

When recorded return to:

Ross and Jennifer Johnson  
17339 Britt Road  
Mount Vernon, WA 98273

Skagit County Auditor  
6/4/2013 Page 1 of 10 9:31AM  
\$81.00



Escrow Number: JM1721

### QUIT CLAIM DEED

THE GRANTOR GARY L. JOHNSON AND ROSS M. JOHNSON for and in consideration of none, boundary line adjustment only, conveys and quit claims to ROSS M. JOHNSON AND JENNIFER K. JOHNSON, HUSBAND AND WIFE, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

That portion of the Northeast 1/4 of the Southwest 1/4 of Section 31, Township 34 North, Range 4 East, W.M. as more fully described on Exhibit "A" hereto.

Subject to matters of record.

Exhibit "B" attached hereto describes the Grantor's property after the boundary line adjustment and Exhibit "C" attached hereto describes the Grantee's property after the boundary line adjustment.

The above described property will be combined or aggregated with the Grantee's contiguous property to the South. This boundary adjustment is not for the purposes of creating an additional building lot.

This boundary line adjustment is approved by Scott & Scott of the Skagit County Planning Department.

Tax Parcel Number(s): Portion P29303 to P29304

Dated May 29, 2013

Gary L. Johnson  
Gary L. Johnson

Amount Paid \$ 0  
Skagit Co. Treasurer  
By kt  
Deputy

JUN 04 2013

20132063

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

State of Washington }  
County of Skagit }  
SS: }

I certify that I know or have satisfactory evidence that Gary L. Johnson and Ross 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.

[Signature]

Dated: 5-24-13

Notary Public in and for the State of Washington  
Residing at: MOUNT VERNON  
My appointment expires: 3-10-17



**EXHIBIT "A"**

Proposed Ross Johnson Boundary Line Adjustment  
Ptn. Property Tax Parcel No. P29303 being Aggregated to P29304

**PARCEL BEING CONVEYED**

**LEGAL DESCRIPTION**

Tract "A" of Skagit County Short Plat No. 28-81, approved June 3, 1981, and recorded June 4, 1981, under Auditor's File No. 8106040030 in Volume 5 of Short Plats, pages 75 and 76, records of Skagit County, Washington being a portion of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of Section Thirty-one (31), Township Thirty-four (34) North, Range Four (4) East of the Willamette Meridian; EXCEPT that portion of said Tract "A" described as follows:

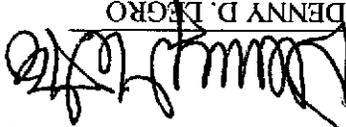
Beginning at the Northeast corner of Tract "A" of said Short Plat No. 28-81; thence S 0°09'35" E along the East line of said Tract "A", a distance of 150.35 feet;

Thence S 89°50'25" W along a line perpendicular to said East line, a distance of 172.00 feet;

Thence N 0°09'35" W along a line parallel to said East line, a distance of 140.70 feet, more or less, to the North line of Tract "A" of said Short Plat No. 28-81, being also the South right-of-way line of the County Road commonly known as Britt Road;

Thence N 86°37'45" E along the North line of said Tract "A" and the South right-of-way line of said Britt Road right-of-way, a distance of 172.27 feet, more or less, to the point of beginning, and containing 0.57 acres.

Situate in the County of Skagit, State of Washington.



DENNY D. NEGRO  
Registered Professional  
Land Surveyor  
License No. 37532  
Date: May 16, 2013

