



201308290121

Skagit County Auditor

\$82.00

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2:43PM

Return to:

David D. Lowell
P.O. Box 1346
Burlington, WA 98233

DOCUMENT TITLE: Quit Claim Deed for Boundary Line Adjustment

GRANTOR: Wallace Groda

GRANTEE: Wallace Groda

ABBREVIATED LEGAL DESCRIPTION: Ptn of SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2,
Twp. 35N, Rng. 04E, W.M.

ASSESSOR'S PARCEL/TAX ID NUMBER: P122768, P35645, and P35642

When Recorded Return to:
David D. Lowell
P.O. Box 1346
Burlington, WA 98233

**QUIT CLAIM DEED
(BOUNDARY LINE ADJUSTMENT)**

Grantor: Wallace Groda

Grantee: Wallace Groda

Abbreviated Legal Description: Ptn of SW ¼ of the NW ¼ of Section 2, Twp. 35N, Rng. 04E, W.M.

Assessor Property Tax Parcels: P122768, P35645, and P35642

THIS INDENTURE, made this 29 day of August, 2013, by Wallace Groda, who is both the Grantor and Grantee for this Boundary Line Adjustment.

RECITALS:

- A. The Grantor is the owner of the property bearing Skagit County Assessor's Parcel number: P122768, more particularly described in the attached **Exhibit A**.
- B. The Grantee is also the owner of the property bearing Skagit County Assessor's parcel numbers: P35645 and P35642, more particularly described in the attached **Exhibit B**.
- C. Mr. Groda, the Grantor and Grantee, wishes to adjust the boundaries between the said parcels, with a portion of his property, as described in the attached **Exhibit C**, being incorporated into his property described in the attached **Exhibit A**.
- D. The description of the new boundaries of Mr. Groda's properties, as the result of this boundary line adjustment, are set forth in the attached **Exhibits D and E**.
- E. An exhibit map showing the adjusted boundaries of the parcels following this Boundary Line Adjustment is attached as **Exhibit F**.



CONVEYANCE:

THEREFORE, for and in consideration of the said boundary line adjustment, and for no monetary consideration, the grantor does hereby QUIT CLAIM to the grantee all of its 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 Line Adjustment is not for the purposes of creating an additional building lot.

This Boundary Line Adjustment is approved by Maec Roeder of the Skagit County Planning and Development Services Department, on this 26 day of August 2013.

Maec Roeder (Signature)

Dated this 29 day of August 2013

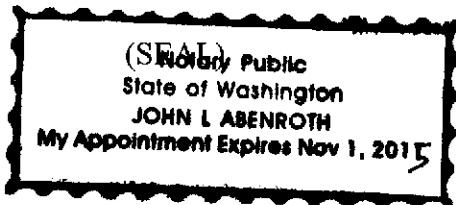
Wallace Groda
Wallace Groda

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20133543
AUG 29 2013
Amount Paid \$0
Skagit Co. Treasurer
By mem Deputy

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that Wallace Groda is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument, and acknowledged it as the _____ to be the free and voluntary act and deed of said _____, for the uses and purposes therein mentioned.

Given under my hand and official seal this 14 day of August, 2013.



John L. Abenroth
Notary Public
Residing at Burlington
My appointment expires 11/1/15



LEGAL DESCRIPTION
FOR
WALLACE GRODA
OF
P122768
BEFORE BOUNDARY LINE ADJUSTMENT

Lot 1, Short No. PL04-0703, approved April 20, 2005, and recorded April 27, 2005 under Auditor's File No. 200504270112, and being a portion of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 2, Township 35 North, Range 4 East, W.M.; lying Westerly of the Burlington Northern Railroad right of way, and Except Grip Road.

TOGETHER WITH non-exclusive easements for ingress, egress and utilities to be used in common by lots 1, 2,3, and 4 as delineated on the face of said Short Plat.

Situate in the County of Skagit, State of Washington.

Exhibit A



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LEGAL DESCRIPTION
FOR
WALLACE GRODA
OF
P35645/P35642
BEFORE BOUNDARY LINE ADJUSTMENT

The North 692.56 feet of that portion of the Southwesterly $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; of Section 2, Township 35 North, Range 4 East, W.M., lying Westerly of the Burlington Northern Railroad right-of-way, AND EXCEPT Grip Road. Situate in the County of Skagit, State of Washington.

