



201304290222

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013 15 25
APR 29 2013

Amount Paid 80
Skagit Co. Treasurer
By man Deputy

Quitclaim Deed
(Boundary Line Adjustment)

Grantor: GARY K. JOHNSON and KRISTINE M. JOHNSON, husband and wife

Grantee: GARY K. JOHNSON and KRISTINE M. JOHNSON, husband and wife

Legal Description: Lots 53-55, 63 and Ptn Lots 56 and 57, Lakeview Tracts

Assessor's Property Tax Parcel or Account Nos.: P67124, P67125, P67126, P67137

Recitals

- a. Johnsons are the owners of the property more particularly described on attached Exhibit A
- b. Johnson wishes to adjust the boundaries of their property
- c. The description of the property, after the boundary line adjustment, is more particularly described in attached Exhibit B
- d. The location of the property BEFORE Boundary Line Adjustment is shown on the map set forth on the attached Exhibit C
- e. The location of the property AFTER Boundary Line Adjustment is shown on the map set forth on the attached Exhibit D

Therefore, for and in consideration of the said boundary line adjustment, and for no monetary consideration, GARY K. JOHNSON and KRISTINE M. JOHNSON, husband and wife do hereby convey and quit claim to GARY K. JOHNSON and KRISTINE M. JOHNSON, husband and wife, all interest in the real property lying and being in the County of Skagit, State of Washington, and described in attached Exhibit B.

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

Dated this 15 day of ~~March~~ ^{APRIL}, 2013


Gary K. Johnson

Kristine M. Johnson

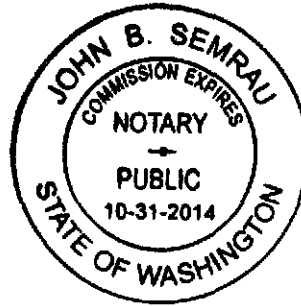
STATE OF WASHINGTON }
 }
)ss
 }
County of Skagit }

I certify that I know or have satisfactory evidence that Gary K. Johnson and Kristine M. Johnson are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

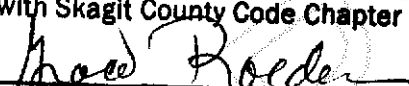
Dated this 15 day of APRIL ~~March~~, 2013.



Notary Public in and for the
State of Washington, residing at
MOUNT VERNON

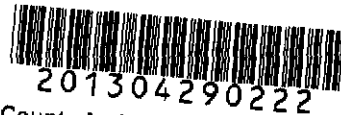


My appointment expires 10-31-2014

BOUNDARY ADJUSTMENT
Reviewed and approved in accordance
with Skagit County Code Chapter 14.18


Skagit Co. Planning & Dev. Services
4/3/2013

Date



201304290222
Skagit County Auditor

4/29/2013 Page

2 of

9 3:16PM

\$80.00

EXHIBIT "A"

LOT 53
BEFORE BLA

Lot 53, "PLAT 1, LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH.," as per plat recorded in Volume 5 of Plats, pages 2 and 3, records of Skagit County, Washington.

TOGETHER WITH that portion of Lakeview Boulevard adjacent thereto which upon vacation reverted to said tract by operation of law.

Situate in the County of Skagit, State of Washington.

LOT 54
BEFORE BLA

Lot 54, "PLAT 1, LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH.," as per plat recorded in Volume 5 of Plats, pages 2 and 3, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

LOT ~~64~~ 63
BEFORE BLA

Lot 63, "PLAT 1, LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH.," as per plat recorded in Volume 5 of Plats, pages 2 and 3, records of Skagit County, Washington.

TOGETHER WITH that portion of Lakeview Boulevard adjacent to thereto which upon vacation reverted to said tract by operation of law.

LOT 55
BEFORE BLA

That portion of Lots 55, 56 and 57, "PLAT 1, LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH.," as per plat recorded in Volume 5 of Plats, pages 2 and 3, records of Skagit County, Washington, described as follows:

Beginning at the Northwesterly corner of said Lot 56;
thence South 87°38'30" East 114.82 feet along the North lines of said Lots 56 and 55 to the true point of beginning;
thence continue South 87°38'30" East 138.54 feet along said North line to the Northeast corner of said Lot 55;
thence South 07°32'30" East 312.4 feet, more or less, along the Easterly line of said Lot 55 to Big Lake;
thence Westerly and Southwesterly along the shoreline of said Big Lake to the South line of said Lot 57 as described in Quit Claim Deed to Matthew Mihelich and Tristine Mihelich and recorded under Auditor's File Nos. 9512190066 and 9601080086, records of Skagit County, Washington;
thence North 70°37'16" West 25 feet, more or less, to the Southeast corner of said Mihelich tract;
thence North 18°14'12" East 75.80 feet along the line of said Mihelich tract;
thence North 52°12'00" East 104.26 feet to a point on the line between said Lots 55 and 56;
thence North 18°14'54" West 247.27 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.