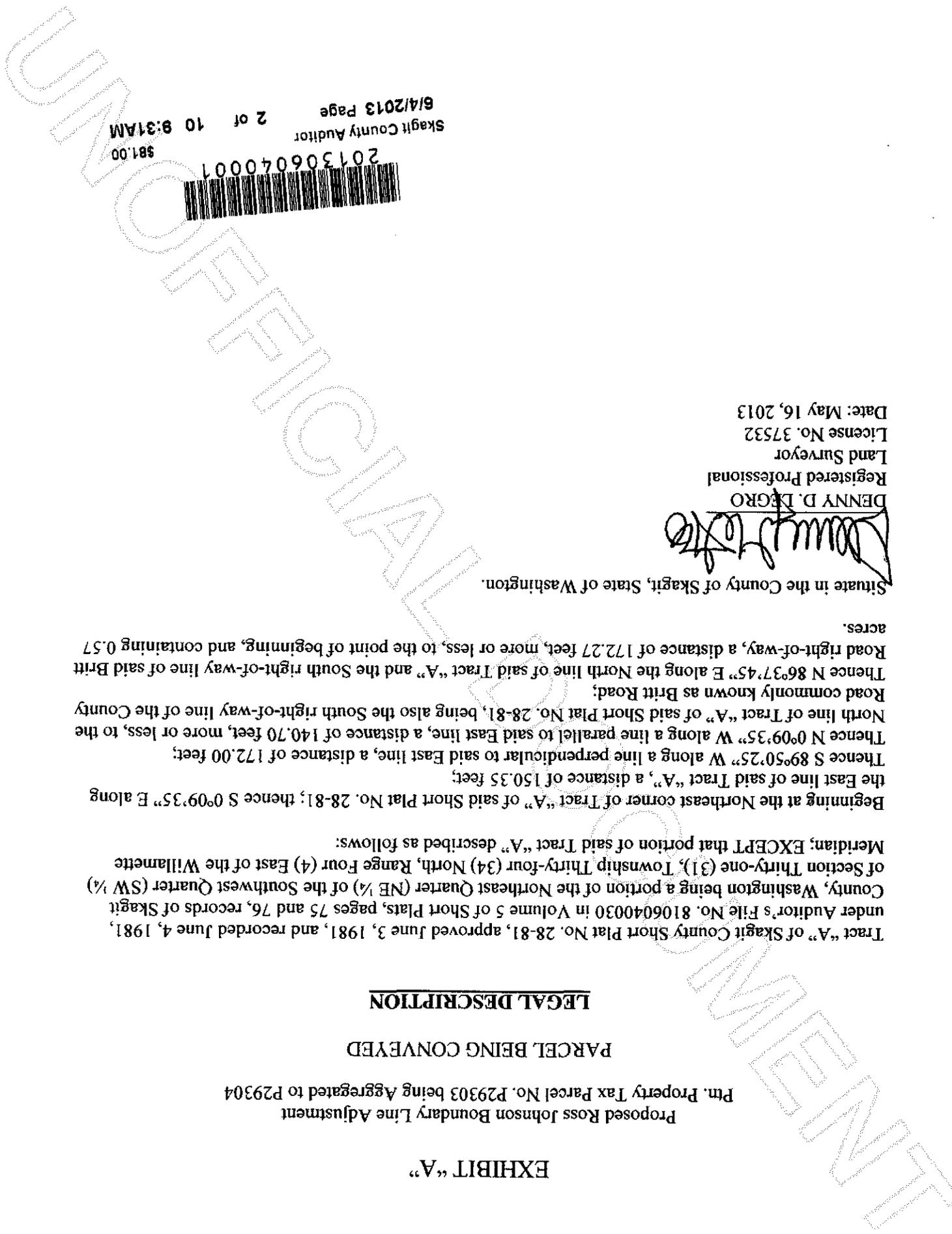


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\$81.00

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Skagit County Auditor  
6/4/2013 Page



**EXHIBIT "B"**

Proposed Ross Johnson Boundary Line Adjustment  
Property Tax Parcel No. P29303  
Residence at 17343 Britt Road, Mount Vernon, WA.

