



201309040065

Skagit County Auditor

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12 3:20PM

Return to:

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

DOCUMENT TITLE: Quit Claim Deed for Boundary Line Adjustment

GRANTORS: DICLRME, LLC

GRANTEES: Richard A. Moore and Gloria G. Moore

ABBREVIATED LEGAL DESCRIPTION: Ptn of NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10,
Twp. 34N, Rng. 04E, W.M.

ASSESSOR'S PARCEL/TAX ID NUMBER: P24433, P24436

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

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

GRANTORS: DICLRME, LLC

GRANTEES: Richard A. Moore & Gloria G. Moore

ABBREVIATED LEGAL DESCRIPTION: Ptn of NE ¼ of the NE ¼ of Section 10,
Twp. 34N, Rng. 04E, W.M.

ASSESSOR'S PARCEL/TAX ID NUMBER: P24433, P24436

THIS INDENTURE, made this 4 day of September, 2013, between
DICLRME, LLC the Grantor, and Richard Moore the Grantee.

RECITALS:

- A. The Grantor is the owner of the property bearing Skagit County Assessor's Parcel number: P24433, more particularly described in the attached **Exhibit A**.
- B. The Grantee is the owner of the property bearing Skagit County Assessor's parcel number: P24436, more particularly described in the attached **Exhibit B**.
- C. The parties wish to adjust the boundaries between the said parcels, with a portion of the Grantor's property, as described in the attached **Exhibit C**, being incorporated into the Grantee's property.
- D. Contemporaneously with this document, the Grantor and Grantee are executing a separate boundary line adjustment concerning the parcels described herein, which is set forth in the instrument recorded under Skagit County Auditor's File No. 201309040065. The descriptions of the properties acquired from, and conveyed to, the Grantee as part of this instrument, and the Quit Claim Deed cross-referenced within this paragraph, are set forth in the attached **Exhibits C and D**, respectively.



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E. The description of the new boundaries of the Grantor's and Grantee's properties, as the result of this boundary line adjustment as well as the separate adjustment referenced above in section 'D', are set forth in the attached **Exhibits E and F**.

F. An exhibit map showing the adjusted boundaries of the two parcels is attached as **Exhibit G**.

CONVEYANCE:

THEREFORE, for and in consideration of the said boundary line adjustment, and for no monetary consideration, grantors do hereby **QUIT CLAIM** to the grantees 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 Howard Roeder of the Skagit County Planning and Development Services Department, on this 26 day of August 2013.

Howard Roeder (Signature)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20133606
SEP 04 2013

Dated this 4 day of Sept. 2013

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

Richard A. Moore
DICLRME, LLC

Signed by: Richard A Moore
(Print Name)

Richard A. Moore
Richard A. Moore
Gloria G. Moore
Gloria G. Moore

Authorized as the Managing Partner of the referenced LLC



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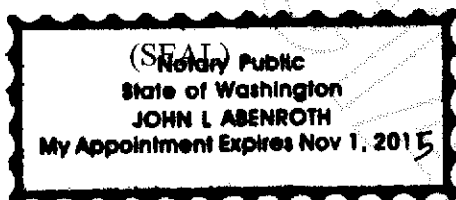
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STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that Richard A. Moore is the person who signed this instrument, 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 Managing Partner of DICLRME to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

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

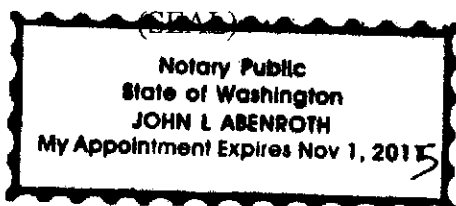


[Signature]
Notary Public
Residing at Burlington
My appointment expires 11/1/15

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that Richard A Moore & Gloria G Moore are the person(s) who signed this instrument, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

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



[Signature]
Notary Public
Residing at Burlington
My appointment expires 11/1/15



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Skagit Surveyors and Engineers

806 Metcalf St. Sedro-Woolley, WA 98284
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www.sseconsultants.com

**LEGAL DESCRIPTION
FOR
RICHARD MOORE
OF
P24433 (DICLRME, LLC) BEFORE BOUNDARY ADJUSTMENT**

July 5, 2013

The Northeast 1/4 of the Northeast 1/4 of Section 10, Township 34 North, Range 4 East, W.M. lying West of Nookachamps Creek.