Skagit County Auditor

4/29/2013 Page

3 of

\$80.00

9 3:16PM

EXHIBIT "B"

**LOT 53
AFTER BLA**

That portion of Lots 53 and 63, Plat 1, "LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH." as per plat recorded in Volume 5 of Plats, pages 2 and 3, records of Skagit County, Washington, and vacated LAKEVIEW BOULEVARD adjoining said Lots 53 and 63, said portion being described as follows:

Beginning at the Southwesterly corner of said Lot 63 (also the Northwesterly corner of Lot 56 as shown on that Boundary Line Adjustment Survey recorded under Auditor's File Number 200302130117, records of Skagit County, Washington), said point also being on the Easterly margin of West Big Lake Boulevard and being a point on a curve concave to the West;

thence Northerly along said margin and the arc of said curve to the left having an initial tangent bearing of North 01°32'45" East and a radius of 412.45 feet, through a central angle of 12°11'10", an arc length of 87.72 feet to a point of tangency;

thence North 10°38'25" West 62.74 feet along said margin and the Westerly line of said Lot 63;

thence North 77°11'52" East 204.04 feet;

thence South 12°48'08" East 43.46 feet to a point to be hereinafter referred to as Point "X";

thence continue South 12°48'08" East 93.78 feet;

thence South 77°11'52" West 36.84 feet;

thence South 18°14'55" East 200.21 feet;

thence North 64°40'44" East 134.28 feet to the TRUE POINT OF BEGINNING;

thence North 00°29'30" West 273.10 feet to a point that is North 76°14'44" East a distance of 171.50 feet from before mentioned Point "X";

thence North 47°34'36" East 206.14 feet to the centerline of said vacated LAKEVIEW BOULEVARD as shown on said Plat 1, "LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH.";

thence South 00°35'13" East 259.81 feet along said centerline to a point that is North 62°39'25" East 81.80 feet and North 34°49'00" East 139.82 feet from the TRUE POINT OF BEGINNING;

thence South 34°49'00" West 139.82 feet;

thence South 62°39'25" West 81.80 feet to the TRUE POINT OF BEGINNING;

Situate in the County of Skagit, State of Washington



201304290222

EXHIBIT "B"

**LOT 54
AFTER BLA**

That portion of Lots 53, 54, 55 and 63, Plat 1, "LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH." as per plat recorded in Volume 5 of Plats, pages 2 and 3, records of Skagit County, Washington, said portion being described as follows:

Beginning at the Southwesterly corner of said Lot 63 (also the Northwesterly corner of Lot 56 as shown on that Boundary Line Adjustment Survey recorded under Auditor's File Number 200302130117, records of Skagit County, Washington), said point also being on the Easterly margin of West Big Lake Boulevard and being a point on a curve concave to the West;

thence Northerly along said margin and the arc of said curve to the left having an initial tangent bearing of North 01°32'45" East and a radius of 412.45 feet, through a central angle of 12°11'10", an arc length of 87.72 feet to a point of tangency;

thence North 10°38'25" West 62.74 feet along said margin and the Westerly line of said Lot 63;

thence North 77°11'52" East 204.04 feet;

thence South 12°48'08" East 43.46 feet to the TRUE POINT OF BEGINNING;

thence continue South 12°48'08" East 93.78 feet;

thence South 77°11'52" West 36.84 feet;

thence South 18°14'55" East 200.21 feet;

thence North 64°40'44" East 134.28 feet;

thence North 00°29'30" West 273.10 feet to a point that is North 76°14'44" East from the TRUE POINT OF BEGINNING;

thence South 76°14'44" West 171.50 feet to the TRUE POINT OF BEGINNING;

Situate in the County of Skagit, State of Washington



EXHIBIT "B"

**LOT 55
AFTER BLA**

That portion of Lots 53, 54, 55, 56, 57 and 63, Plat 1, "LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH." as per plat recorded in Volume 5 of Plats, pages 2 and 3, records of Skagit County, Washington, and vacated LAKEVIEW BOULEVARD adjoining said Lots 53 and 63, said portion being described as follows:

Beginning at the Southwesterly corner of said Lot 63 (also the Northwesterly corner of Lot 56 as shown on that Boundary Line Adjustment Survey recorded under Auditor's File Number 200302130117, records of Skagit County, Washington), said point also being on the Easterly margin of West Big Lake Boulevard and being a point on a curve concave to the West; thence Northerly along said margin and the arc of said curve to the left having an initial tangent bearing of North 01°32'45" East and a radius of 412.45 feet, through a central angle of 12°11'10", an arc length of 87.72 feet to a point of tangency; thence North 10°38'25" West 62.74 feet along said margin and the Easterly line of said Lot 63; thence North 77°11'52" East 204.04 feet; thence South 12°48'08" East 137.24 feet; thence South 77°11'52" West 36.84 feet; thence South 18°14'55" East 200.21 feet; thence North 64°40'44" East 134.28 feet; thence North 62°39'25" East 81.80 feet; thence North 34°49'00" East a distance of 139.82 feet to the centerline of said vacated LAKEVIEW BOULEVARD as shown on said Plat 1, "LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH."; thence South 00°35'13" East 71.54 feet along said centerline to an angle point in said centerline; thence South 87°13'49" East 25 feet, more or less, along said centerline to Big Lake; thence Westerly and Southwesterly along the shoreline of said Big Lake to the South line of said Lot 57, as described in Quit Claim Deed to Matthew Mihelich and Tristine Mihelich and recorded under Auditor's File Nos. 9512190066 and 9601080086, records of Skagit County, Washington; thence North 70°37'16" West 25 feet, more or less, to the Southeast corner of said Mihelich tract; thence North 18°14'12" East 75.80 feet along said Mihelich tract; thence North 52°12'00" East 104.26 feet to a point on the line between said Lots 55 and 56; thence North 18°14'54" West 247.27 feet along said Lot 55 to a corner as shown on said Boundary Line Adjustment; thence North 87°38'30" West 114.82 feet along the North lines of said Lots 55 and 56 to the Point of Beginning.