Exhibit B



201308290121

Skagit Surveyors and Engineers

806 Metcalf St. Sedro-Woolley, WA 98284
360.855.2121 360.855.1658(f)
www.sseconsultants.com

LEGAL DESCRIPTION
FOR
WALLACE GRODA
OF
PARCEL TO BE CONVEYED TO P122768

July 29, 2013

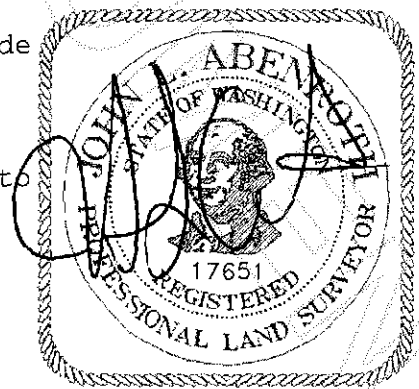
Beginning at the northwest corner of the southwest quarter of the northwest quarter of Section 2, Township 35 North, Range 4 East, W.M.; thence S 88°09'49"E along the north line of said subdivision, a distance of 210.85 feet to Point A; thence S 02°29'29"E, a distance of 563.37 feet; thence S 88°09'41"E, a distance of 203.58 feet; thence N 67°26'02"E, a distance of 69.97 feet; thence N 31°32'41"E, a distance of 62.64 feet; thence N 70°03'36"E, a distance of 160.30 feet to a point on the west line of the fifty foot easement for ingress and egress shown on Short Plat No. PL04-0703 filed under Skagit County Auditor's File No. 200504270112; thence S 44°46'15"E along said west line, a distance of 220.91 feet to the point of curvature of a curve to the right having a radius of 375.00 feet; thence southeasterly along said curve through a central angle of 22°55'15" which is an arc distance of 150.02 feet to the intersection of the west line of said easement with the north line of Lot 1 of said short plat; thence N 88°09'41"W along the north line of said Lot 1, a distance of 913.18 feet to the northwest corner thereof; thence N 00°57'01"W along the west line of southwest quarter of the northwest quarter, a distance of 693.38 feet to the point of beginning of this description.

Containing 6.14 acres.

TOGETHER WITH AND SUBJECT TO a fourteen foot wide easement for ingress and egress, the centerline of which is described as follows:

Beginning at the hereinabove described Point A; thence S 02°29'29"E, a distance of 130.91 feet to the terminus of this centerline description.

Exhibit C



7/29/13



Skagit Surveyors and Engineers

806 Metcalf St. Sedro-Woolley, WA 98284
360.855.2121 360.855.1658/fj
www.sseconsultants.com

LEGAL DESCRIPTION
FOR
WALLACE GRODA
OF
P122768
AFTER BOUNDARY LINE ADJUSTMENT

July 29, 2013

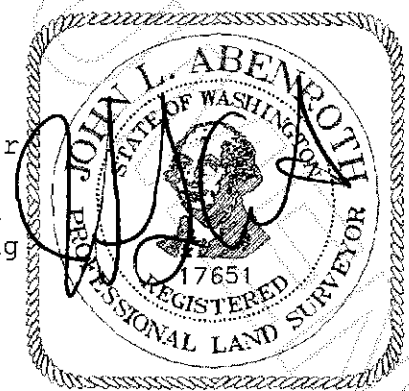
Lot 1, Short Plat No. PL 04-0703, proved April 20, 2005 and recorded April 27, 2005 under Auditors File No. 200504270112, being a portion of the southwest quarter of the northwest quarter and the northwest quarter of the southwest quarter of Section 2, Township 35 North, Range 4 East, W.M.;

TOGETHER WITH Beginning at the northwest corner of the southwest quarter of the northwest quarter of Section 2, Township 35 North, Range 4 East, W.M.; thence S 88°09'49"E along the north line of said subdivision, a distance of 210.85 feet to Point A; thence S 02°29'29"E, a distance of 563.37 feet; thence S 88°09'41"E, a distance of 203.58 feet; thence N 67°26'02"E, a distance of 69.97 feet; thence N 31°32'41"E, a distance of 62.64 feet; thence N 70°03'36"E, a distance of 160.30 feet to a point on the west line of the fifty foot easement for ingress and egress shown on Short Plat No. PL04-0703 filed under Skagit County Auditor's File No. 200504270112; thence S 44°46'15"E along said west line, a distance of 220.91 feet to the point of curvature of a curve to the right having a radius of 375.00 feet; thence southeasterly along said curve through a central angle of 22°55'15" which is an arc distance of 150.02 feet to the intersection of the west line of said easement with the north line of Lot 1 of said short plat; thence N 88°09'41"W along the north line of said Lot 1, a distance of 913.18 feet to the northwest corner thereof; thence N 00°57'01"W along the west line of southwest quarter of the northwest quarter, a distance of 693.38 feet to the point of beginning of this description.

Containing 16.14 acres.