EXCEPT Swan Road,

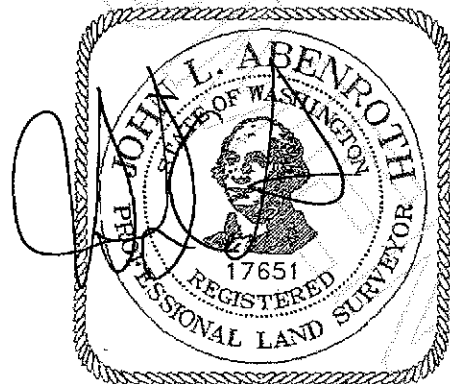
AND EXCEPT that portion conveyed to Skagit County for road purposes by deed recorded January 13, 1976 under AF#828565, records of Skagit County, Washington,

AND EXCEPT the following described tract:

Beginning at the northeast corner of Section 10; thence south on said section line to the sixteenth corner located in the center of Mount Vernon Clear Lake Highway; thence in a westerly direction on said highway, a distance of 815.00 feet; thence 30.00 feet, more or less, to the north line of said highway 25°30' east to the true point of beginning of this description; thence N 25°25'E, a distance of 250.00 feet; thence west parallel with the section line, a distance of 285.00 feet; thence south, 226.00 feet, more or less, to the north line of Mount Vernon Clear Lake Highway; thence east along said highway to the point of beginning.

Situate in Skagit County, Washington.

Exhibit A



Skagit Surveyors and Engineers

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**LEGAL DESCRIPTION
FOR
RICHARD MOORE
OF
P24436 (MOORE) BEFORE BOUNDARY ADJUSTMENT**

June 12, 2013

That portion of the northeast 1/4 of the northeast 1/4 of Section 10, Township 34 North, Range 4 East, W.M. described as follows:

Beginning at the northeast corner of Section 10; thence south on said section line to the sixteenth corner located in the center of Mount Vernon Clear Lake Highway; thence in a westerly direction on said highway, a distance of 815.00 feet; thence 30.00 feet, more or less, to the north line of said highway 25°30' east to the true point of beginning of this description; thence N 25°25'E, a distance of 250.00 feet; thence west parallel with the section line, a distance of 285.00 feet; thence south, 226.00 feet, more or less, to the north line of Mount Vernon Clear Lake Highway; thence east along said highway to the point of beginning.

Containing approximately 50,300 square feet.

Situate in Skagit County, Washington.

Exhibit B

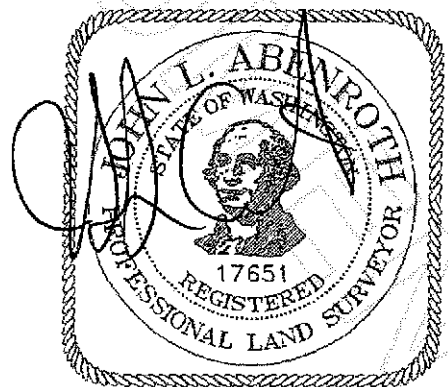


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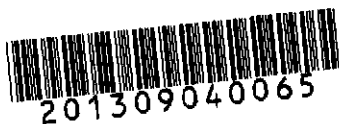
LEGAL DESCRIPTION
FOR
RICHARD MOORE
OF
TRACT TO BE CONVEYED FROM DICLRME, LLC TO MOORE

July 3, 2013

That portion of the northeast quarter of the northeast quarter of Section 10, Township 34 N., Range 4 E., W.M. described as follows: commencing at the intersection of the east line of said section with the centerline of Swan Road; thence westerly along the centerline of Swan Road a distance of 815 feet; thence northeasterly perpendicular to said centerline a distance of 30.00 feet to the right of way line of Swan Road; thence N 68°41'33"W along said right of way, a distance of 67.05 feet; thence N 21°18'27"E, a distance of 226.36 feet to a point on the north line of that certain tract of land conveyed to Richard and Gloria Moore on December 11, 1968 by deed filed under Skagit County Auditor's File No. 836637 and the point of beginning of this description; thence N 88°14'22"W along the north line of said Moore tract, a distance of 214.33 feet to the northwest corner thereof; thence S 01°45'38"W along the west line of said Moore tract, a distance of 165.56 feet to a point on the north right of way line of Swan Road which point is on a curve concave to the south having a radius of 7,669.44 feet and from which the radius point bears S 20°12'44"W; thence westerly along said curve through a central angle of 00°29'37", which is an arc distance of 66.06 feet; thence N 01°45'38"E, a distance of 167.23 feet; thence S 88°14'22"E, a distance of 285.00 feet; thence S 21°18'27"W, a distance of 23.64 feet to the point of beginning of this description.

