

When recorded return to:

James, Carol and Benjamin Nielsen  
2221 Austin Lane  
Mount Vernon, WA 98273



201305230130

Skagit County Auditor

\$76.00

5/23/2013 Page

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5 2:35PM

Escrow Number: JMI707

QUIT CLAIM DEED

THE GRANTORS BENJAMIN E. NIELSEN, AS TO AN UNDIVIDED 32% INTEREST, AND JAMES L. NIELSEN AND CAROL A. NIELSEN, HUSBAND AND WIFE, AS TO AN UNDIVIDED 68% INTEREST, for and in consideration of boundary line adjustment to selves conveys and quit claims to BENJAMIN E. NIELSEN, AS TO AN UNDIVIDED 32% INTEREST, AND JAMES L. NIELSEN AND CAROL A. NIELSEN, HUSBAND AND WIFE, AS TO AN UNDIVIDED 68% INTEREST, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

Portions of the Northeast 1/4 of the Southeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M., described as BLA LOT 1 and BLA LOT 2 on the attachments hereto.

The two herein described separate contiguous lots are a recombination or reaggregation of differently described separate lots owned by the Grantees. This boundary line adjustment is not for the purposes of creating an additional building lot.

This boundary line adjustment is hereby approved.

City Engineer

Date

5/3/2013

Tax Parcel Number(s): P25686 and P26010

Dated: February 8, 2013.

James L. Nielsen

Carol A. Nielsen

Benjamin E. Nielsen

State of Washington }  
County of SKAGIT } SS:

I certify that I know or have satisfactory evidence that James L. Nielsen, Carol A. Nielsen and Benjamin E. Nielsen 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.

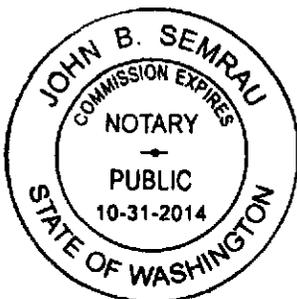
Dated: 2-8-2013

[Signature]

Notary Public in and for the State of Washington

Residing at: MOUNT VERNON

My appointment expires: 10-31-2014



SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20131894

MAY 23 2013

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

**BOUNDARY LINE ADJUSTMENT DESCRIPTION**

**BLA LOT 1**

That portion of the following described Parcels "A", "B" "C" and Tract 3, as said Tract 3 is shown on Record of Survey recorded as Auditor's File No. 9805210081, records of Skagit County, Washington, said portion lying Northerly of the following described line:

Beginning at a point on the North line of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 17, Township 34 North, Range 4 East, W.M., which point is North  $87^{\circ}51'17''$  West 526.8 feet from the Northeast corner of said subdivision; thence South  $01^{\circ}32'33''$  West 363.00 feet parallel with the East line of said subdivision; thence North  $87^{\circ}51'17''$  West 60.00 feet to the West line of the following described Parcel "A" and the TRUE POINT OF BEGINNING of said described line; thence South  $87^{\circ}51'17''$  East 130.40 feet to a corner of the following described Parcel "B" and the terminus of said described line.

**PARCEL "A":**

Those portions of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the North line of said subdivision, 526.8 feet West of the Northeast corner thereof; thence West, 60 feet; thence South, 594 feet; thence East, 60 feet; thence North, 594 feet to the point of beginning; EXCEPT the North 30 feet thereof for Secondary State Highway 1-G;

EXCEPT from all of the above, the North 10 feet thereof as conveyed to the City of Mount Vernon by Deed recorded under Auditor's File No. 8502050015, records of Skagit County, Washington.

**PARCEL "B":**

Those portions of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 17, Township 34 North, Range 4 East, W.M., described as follows;

Beginning at a point on the North line of said subdivision, 526.8 feet West of the Northeast corner thereof; thence South 594 feet; thence East 180.4 feet; thence North 231 feet; thence West 110 feet; thence North 363 feet; thence West to the point of beginning; EXCEPT the North 30 feet thereof for Secondary State Highway 1-G;

EXCEPT from all of the above, the North 10 feet thereof as conveyed to the City of Mount Vernon by Deed recorded under Auditor's File No. 8502050015, records of Skagit County, Washington.



**PARCEL "C":**

That portion of the East 20 acres of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of those certain premises conveyed to William J. Pennington, et ux, by Deed recorded July 14, 1947 in Volume 219 of Deeds, page 416; thence South along the Southerly extension of said Pennington Tract to the North line of the South 710 feet of the East  $\frac{1}{2}$  of said Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ; thence West along said North line to the West line of said East 20 acres; thence North along said West line to the Southwest corner of those certain premises sold to H.A. MacDonald by Real Estate Contract recorded February 12, 1943 in Volume 188 of Deeds, page 254; thence East along the South line of said MacDonald Tract and its Easterly extension to the point of beginning.