Exhibit D

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\$82.00

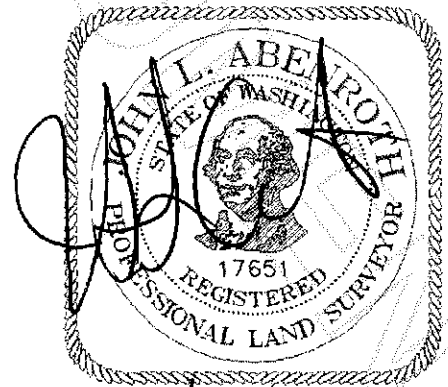
Skagit Surveyors and Engineers

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360.855.2121 360.855.1658(f)
www.sseconsultants.com

TOGETHER WITH AND SUBJECT TO a fourteen foot wide easement for ingress and egress, the centerline of which is described as follows:
Beginning at the hereinabove described Point A; thence S 02°29'29"E, a distance of 130.91 feet to the terminus of this centerline description.



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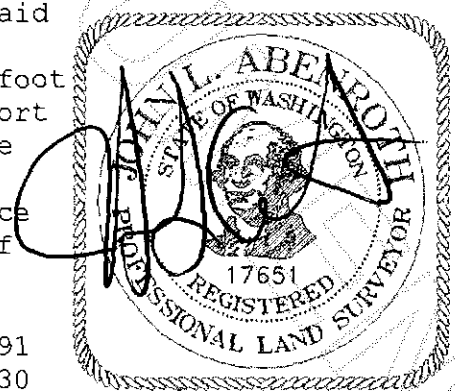
Skagit Surveyors and Engineers

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LEGAL DESCRIPTION
FOR
WALLACE GRODA
OF
P35645/P35642
AFTER BOUNDARY LINE ADJUSTMENT

July 29, 2013

Commencing at the northwest corner of the southwest quarter of the northwest quarter of Section 2, Township 35 N., Range 4 E., W.M.; thence S 88°09'49"E along the north line of said subdivision, a distance of 210.85 feet to Point A and the point of beginning of this description; thence continuing S88°09'40"E along the north line of said subdivision, a distance of 876.94 feet to the west line of the Burlington Northern right of way, which point is on a curve concave to the east from which the radius point bears S 78°21'11"E, a distance of 2989.93 feet; thence southerly along said right of way curve through a central angle of 01°17'20", which is an arc distance of 67.26 feet; to a point of compound curvature with a curve to the left having a radius of 5900.42 feet; thence southerly along said right of way curve through a central angle of 01°40'00", which is an arc distance of 171.64 feet; thence S 08°41'30"W along said right of way, a distance of 35.69 feet; thence S 81°18'30"E along said right of way, a distance of 50.00 feet; thence S 08°41'30"W along said right of way, a distance of 417.66 feet to the intersection of said right of way with the south line of the north 692.56 feet of the above described subdivision, which point is also the northeast corner of Lot 1 of Short Plat No. PL04-0703 filed under Skagit County Auditor's File No. 200504270112; thence N 88°09'41"W along the north line of said Lot 1, a distance of 102.76 feet to its intersection with the west line of the fifty foot ingress and utility easement shown on said short plat, which point is on a curve concave to the west from which the radius point bears S 68°09'00"W, a distance of 375.00 feet; thence northerly along said curve of the west line of said easement through a central angle of 22°55'15", which is an arc distance of 150.02 feet; thence N 44°46'15"W, a distance of 220.91 feet; thence S 70°03'36"W, a distance of 160.30



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EXHIBIT E

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Skagit Surveyors and Engineers

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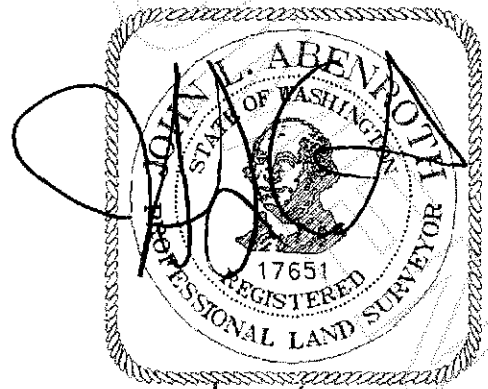
feet; thence S31°32'41"W, a distance of 62.64 feet; thence S 67°26'02"W, a distance of 69.97 feet; thence N 88°09'41"W, a distance of 203.58 feet; thence N 02°29'29"W, a distance of 563.37 feet to the point of beginning of this description.

Containing 10.63 acres.

TOGETHER WITH AND SUBJECT TO a fourteen foot wide easement for ingress and egress, the centerline of which is described as follows: Beginning at the hereinabove described Point A; thence S 02°29'29"E, a distance of 130.91 feet to the terminus of this centerline description.

