



201308090153

Skagit County Auditor

\$80.00

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9 1:55PM

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Quitclaim Deed
(Boundary Line Adjustment)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Grantors: David B. Tjersland & Gayle B. Tjersland, h/w
Grantees: David B. Tjersland & Gayle B. Tjersland, h/w
Legal Description: ptn Lot 3, S/P PL-07-0159
Assessor's Property Tax Parcel or Account Nos.: P15592 & P126519
Reference Nos of Documents Assigned or Released: N/A

20133191
AUG 09 2013

Amount Paid \$
Skagit Co. Treasurer
By *MB* Deputy

THIS INDENTURE, is made this 25th day of July, 2013, between David B. Tjersland & Gayle B. Tjersland, h/w, Grantors, and David B. Tjersland & Gayle B. Tjersland, h/w, Grantees.

Recitals

- a. Grantors/ Grantees are the owners of the property bearing Skagit County Assessor's parcel nos. P15592 & P126519, more particularly described in the attached Exhibits A & B.
- b. The parties wish to adjust the boundaries between the parcels, with a portion of one parcel being transferred to the other, per the attached Exhibit C.
- c. The adjusted descriptions of the two parcels are set forth in the attached Exhibits D & E.
- c. A diagram showing the adjusted boundaries of the two parcels is attached as Exhibit f.

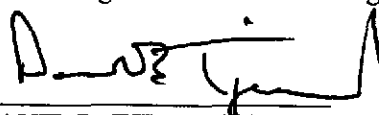
Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, and for 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 Exhibit C.

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

DATED: July 25, 2013.

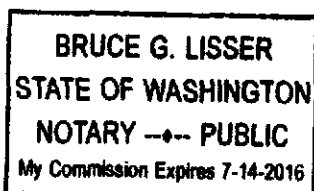

DAVID B. TJERSLAND



GAYLE B. TJERSLAND

STATE OF WASHINGTON)
:SS
COUNTY OF SKAGIT)

On this day personally appeared before me David B. Tjersland, 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 25TH day of July, 2013.

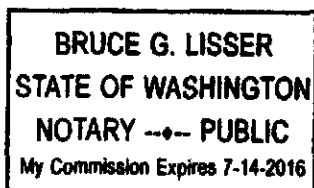



NOTARY PUBLIC in and for the State of Washington,
residing at MOUNT VERNON
My commission expires: 7-14-16
Name: BRUCE G. LISSER

STATE OF WASHINGTON)
:SS
COUNTY OF SKAGIT)

On this day personally appeared before me Gayle B. Tjersland, 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 25TH day of July, 2013.





NOTARY PUBLIC in and for the State of Washington,
residing at MOUNT VERNON
My commission expires: 7-14-16
Name: BRUCE G. LISSER



Exhibit "A"

**David B. Tjersland and Gayle B. Tjersland, Husband and Wife
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-15592)**

Lot 2, Skagit County Short Plat No. PL-07-0159, approved July 25, 2007 and recorded July 26, 2007 under Skagit County Auditor's File No. 200707260070, being a portion of the North 1/2 of the Northeast 1/4 of Section 9, Township 33 North, Range 3 East, W.M.

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.



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Exhibit "B"

**David B. Tjersland and Gayle B. Tjersland, Husband and Wife
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-126519)**

Lot 3, Skagit County Short Plat No. PL-07-0159, approved July 25, 2007 and recorded July 26, 2007 under Skagit County Auditor's File No. 200707260070, being a portion of the North 1/2 of the Northeast 1/4 of Section 9, Township 33 North, Range 3 East, W.M.

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.



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Exhibit "C"

**Portion of David B. Tjersland and Gayle B. Tjersland, Parcel No. P-126519
To be combined with
Portion of David B. Tjersland and Gayle B. Tjersland, Parcel No. P-15592**

Parcel "A"

That portion of Lot 3, Skagit County Short Plat No. PL-07-0159, approved July 25, 2007 and recorded July 26, 2007 under Skagit County Auditor's File No. 200707260070, being a portion of the North 1/2 of the Northeast 1/4 of Section 9, Township 33 North, Range 3 East, W.M., lying Northeasterly of Rexville Grange Road, labeled Portion of Lot 3 Zone-AG-NRL on the face of said Short Plat No. PL-07-0159.

Parcel "B"

That portion of Lot 3, Skagit County Short Plat No. PL-07-0159, approved July 25, 2007 and recorded July 26, 2007 under Skagit County Auditor's File No. 200707260070, being a portion of the North 1/2 of the Northeast 1/4 of Section 9, Township 33 North, Range 3 East, W.M., lying Southerly of the following described line:

BEGINNING at the Northwest corner of said Lot 3, Skagit County Short Plat No. PL-07-0159;
thence South 89°28'05" East along the North line of said Lot 3, also being the Southerly right-of-way margin of Dodge Valley Road, for a distance of 721.50 feet, more or less, to a Northeasterly corner of said Lot 3 at the intersection with the Westerly right-of-way margin of Rexville Grange Road;
thence South 27°07'02" East along said Easterly margin of Rexville Grange Road for a distance of 501.89 feet to the TRUE POINT OF BEGINNING of said line;
thence South 74°53'32" West for a distance of 790.07 feet, more or less, to the Easterly right-of-way margin of Best Road as shown on the face of said Short Plat No. PL-07-0159 and being the terminus of said line.

ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

All situate in the County of Skagit, State of Washington.

Containing 7.03 acres RRV and 0.88 acres NRL-AG (as identified on Short Plat No. PL-07-0105)



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

The above described parcels will be combined or aggregated with contiguous property to the south (P-15592) owned by the grantee.

APPROVED

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

Skagit County

By: Maed Roeder
Title: Senior Planner

Date: 8/7/2013



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Exhibit "D"

**David B. Tjersland and Gayle B. Tjersland, Husband and Wife
After Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-15592)**

Lot 2, Skagit County Short Plat No. PL-07-0159, approved July 25, 2007 and recorded July 26, 2007 under Skagit County Auditor's File No. 200707260070, being a portion of the North 1/2 of the Northeast 1/4 of Section 9, Township 33 North, Range 3 East, W.M.

TOGETHER WITH the following described Parcels "A" and "B":

Parcel "A"

That portion of Lot 3, Skagit County Short Plat No. PL-07-0159, approved July 25, 2007 and recorded July 26, 2007 under Skagit County Auditor's File No. 200707260070, being a portion of the North 1/2 of the Northeast 1/4 of Section 9, Township 33 North, Range 3 East, W.M., lying Northeasterly of Rexville Grange Road, labeled Portion of Lot 3 Zone-AG-NRL on the face of said Short Plat No. PL-07-0159.

Parcel "B"

That portion of Lot 3, Skagit County Short Plat No. PL-07-0159, approved July 25, 2007 and recorded July 26, 2007 under Skagit County Auditor's File No. 200707260070, being a portion of the North 1/2 of the Northeast 1/4 of Section 9, Township 33 North, Range 3 East, W.M., lying Southerly of the following described line:

BEGINNING at the Northwest corner of said Lot 3, Skagit County Short Plat No. PL-07-0159;
thence South 89°28'05" East along the North line of said Lot 3, also being the Southerly right-of-way margin of Dodge Valley Road, for a distance of 721.50 feet, more or less, to a Northeasterly corner of said Lot 3 at the intersection with the Westerly right-of-way margin of Rexville Grange Road;
thence South 27°07'02" East along said Easterly margin of Rexville Grange Road for a distance of 501.89 feet to the TRUE POINT OF BEGINNING of said line;
thence South 74°53'32" West for a distance of 790.07 feet, more or less, to the Easterly right-of-way margin of Best Road as shown on the face of said Short Plat No. PL-07-0159 and being the terminus of said line.

ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

All situate in the County of Skagit, State of Washington.

Containing 16.26 acres (RRV) and 3.31 acres NRL-AG (as identified on Short Plat No. PL-07-0105)



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Exhibit "E"

**David B. Tjersland and Gayle B. Tjersland, Husband and Wife
After Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-126519)**

Lot 3, Skagit County Short Plat No. PL-07-0159, approved July 25, 2007 and recorded July 26, 2007 under Skagit County Auditor's File No. 200707260070, being a portion of the North 1/2 of the Northeast 1/4 of Section 9, Township 33 North, Range 3 East, W.M.

EXCEPT the following described Parcels "A" and "B":

Parcel "A"

That portion of Lot 3, Skagit County Short Plat No. PL-07-0159, approved July 25, 2007 and recorded July 26, 2007 under Skagit County Auditor's File No. 200707260070, being a portion of the North 1/2 of the Northeast 1/4 of Section 9, Township 33 North, Range 3 East, W.M., lying Northeasterly of Rexville Grange Road, labeled Portion of Lot 3 Zone-AG-NRL on the face of said Short Plat No. PL-07-0159.

Parcel "B"

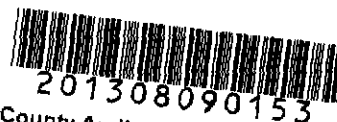
That portion of Lot 3, Skagit County Short Plat No. PL-07-0159, approved July 25, 2007 and recorded July 26, 2007 under Skagit County Auditor's File No. 200707260070, being a portion of the North 1/2 of the Northeast 1/4 of Section 9, Township 33 North, Range 3 East, W.M., lying Southerly of the following described line:

BEGINNING at the Northwest corner of said Lot 3, Skagit County Short Plat No. PL-07-0159;
thence South 89°28'05" East along the North line of said Lot 3, also being the Southerly right-of-way margin of Dodge Valley Road, for a distance of 721.50 feet, more or less, to a Northeasterly corner of said Lot 3 at the intersection with the Westerly right-of-way margin of Rexville Grange Road;
thence South 27°07'02" East along said Easterly margin of Rexville Grange Road for a distance of 501.89 feet to the TRUE POINT OF BEGINNING of said line;
thence South 74°53'32" West for a distance of 790.07 feet, more or less, to the Easterly right-of-way margin of Best Road as shown on the face of said Short Plat No. PL-07-0159 and being the terminus of said line.