Situate in the County of Skagit, State of Washington



EXHIBIT "B"

**LOT 63
AFTER BLA**

That portion of Lot 63, Plat 1, "LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH." as per plat recorded in Volume 5 of Plats, pages 2 and 3, records of Skagit County, Washington, and vacated LAKEVIEW BOULEVARD adjoining said Lot 63, said portion being described as follows:

Beginning at the Southwesterly corner of said Lot 63 (also the Northwesterly corner of Lot 56 as shown on that Boundary Line Adjustment Survey recorded under Auditor's File Number 200302130117, records of Skagit County, Washington), said point also being on the Easterly margin of West Big Lake Boulevard and being a point on a curve concave to the West;

thence Northerly along said margin and the arc of said curve to the left having an initial tangent bearing of North 01°32'45" East and a radius of 412.45 feet, through a central angle of 12°11'10", an arc length of 87.72 feet to a point of tangency;

thence North 10°38'25" West 62.74 feet along said margin and the Westerly line of said Lot 63 to the TRUE POINT OF BEGINNING;

thence North 77°11'52" East 204.04 feet;

thence South 12°48'08" East 43.46 feet;

thence North 76°14'44" East a distance of 171.50 feet;

thence North 47°34'36" East 206.14 feet to the centerline of said vacated LAKEVIEW BOULEVARD as shown on said Plat 1, "LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH.";

thence North 00°35'13" West 17.28 feet along said centerline;

thence North 30°08'53" East 97.73 feet along said centerline to the Easterly extension of the North line of said Lot 63;

thence North 88°19'33" West 633.45 feet along said extension and along said North line to the Northwest corner of said Lot 63 and said Easterly margin of Big Lake Boulevard;

thence South 10°38'25" East 308.27 feet along said margin and the said Westerly line of Lot 63 to the to TRUE POINT OF BEGINNING;

Situate in the County of Skagit, State of Washington



201304290222

BEFORE

P67139

P67138

YARD

63

P67137

LAKEVIEW TRACTS
NO. 3941

11

16

P67070

55

66

63

P67137

LAKEVIEW TRACTS
NO. 3941

P67071

P67070

16

P67072

PVT. RD.

54

53

55

P67124

P67122

52

56

P67125

SURVEY
AF #8303310032

P67127

P67126

P67123

57

SURVEY

AF 200302130117

P67121

P67128

P6711f

58

P67129

P6



201304290222

AFTER



P67139
BIG LAKE WATER CO INC
64

JUNE ANDERSON
P67138

40' VACATED
LAKEVIEW BOULEVARD
COMM. FILE 7451

S 88°19'33" E
633.45'

200' CREEK BUFFER LINE

NEW LOT 63
3.21 ACRES
63

40' VACATED
LAKEVIEW BOULEVARD
COMM. FILE 7451

P67137
GARY & KRIS
JOHNSON

100' LAKE
BUFFER
LINE

LOCATION OF
LOG WEIR
AND LAKE
CONTROL

N 77°11'52" E
204.04'

N 76°14'44" E

NEW
LOT 53
1.0 ACRES

NEW LOT 54
1.02 ACRES

P67070
GARY & KRIS
JOHNSON

R=412.45'
Δ=12°11'10"
L=87.72'

NEW LOT 55
2.5 ACRES

P67072
GARY & KRIS
JOHNSON

114.82'
N 87°38'30" W
PLAT

NEW LOT 56
BLA AFN
200302130117

P67124
GARY & KRIS
JOHNSON

WEST BIG LAKE BOULEVARD

P67122
KAREN SUSAN DEC

N 25°32'35" E
146.93'

P67127
DEJONG

P67126
GARY & KRIS
JOHNSON

P67125
GARY & KRIS
JOHNSON

P67128
MIHELICH

N 52°12'00" E
104.26'

P67129
TALLQUIST

N 70°37'16" W
205.97'

BEACH
ACCESS
EASEMENT
AFN #
201210010045

S 56°59'58" E
75'+/-
AS SHOWN ON BLA
AFN 200302130117

BIG LAKE



201304290222