**Tract 3:**

Beginning at the Northwest corner of the South 710 feet of the East 20 acres of the Northeast Quarter of the Southeast Quarter of Section 17, Township 34 North, Range 4 East, W.M.; thence North  $87^{\circ}57'49''$  West, a distance of 11.98 feet to the East line of 20<sup>th</sup> Street as shown on the plat of "CORREDIG ADDITION" filed in Volume 7 of Plats at page 14, records of Skagit County, Washington; thence North  $01^{\circ}32'11''$  East along the East line of said 20<sup>th</sup> Street, a distance of 23.91 feet to its intersection with the Westerly projection of the South line of those certain premises sold to R.A. MacDonald by Real Estate Contract recorded March 1, 1943 in Volume 188 of deeds at page 284; thence South  $87^{\circ}51'17''$  East along the South line of said MacDonald tract, a distance of 11.98 feet to the West line of said East 20 acres; thence South  $01^{\circ}32'33''$  West along the West line of said East 20 acres, a distance of 23.88 to the point of beginning of this description.



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**BOUNDARY LINE ADJUSTMENT DESCRIPTION**

**BLA LOT 2**

That portion of the following described Parcels "A", "B" "C" and Tract 3, as said Tract 3 is shown on Record of Survey recorded as Auditor's File No. 9805210081, records of Skagit County, Washington, said portion lying Southerly of the following described line:

Beginning at a point on the North line of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 17, Township 34 North, Range 4 East, W.M., which point is North  $87^{\circ}51'17''$  West 526.8 feet from the Northeast corner of said subdivision; thence South  $01^{\circ}32'33''$  West 363.00 feet parallel with the East line of said subdivision; thence North  $87^{\circ}51'17''$  West 60.00 feet to the West line of the following described Parcel "A" and the TRUE POINT OF BEGINNING of said described line; thence South  $87^{\circ}51'17''$  East 130.40 feet to a corner of the following described Parcel "B" and the terminus of said described line.

**PARCEL "A":**

Those portions of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the North line of said subdivision, 526.8 feet West of the Northeast corner thereof; thence West, 60 feet; thence South, 594 feet; thence East, 60 feet; thence North, 594 feet to the point of beginning; EXCEPT the North 30 feet thereof for Secondary State Highway 1-G;

EXCEPT from all of the above, the North 10 feet thereof as conveyed to the City of Mount Vernon by Deed recorded under Auditor's File No. 8502050015, records of Skagit County, Washington.

**PARCEL "B":**

Those portions of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 17, Township 34 North, Range 4 East, W.M., described as follows;

Beginning at a point on the North line of said subdivision, 526.8 feet West of the Northeast corner thereof; thence South 594 feet; thence East 180.4 feet; thence North 231 feet; thence West 110 feet; thence North 363 feet; thence West to the point of beginning; EXCEPT the North 30 feet thereof for Secondary State Highway 1-G;

EXCEPT from all of the above, the North 10 feet thereof as conveyed to the City of Mount Vernon by Deed recorded under Auditor's File No. 8502050015, records of Skagit County, Washington.



**PARCEL "C":**

That portion of the East 20 acres of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of those certain premises conveyed to William J. Pennington, et ux, by Deed recorded July 14, 1947 in Volume 219 of Deeds, page 416; thence South along the Southerly extension of said Pennington Tract to the North line of the South 710 feet of the East  $\frac{1}{2}$  of said Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ; thence West along said North line to the West line of said East 20 acres; thence North along said West line to the Southwest corner of those certain premises sold to H.A. MacDonald by Real Estate Contract recorded February 12, 1943 in Volume 188 of Deeds, page 254; thence East along the South line of said MacDonald Tract and its Easterly extension to the point of beginning.

**Tract 3:**

Beginning at the Northwest corner of the South 710 feet of the East 20 acres of the Northeast Quarter of the Southeast Quarter of Section 17, Township 34 North, Range 4 East, W.M.; thence North  $87^{\circ}57'49''$  West, a distance of 11.98 feet to the East line of 20<sup>th</sup> Street as shown on the plat of "CORREDIG ADDITION" filed in Volume 7 of Plats at page 14, records of Skagit County, Washington; thence North  $01^{\circ}32'11''$  East along the East line of said 20<sup>th</sup> Street, a distance of 23.91 feet to its intersection with the Westerly projection of the South line of those certain premises sold to R.A. MacDonald by Real Estate Contract recorded March 1, 1943 in Volume 188 of deeds at page 284; thence South  $87^{\circ}51'17''$  East along the South line of said MacDonald tract, a distance of 11.98 feet to the West line of said East 20 acres; thence South  $01^{\circ}32'33''$  West along the West line of said East 20 acres, a distance of 23.88 to the point of beginning of this description.



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