ALL BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

All situate in the County of Skagit, State of Washington.

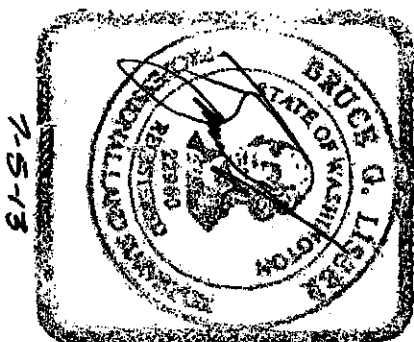
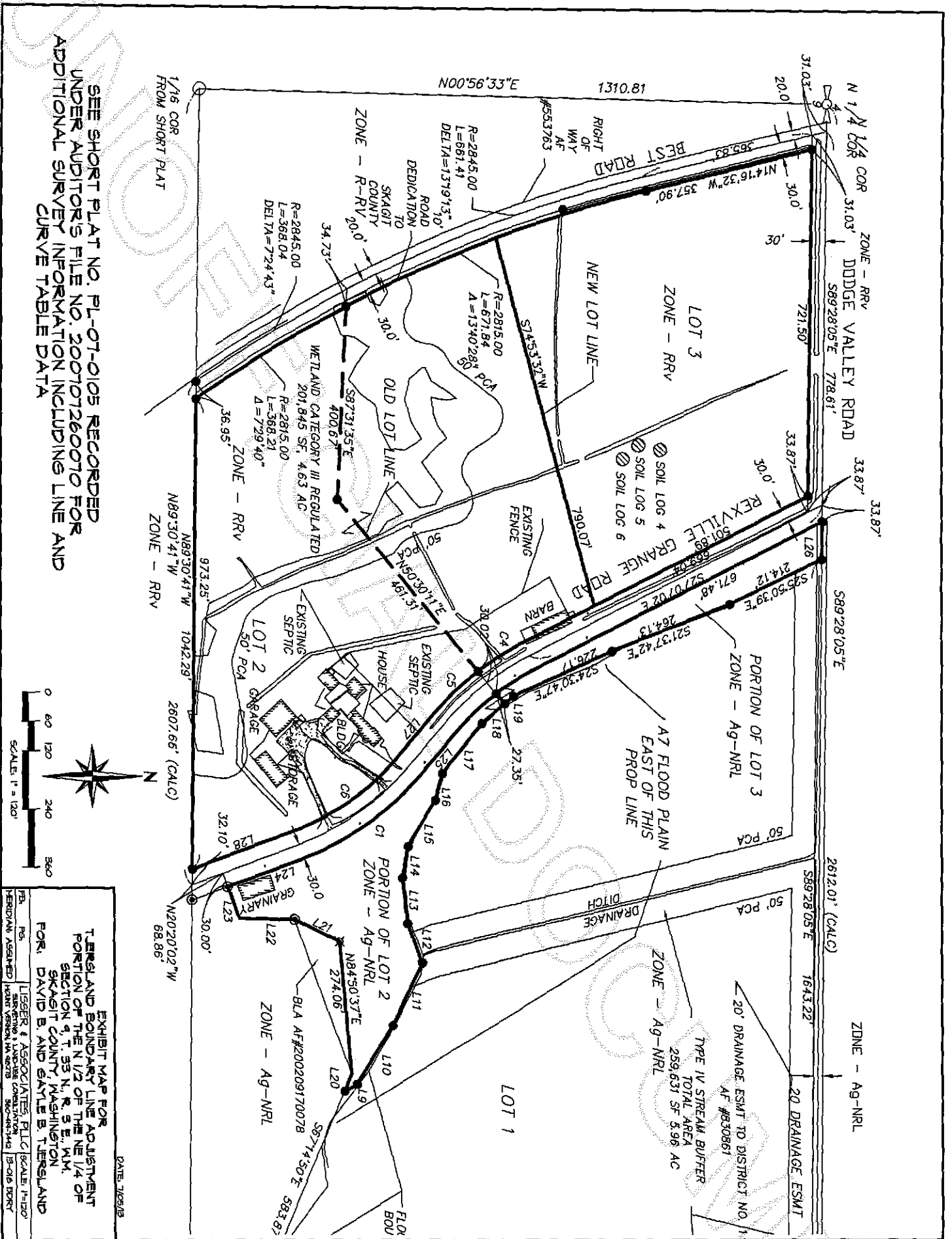
Containing 10.0 acres (RRV)



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