



Skagit County Auditor
7/15/2013 Page

\$79.00
1 of 8 4:03PM

When recorded return to:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

20,132.76
JUL 15 2013

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

Quitclaim Deed
(Boundary Line Adjustment)

Grantors: Stanley E. Knutzen & Marsha R. Knutzen, h/w

Grantees: Stanley E. Knutzen & Marsha R. Knutzen, h/w

Legal Description: ptn SW ¼ SE ¼ and ptn E ¼ SE ¼, 27-35-3EWM

Assessor's Property Tax Parcel or Account Nos.: P34842; P34845; P34877; P34878; P34845; P107499; P107500

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE, is made this 26 day of June, 2013, between Stanley E. Knutzen & Marsha R. Knutzen, h/w, Grantors, and Stanley E. Knutzen & Marsha R. Knutzen, h/w, Grantees.

Recitals

- a. Grantors/ Grantees are the owners of the property bearing Skagit County Assessor's parcel nos. P34842; P34845; P34877; P34878; P34845; P107499; and P107500, more particularly described in the attached Exhibits A & B.
- b. The parties wish to adjust the boundaries between the parcels, per the attached Exhibits C & D.
- c. A diagram showing the adjusted boundaries of the two parcels is attached as Exhibit E.

Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, and for no monetary consideration, 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 in the attached

Exhibits C & D.

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

DATED: June 26, 2013.

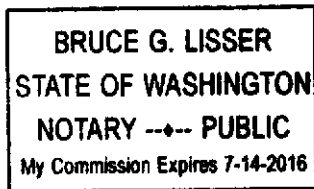
Stanley E. Knutzen
STANLEY E. KNUTZEN

Marsha R. Knutzen
MARSHA R. KNUTZEN

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

On this day personally appeared before me Stanley E. Knutzen, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 26 day of June, 2013.

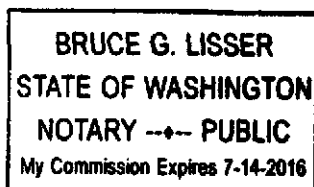


[Signature]
NOTARY PUBLIC in and for the State of Washington,
residing at Marsha Knutzen.
My commission expires: 7-14-16
Name: Bruce G. Lisser

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

On this day personally appeared before me Marsha R. Knutzen, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 26 day of June, 2013.



[Signature]
NOTARY PUBLIC in and for the State of Washington,
residing at Marsha Knutzen.
My commission expires: 7-14-16
Name: Bruce G. Lisser



201307150193

Exhibit "A"

**Knutzen Parcels per
Lot Certification No. PL-13-0115
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Nos. P-34877 and P-107499)**

The Southwest 1/4 of the Southeast 1/4 of Section 27, Township 35 North, Range 3 East, W.M.

EXCEPT that portion thereof conveyed to Gary and Diane Knutzen, husband and wife, by Quit Claim Deed dated September 11, 1967, recorded under Skagit County Auditor's File No. 704202 and described as follows:

The South 208.5 feet of the portion of the East 208.5 feet of the West 1,458.5 feet of the South 1/2 of the Southeast 1/4 of said Section 27, Township 35 North, Range 3 East, lying North of the County Road running along the South line of said subdivision.

AND EXCEPT road, dike and ditch rights-of-way.

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.



201307150193

Exhibit "B"

**Knutzen Parcels per
Lot Certification No. PL-13-0145
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-34878, P-107500, P-34875, P-34842 and P-34845)**

The East 1/2 of the Southeast 1/4 of Section 27, Township 35 North, Range 3 East, W.M.

EXCEPT that portion thereof conveyed to Gary and Diane Knutzen, husband and wife, by Quit Claim Deed dated September 11, 1967, recorded under Skagit County Auditor's File No. 704202 and described as follows:

The South 208.5 feet of the portion of the East 208.5 feet of the West 1,458.5 feet of the South 1/2 of the Southeast 1/4 of said Section 27, Township 35 North, Range 3 East, lying North of the County Road running along the South line of said subdivision.

AND EXCEPT that portion thereof conveyed to Richard A. Sakuma, et al, by Quit Claim Deed dated February 2, 2001 and recorded under Skagit County Auditor's File No. 20010330182 and described as follows:

BEGINNING at the Northwest corner of the Northeast 1/4 of the Southeast 1/4 of said Section 27, Township 35 North, Range 3 East, W.M.;
thence South 89°32'00" East along the North line of said subdivision for a distance of 20.00 feet;
thence South 45°26'19" West for a distance of 28.27 feet, more or less, to the West line of said subdivision at a point bearing South 0°24'38"
West and a distance of 20.00 from the POINT OF BEGINNING;
thence North 0°24'38" East along said West line for a distance of 20.00 feet to the POINT OF BEGINNING;

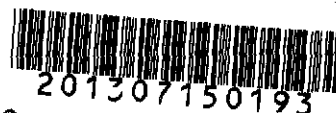
TOGETHER WITH the West 1/2 of the West 1/2 of the Southwest 1/4 of Section 26, Township 35 North, Range 3 East, W.M.

EXCEPT that portion of said West 1/2 of the West 1/2 lying Northerly of that certain drainage ditch known as Olympic Marsh ditch.

EXCEPTING from all the above road, dike and ditch rights-of-way.

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.



