degrees 31'42" West along said right-of-way margin a distance of 11.56 feet to a point on the North line of the South Half of the Southwest Quarter of the Northwest Quarter of said Section 25; thence North 88 Degrees 57'13" East along the said North line of the South Half of the Southwest Quarter of the Northwest Quarter a distance of 724.13 feet to the Point of Beginning, containing 0.134 acres, more or less.

EXHIBIT "E"



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