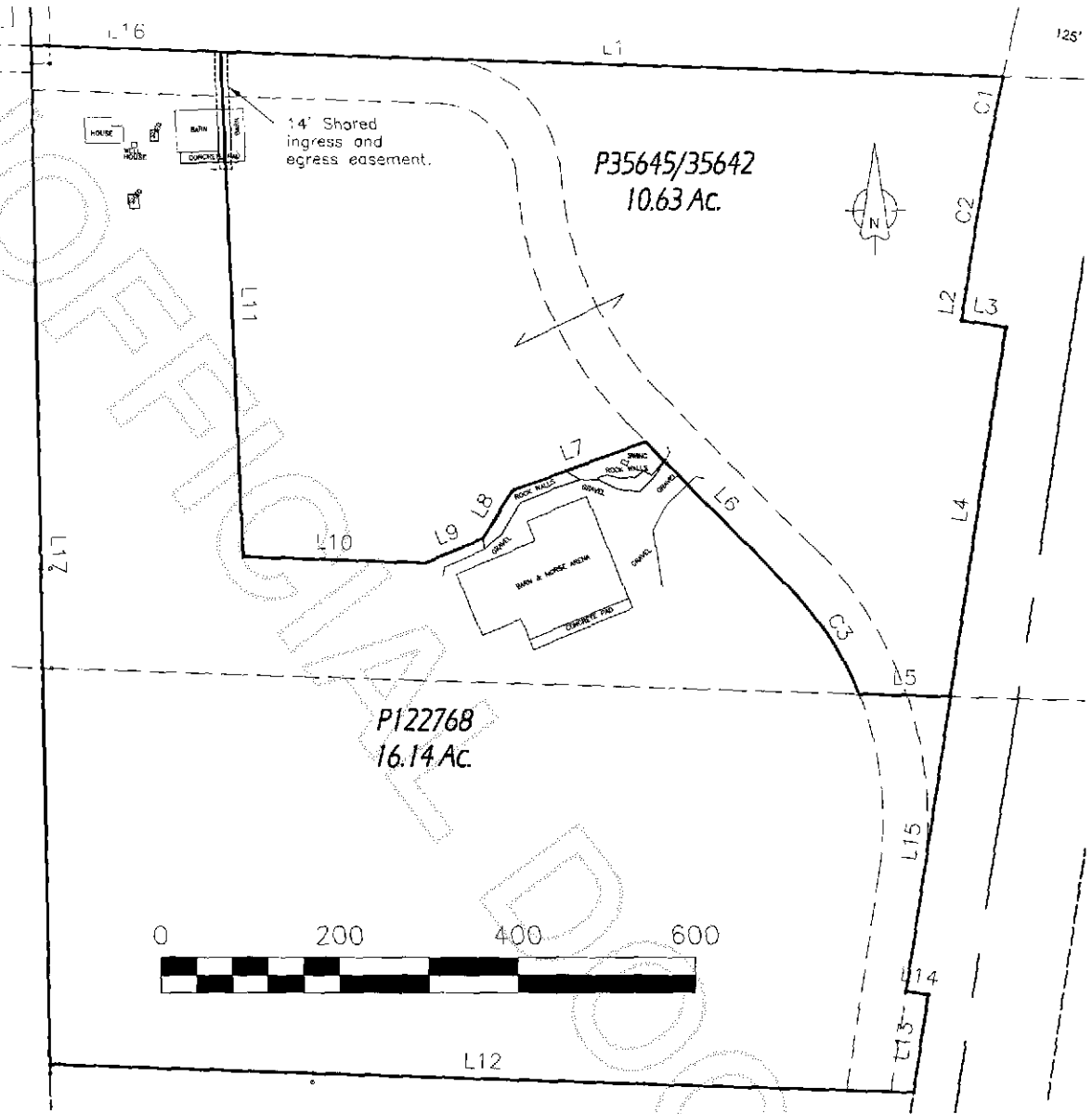


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AFTER ADJUSTMENT



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S88°09'40"E	876.94'
L2	S08°41'30"W	35.69'
L3	S81°18'30"E	50.00'
L4	S08°41'30"W	417.66'
L5	N88°09'41"W	102.76'
L6	N44°46'15"W	220.91'
L7	S70°03'36"W	160.30'
L8	S31°32'41"W	62.64'
L9	S67°26'02"W	69.97'
L10	N88°09'41"W	203.58'
L11	N02°29'29"W	563.37'
L12	S88°09'41"E	966.42'
L13	N08°41'30"E	110.12'

LINE TABLE		
LINE	BEARING	DISTANCE
L14	N81°18'30"W	25.00'
L15	N08°41'30"E	332.34'
L16	N88°09'49"W	210.85'
L17	S00°57'01"E	1136.19'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	1°17'20"	2989.93'	67.26'
C2	1°40'00"	5900.42'	171.64'
C3	22°55'15"	375.00'	150.02'

EXHIBIT F

**Exhibit Map
for
WALLACE GRODA**

SKAGIT SURVEYORS & ENGINEERS
806 METCALF ST.
SEDRO-WOOLLEY, WA 98284
(360) 855-2121

JN 210048A 29JUL13



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