Skagit County Auditor

7/15/2013 Page

4 of

8 4:03PM

\$79.00

Exhibit "C"

**Modified Portion of Knutzen Parcels P-34878 and P-107500
After Boundary Line Adjustment**

That portion of the East 1/2 of the Southeast 1/4 of Section 27, Township 35 North, Range 3 East, W.M., described as follows:

BEGINNING at the Southwest corner of said Southeast 1/4 (South 1/4 corner);
thence South 89°08'00" East along the South line of said Southeast 1/4 for a distance of 1,458.61 feet, more or less, to the East line of the West 1,458.5 feet (as measured perpendicular to and parallel with) of said Southeast 1/4;
thence North 0°09'40" East along said East line for a distance of 30.00 feet, more or less, to the Northerly right-of-way margin of Josh Wilson Road, also being the Southeasterly corner of that certain parcel conveyed to Gary and Diane Knutzen, husband and wife, by Quit Claim Deed dated September 11, 1967 and recorded under Skagit County Auditor's File No. 704202 and also being the TRUE POINT OF BEGINNING;
thence continue North 0°09'40" East along said East line, also being the East line of said Knutzen parcel, for a distance of 208.52 feet, more or less, to the Northeast corner of said Knutzen parcel;
thence North 89°08'00" West along the North line of said Knutzen parcel for a distance of 125.17 feet, more or less, to the West line of said East 1/2 of the Southeast 1/4;
thence North 0°24'38" East along said West line for a distance of 628.26 feet;
thence South 44°04'25" East for a distance of 748.09 feet;
thence South 0°24'38" West for a distance of 104.43 feet;
thence South 12°12'30" East for a distance of 208.19 feet, more or less, to said Northerly right-of-way margin of Josh Wilson Road at a point bearing South 89°08'00" East from the TRUE POINT OF BEGINNING;
thence North 89°08'00" West along said Northerly right-of-way margin for a distance of 443.62 feet, more or less, to the TRUE POINT OF BEGINNING.

EXCEPT road, dike and drainage easements, if any.

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 6.39 sq. ft.

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

APPROVED

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

Skagit County

By: David Roeder
Title: Senior Planner

Date: 7/10/2013



Exhibit "D"

**Modified Portions of Knutzen Parcels P-34877, P-107499,
P-34878, P-107500, P-34875, P-34842 and P-34845
After Boundary Line Adjustment**

The Southwest 1/4 of the Southeast 1/4 and the East 1/2 of the Southeast 1/4 of Section 27,
Township 35 North, Range 3 East, W.M.

EXCEPT that portion thereof conveyed to Gary and Diane Knutzen, husband and wife, by Quit
Claim Deed dated September 11, 1967, recorded under Skagit County Auditor's File No. 704202
and described as follows:

The South 208.5 feet of the portion of the East 208.5 feet of the West 1,458.5 feet
of the South 1/2 of the Southeast 1/4 of said Section 27, Township 35 North,
Range 3 East, lying North of the County Road running along the South line of
said subdivision.

AND EXCEPT that portion thereof conveyed to Richard A. Sakuma, et al, by Quit Claim Deed
dated February 2, 2001 and recorded under Skagit County Auditor's File No. 20010330182 and
described as follows:

BEGINNING at the Northwest corner of the Northeast 1/4 of the Southeast 1/4
of said Section 27, Township 35 North, Range 3 East, W.M.;
thence South 89°32'00" East along the North line of said subdivision for a
distance of 20.00 feet;
thence South 45°26'19" West for a distance of 28.27 feet, more or less, to the
West line of said subdivision at a point bearing South 0°24'38"
West and a distance of 20.00 from the POINT OF BEGINNING;
thence North 0°24'38" East along said West line for a distance of 20.00 feet to
the POINT OF BEGINNING;

AND ALSO EXCEPT that portion of the East 1/2 of the Southeast 1/4 of Section 27, Township
35 North, Range 3 East, W.M., described as follows:

BEGINNING at the Southwest corner of said Southeast 1/4 (South 1/4 corner);
thence South 89°08'00" East along the South line of said Southeast 1/4 for a
distance of 1,458.61 feet, more or less, to the East line of the West 1,458.5 feet
(as measured perpendicular to and parallel with) of said Southeast 1/4;
thence North 0°09'40" East along said East line for a distance of 30.00 feet, more
or less, to the Northerly right-of-way margin of Josh Wilson Road, also being the
Southeasterly corner of that certain parcel conveyed to Gary and Diane Knutzen,
husband and wife, by Quit Claim Deed dated September 11, 1967 and recorded
under Skagit County Auditor's File No. 704202 and also being the TRUE POINT
OF BEGINNING;
thence continue North 0°09'40" East along said East line, also being the East line
of said Knutzen parcel, for a distance of 208.52 feet, more or less, to the
Northeast corner of said Knutzen parcel;



thence North 89°08'00" West along the North line of said Knutzen parcel for a distance of 125.17 feet, more or less, to the West line of said East 1/2 of the Southeast 1/4;
thence North 0°24'38" East along said West line for a distance of 628.26 feet;
thence South 44°04'25" East for a distance of 748.09 feet;
thence South 0°24'38" West for a distance of 104.43 feet;
thence South 12°12'30" East for a distance of 208.19 feet, more or less, to said Northerly right-of-way margin of Josh Wilson Road at a point bearing South 89°08'00" East from the TRUE POINT OF BEGINNING;
thence North 89°08'00" West along said Northerly right-of-way margin for a distance of 443.62 feet, more or less, to the TRUE POINT OF BEGINNING.

TOGETHER WITH the West 1/2 of the West 1/2 of the Southwest 1/4 of Section 26, Township 35 North, Range 3 East, W.M.

EXCEPT that portion of said West 1/2 of the West 1/2 lying Northerly of that certain drainage ditch known as Olympic Marsh ditch.

EXCEPTING from all the above road, dike and ditch rights-of-way.

ALL BEING 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.

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 east (P- 34878/P-107500) owned by the grantee.

APPROVED

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

Skagit County

By: _____
Title: _____

Date: _____



201307150193

Skagit County Auditor

\$79.00

7/15/2013 Page

7 of

8 4:03PM