**AFTER BOUNDARY LINE ADJUSTMENT**

**LEGAL DESCRIPTION**

That portion of Tract "A" of Skagit County Short Plat No. 28-81, approved June 3, 1981, and recorded June 4, 1981, under Auditor's File No. 8106040030 in Volume 5 of Short Plats, pages 75 and 76, records of Skagit County, Washington being a portion of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of Section Thirty-one (31), Township Thirty-four (34) North, Range Four (4) East of the

Williamette Meridian, being described as follows:

Beginning at the Northeast corner of Tract "A" of said Short Plat No. 28-81; thence S 0°09'35" E along the East line of said Tract "A", a distance of 150.35 feet;

Thence S 89°50'25" W along a line perpendicular to said East line, a distance of 172.00 feet;

Thence N 0°09'35" W along a line parallel to said East line, a distance of 140.70 feet, more or less, to the

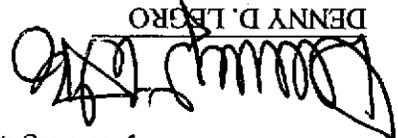
North line of Tract "A" of said Short Plat No. 28-81, being also the South right-of-way line of the County

Road commonly known as Britt Road;

Thence N 86°37'45" E along the North line of said Tract "A" and the South right-of-way line of said Britt Road right-of-way, a distance of 172.27 feet, more or less, to the point of beginning, and containing 0.57

acres.

Situate in the County of Skagit, State of Washington.



DENNY D. LEGRO

Registered Professional

Land Surveyor

License No. 37532

Date: May 16, 2013



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\$81.00

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Skagit County Auditor  
6/4/2013 Page

UNOFFICIAL

EXHIBIT "C"

Proposed Ross Johnson Boundary Line Adjustment  
Property Tax Parcel No. P29304

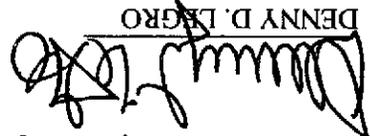
AFTER BOUNDARY LINE ADJUSTMENT

LEGAL DESCRIPTION

Tract "A" and Tract "B" of Skagit County Short Plat No. 28-81, approved June 3, 1981, and recorded June 4, 1981, under Auditor's File No. 8106040030 in Volume 5 of Short Plats, pages 75 and 76, records of Skagit County, Washington being a portion of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of Section Thirty-one (31), Township Thirty-four (34) North, Range Four (4) East of the Willamette Meridian; EXCEPT that portion of said Tract "A" described as follows:

Beginning at the Northeast corner of Tract "A" of said Short Plat No. 28-81; thence S 0°09'35" E along the East line of said Tract "A", a distance of 150.35 feet;  
Thence S 89°50'25" W along a line perpendicular to said East line, a distance of 172.00 feet;  
Thence N 0°09'35" W along a line parallel to said East line, a distance of 140.70 feet, more or less, to the North line of Tract "A" of said Short Plat No. 28-81, being also the South right-of-way line of the County Road commonly known as Britt Road;  
Thence N 86°37'45" E along the North line of said Tract "A" and the South right-of-way line of said Britt Road right-of-way, a distance of 172.27 feet, more or less, to the point of beginning, and containing 0.57 acres.

Situate in the County of Skagit, State of Washington.