Containing 0.37 acres.

Exhibit C

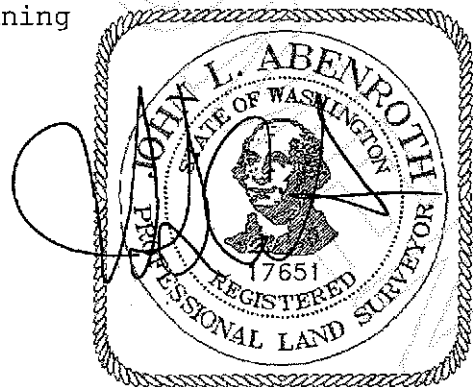


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LEGAL DESCRIPTION
FOR
RICHARD MOORE
OF
TRACT TO BE CONVEYED FROM MOORE TO DICLRME, LLC

July 2, 2013

That portion of the northeast quarter of the northeast quarter of Section 10, Township 34 N., Range 4 E., W.M. described as follows: commencing at the intersection of the east line of said section with the centerline of Swan Road; thence westerly along the centerline of Swan Road a distance of 815 feet; thence northeasterly perpendicular to said centerline a distance of 30.00 feet to the right of way line of Swan Road and the point of beginning of this description, said point being the southeast corner of that certain tract of land conveyed to Richard and Gloria Moore on December 11, 1968 by deed filed under Skagit County Auditor's File No. 836637; thence N 68°41'33"W along said right of way, a distance of 67.05 feet; thence N 21°18'27"E, a distance of 226.36 feet to a point on the north line of said Moore tract; thence S 88°14'22"E along the north line of said Moore tract, a distance of 70.67 feet to the northeast corner thereof; thence S 21°12'13"W along the east line of said Moore tract, a distance of 250.00 feet to the point of beginning of this description.

Containing 0.37 acres.

Exhibit D



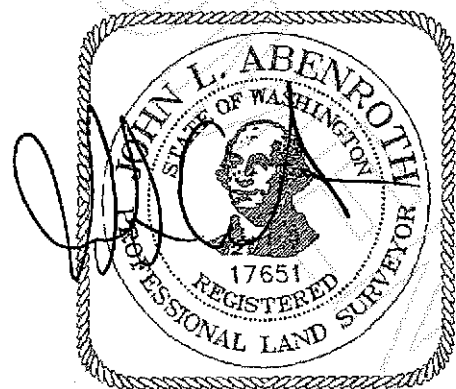
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**LEGAL DESCRIPTION
FOR
RICHARD MOORE
OF
P24433 (DICLRME, LLC) AFTER BOUNDARY ADJUSTMENT**

June 26, 2013

The Northeast 1/4 of the Northeast 1/4 of Section 10, Township 34 North, Range 4 East, W.M. lying West of Nookachamps Creek.

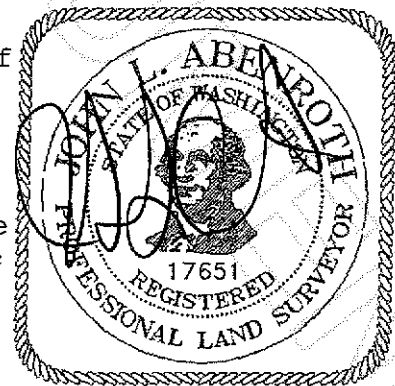
EXCEPT Swan Road,

AND EXCEPT that portion conveyed to Skagit County for road purposes by deed recorded January 13, 1976 under AF#828565, records of Skagit County, Washington,

AND EXCEPT the following described tract:

That portion of the Northeast quarter of the Northeast quarter of Section 10, Township 34 North, Range 4 East, W.M. described as follows:

Commencing at the northeast corner of said Section 10; thence S 00°26'20"W along the east line thereof, a distance of 1322.12 feet to the intersection of the east line of said Section 10 with the centerline of Swan Road; thence N 88°06'31"W along said centerline, a distance of 136.91 feet to the point of curvature of a centerline curve to the right having a radius of 2291.83 feet; thence westerly along said curve through a central angle of 5°58'45", and an arc distance of 239.16 feet; thence N 82°07'47"E along said centerline, a distance of 199.86 feet to the point of curvature of a centerline curve to the right having a radius of 716.20 feet; thence westerly along said curve through a central angle of 13°26'14", and an arc distance of 167.97 feet; thence N 68°41'33"W along said centerline, a distance of 138.16; thence N 21°18'27"E, a distance of 30.00 feet to the northerly right of way of Swan Road and the point of beginning of



7/5/13

EXHIBIT E



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this description; thence continuing N 21°18'27"E, a distance of 250.00 feet; thence N 88°14'22"W parallel with the north line of said Section 10, a distance of 285.00 feet; thence S 01°45'38"W, a distance of 167.23 feet to the northerly right of way of Swan Road at a point on a non-tangent curve concave to the south from which the radius point lies S 19°43'08"W, a distance of 7669.44 feet; thence easterly along said curve through a central angle of 1°35'19", and an arc distance of 212.65 feet to the point of beginning of this description.

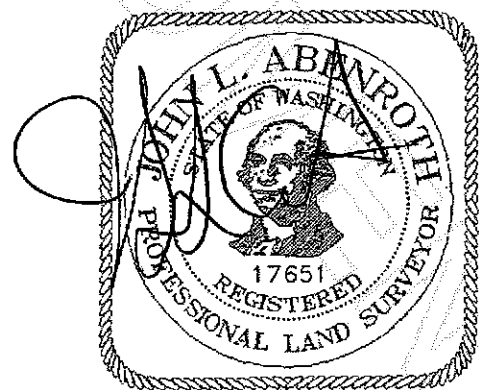


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LEGAL DESCRIPTION FOR RICHARD MOORE OF P24436 (MOORE) AFTER BOUNDARY LINE ADJUSTMENT

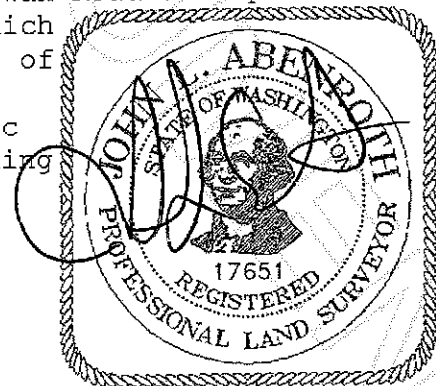
June 12, 2013

That portion of the northeast quarter of the northeast quarter of Section 10, Township 34 North, Range 4 East, W.M. described as follows:

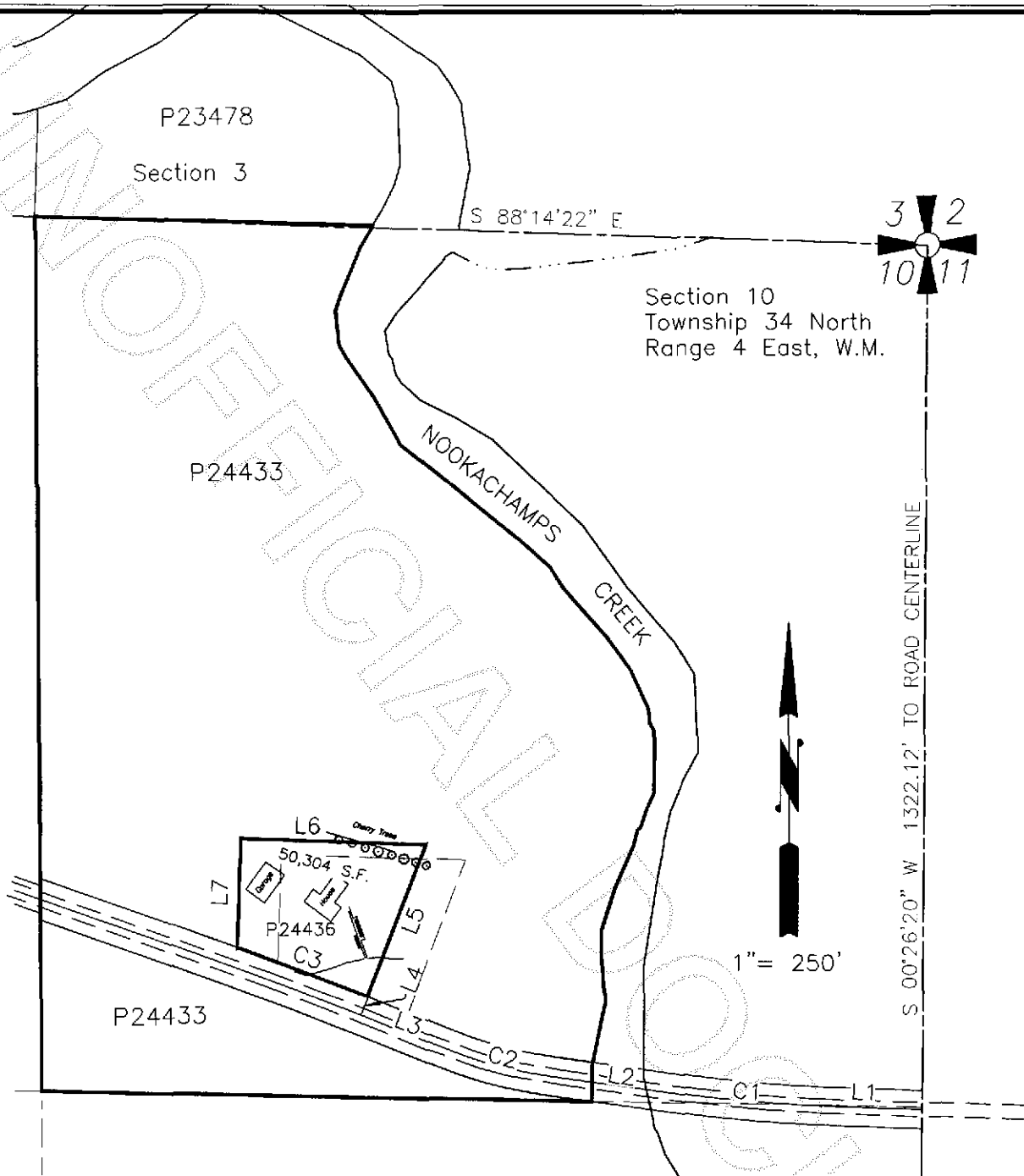
Commencing at the northeast corner of said Section 10; thence S $00^{\circ}26'20''$ W along the east line thereof, a distance of 1322.12 feet to the intersection of the east line of said Section 10 with the centerline of Swan Road; thence N $88^{\circ}06'31''$ W along said centerline, a distance of 136.91 feet to the point of curvature of a centerline curve to the right having a radius of 2291.83 feet; thence westerly along said curve through a central angle of $5^{\circ}58'45''$, and an arc distance of 239.16 feet; thence N $82^{\circ}07'47''$ E along said centerline, a distance of 199.86 feet to the point of curvature of a centerline curve to the right having a radius of 716.20 feet; thence westerly along said curve through a central angle of $13^{\circ}26'14''$, and an arc distance of 167.97 feet; thence N $68^{\circ}41'33''$ W along said centerline, a distance of 138.16; thence N $21^{\circ}18'27''$ E, a distance of 30.00 feet to the northerly right of way of Swan Road and the point of beginning of this description; thence continuing N $21^{\circ}18'27''$ E, a distance of 250.00 feet; thence N $88^{\circ}14'22''$ W parallel with the north line of said Section 10, a distance of 285.00 feet; thence S $01^{\circ}45'38''$ W, a distance of 167.23 feet to the northerly right of way of Swan Road at a point on a non-tangent curve concave to the south from which the radius point lies S $19^{\circ}43'08''$ W, a distance of 7669.44 feet; thence easterly along said curve through a central angle of $1^{\circ}35'19''$, and an arc distance of 212.65 feet to the point of beginning of this description.

Containing 50,304 square feet.

EXHIBIT F



201309040065



LINE	BEARING	DISTANCE
L1	S 88°06'31" E	136.91'
L2	S 82°07'47" E	199.86'
L3	N 68°41'33" W	138.16'
L4	N 21°18'27" E	30.00'
L5	N 21°18'27" E	250.00'
L6	N 88°14'22" W	285.00'
L7	S 01°45'38" W	167.23'

CURVE	RADIUS	LENGTH	DELTA
C1	2291.83'	239.16'	5°58'45"
C2	716.20'	167.97'	13°26'14"
C3	1°35'19"	7669.44'	212.65'

AFTER BOUNDARY ADJUSTMENT

Exhibit Map

for

RICHARD MOORE

Exhibit G



201309040065