  
DENNY D. LAGRO

Registered Professional  
Land Surveyor  
License No. 37532  
Date: May 16, 2013





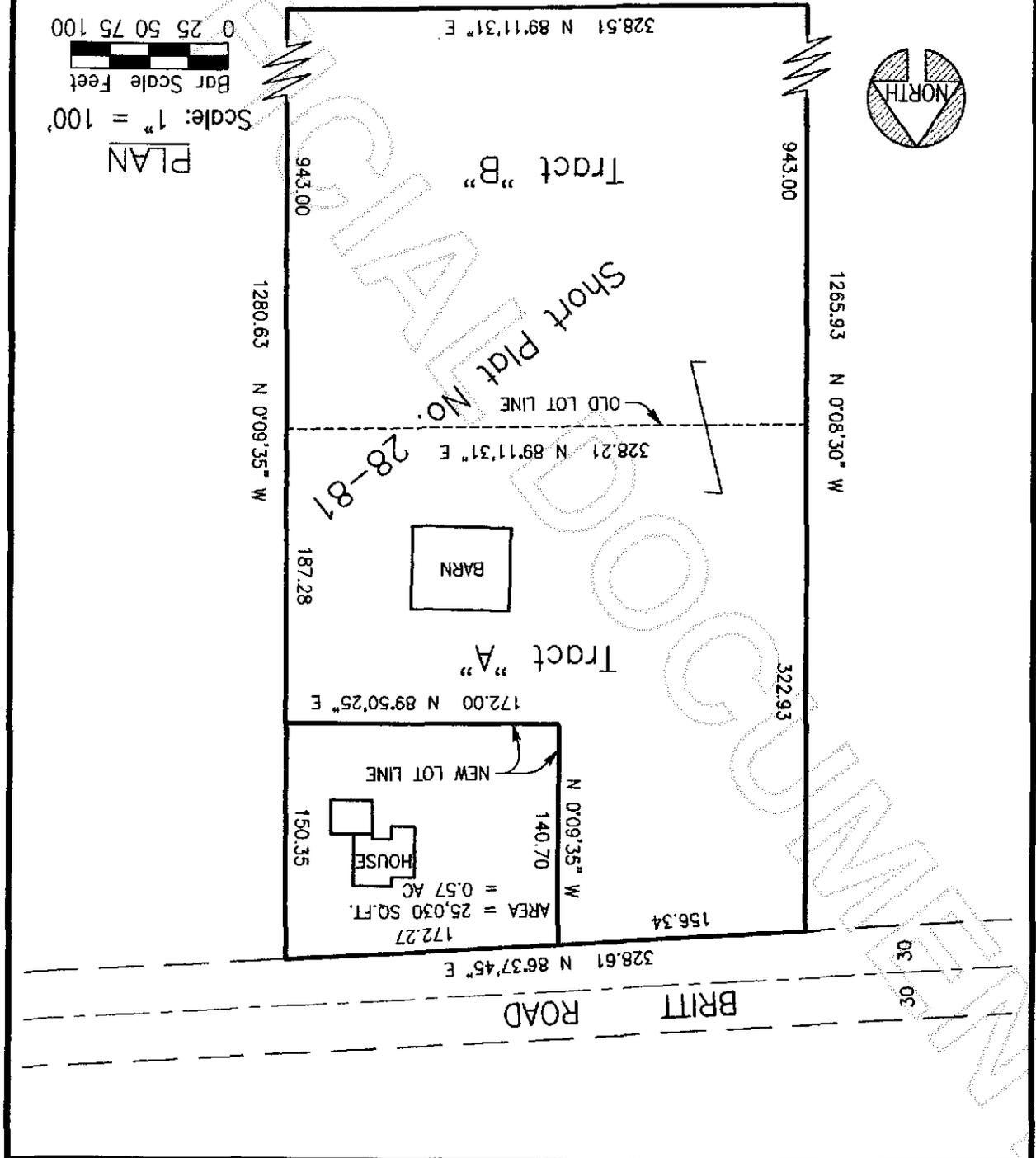
LEGR & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
1321 SOUTH 2ND STREET  
MOUNT VERNON, WA. 98273  
PHONE: (360) 336-3220

PREPARED BY:

ROSS JOHNSON  
BOUNDARY LINE ADJUSTMENT  
AFTER SKETCH  
TRACTS "A" & "B", S/P No. 28-81  
PTN. SW 1/4, SEC. 31, T. 34 N., R. 4 E.W.M.  
SKAGIT COUNTY, WASHINGTON

DATE: MAY 15, 2013

PLAN  
Scale: 1" = 100'  
Bar Scale Feet  
0 25 50 75 100



201306040001



ROSS JOHNSON  
BOUNDARY LINE ADJUSTMENT  
BEFORE SKETCH  
TRACTS "A" & "B", S/P No. 28-81  
PTN. SW 1/4, SEC. 31, T. 34 N., R. 4 E.W.M.  
SKAGIT COUNTY, WASHINGTON

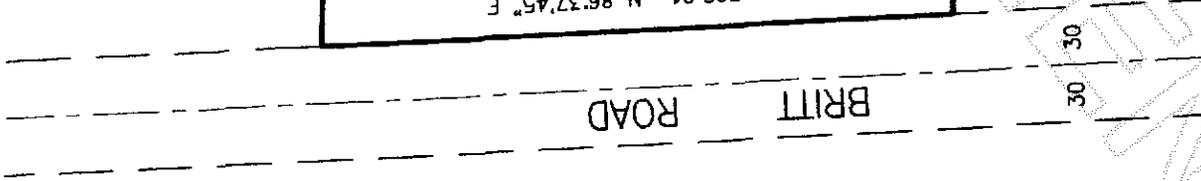
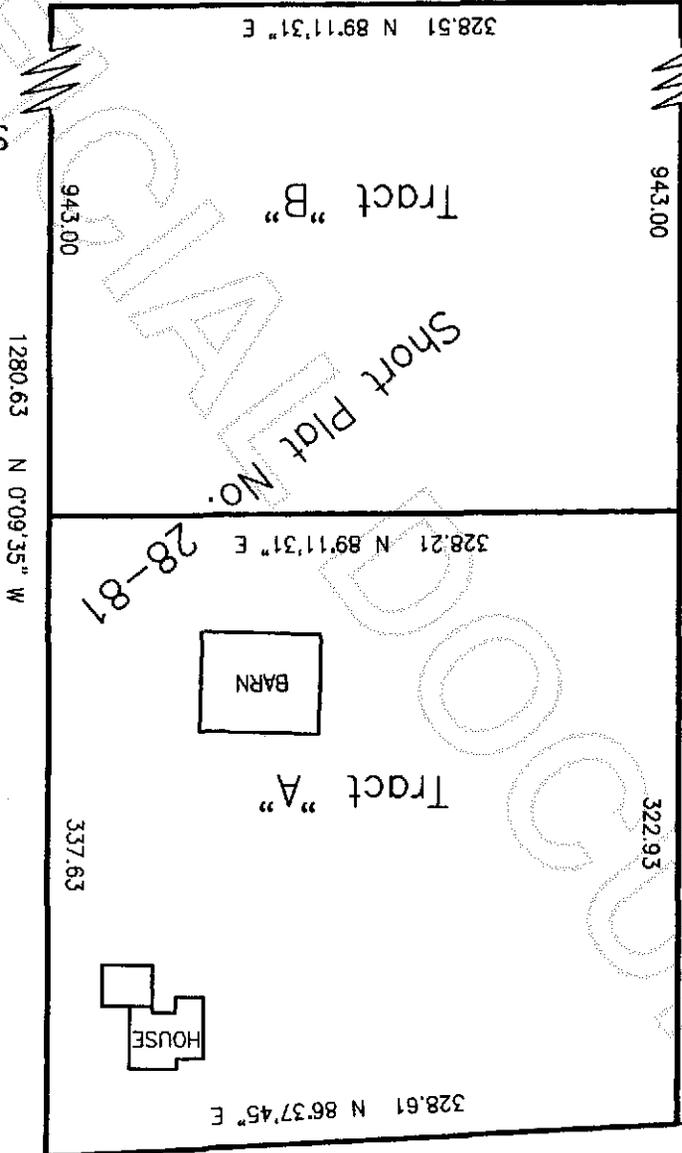
LEGRO & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
1321 SOUTH 2ND STREET  
MOUNT VERNON, WA. 98273  
PHONE: (360) 336-3220

PREPARED BY:

DATE: MAY 15, 2013



PLAN  
Scale: 1" = 100'  
Bar Scale Feet  
0 25 50 75 100



UNOFFICIAL







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9614050003

Notary Public in and for the State of Washington, residing at \_\_\_\_\_

Notary Public in and for the State of Wash-  
ington, residing at \_\_\_\_\_

Witness my hand and official seal here to attest the day and year first above written.  
I am authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.  
I, the undersigned, being the free and voluntary act and deed of the said instrument to be the free and voluntary act and deed of the corporation that executed the foregoing instrument, and acknowledged the same before me, duly commissioned and sworn, personally appeared \_\_\_\_\_ to me known to be the \_\_\_\_\_ President and Secretary.

On this day personally appeared before me \_\_\_\_\_ COUNTY OF \_\_\_\_\_ STATE OF WASHINGTON  
John J. Devilleger  
who executed the within and foregoing instrument, and acknowledged that \_\_\_\_\_ signed the same as \_\_\_\_\_ voluntarily act and deed for the said and purposes herein mentioned.

On this \_\_\_\_\_ day of \_\_\_\_\_ before me, the undersigned, a Notary Public in and for the State of Wash-  
ington, duly commissioned and sworn, personally appeared \_\_\_\_\_

STATE OF WASHINGTON  
COUNTY OF \_\_\_\_\_

John J. Devilleger  
Notary Public

Amount Paid \$ 24.98  
NOV - 5 1986  
PAID  
Real Estate Taxes for  
SKAGIT COUNTY WASHINGTON  
3693

TRACT B, SHORT PLAT NO. 28-81, APPROVED JUNE 3, 1981, RECORDED JUNE 4, 1981 UNDER AUDITOR'S FILE NO. 8106040030 IN VOLUME 5 OF SHORT PLATS, PAGES 75 AND 76. (BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.) TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE WEST 30 FEET OF TRACT A OF SAID SHORT PLAT 28-81.  
SUBJECT TO EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 558901, TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THE SHORT PLAT AND TAX RECLASSIFICATION AGREEMENT.

the following described real estate, situated in the County of Skagit, State of Washington:  
in hand paid, conveys and warrants to ROSS M. JOHNSON & JENNIFER K. JOHNSON, husband and wife for and in consideration of



SEVEN THOUSAND DOLLARS  
THE GRANTOR  
JOHN J. DEVILLEGER, a single person

Statutory Warranty Deed

9614050003

THIS SPACE RESERVED FOR ATTORNEYS USE.  
SKAGIT COUNTY AUDITOR  
NOV 5 1986  
FILED  
REQUESTED  
RECORDED AT REQUEST OF

Transamerica Title Services  
FILED FOR RECORD AT REQUEST OF  
ROSS M. JOHNSON  
1763 Brittt Road  
Mount Vernon, WA 98273  
WHEN RECORDED RETURN TO  
Name  
ROSS M. JOHNSON  
Address  
1763 Brittt Road  
Mount Vernon, WA 98273  
City, State, Zip  
Mount Vernon, WA 98273

201306040001

9502280097

ORIGINAL



(Type or Print Name of Notary) My commission expires: 1-2-99

JOAN FOWLER  
NOTARY PUBLIC

DATED this 23 day of Feb, 1995.

I certify that I know or have satisfactory evidence that LYLA J. JOHNSON is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

STATE OF WASHINGTON )  
COUNTY OF SKAGIT ) ss.

LYLA J. JOHNSON

DATED this 23 day of Feb, 1995.  
The aforesaid conveyance shall specifically exclude any and all personal property situate on the above described property.

SUBJECT TO: Easements, restrictions, assessments and reservations of record.

appurtenances thereto.  
North, Range 4 East, TOGETHER WITH all improvements and Northeast 1/4 of the Southwest 1/4 of section 31, Township 34 records of Skagit County, Washington being a portion of the 8106040030 in Volume 5 of Short Plat, pages 75 and 76, 3, 1981, and recorded June 4, 1981, under Auditor's File No. Tract A of Skagit County Short Plat No. 28-81, approved June

THE GRANTOR, LYLA J. JOHNSON, a single woman, for and in consideration of love and affection, conveys and quitclaims to her sons, ROSS M. JOHNSON, a married man as his separate estate, and GARY L. JOHNSON, a married man as his separate estate, in the following described real property situate in Skagit County, State of Washington, together with all after-acquired title of the Grantor therein:

RECORDED  
95 FEB 28 P 3:56  
S-2017 COUNTY AUDITOR

BY  
Skagit County Treasurer  
Amount Paid \$  
FEB 28 1995

9502280097  
BRIAN E. CLARK  
415 Pine Street  
Mount Vernon, WA 98273  
FILED AT REQUEST OF WHEN  
RECORDED RETURN TO:

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax PAID  
# 1993

