

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20134450

NOV 01 2013

Amount Paid \$
Skagit Co. Treasurer
Deputy

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REAL ESTATE EXCISE TAX

20134451

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Deputy



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Skagit County Auditor

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Quitclaim Deed
(Boundary Line Agreement)

Grantor/Grantee: James L. Lam and Mary M. Lam, husband and wife
Grantor/Grantee: Rodney A. Walsh and Cheryl Walsh, husband and wife
Legal Description: Ptn SW 1/4 SW 1/4, 13-34-3
Assessor's Property Tax Parcel or Account Nos.: P21821 & P21822

Recitals

- James L. Lam and Mary M. Lam, husband and wife, are the owners of Parcel P21822, more particularly described on attached Exhibit "A"
- Rodney A. Walsh and Cheryl Walsh, husband and wife, are the owners of Parcel P21821, more particularly described on attached Exhibit "B"
- Per unrecorded Short Plat No. 10-72 it appears the intent of the common line between the two above-described parcels was to be along an existing fence line. The line, as described, does not match the intended location and both parties are hereby agreeing to a line as described on the attached Exhibit "C"
- The legal description of the Lam property, after the boundary line adjustment, is described on Exhibit "D" attached hereto.
- The legal description of the Walsh property, after the boundary line adjustment, is described on Exhibit "E" attached hereto.
- The location of the property AFTER boundary line adjustment is shown on the map set forth on the attached Exhibit "F"

Therefore, for and in consideration of the said boundary line adjustment, and for no monetary consideration, James L. Lam and Mary M. Lam, husband and wife, hereby conveys and quit claims to Rodney A. Walsh and Cheryl Walsh, husband and wife, all interest in the real property lying South of the line described on Exhibit "C" and Rodney A. Walsh and Cheryl Walsh, husband and wife, hereby conveys and quit claims to James L. Lam and Mary M. Lam, husband and wife, all interest in the real property lying North of the line described on Exhibit "C", all in the County of Skagit, State of Washington.

This boundary adjustment is given to adjust boundary line and not for the purposes of creating an additional building lot.

Dated this 29 day of October, 2013

James L. Lam

Mary M. Lam

Rodney A. Walsh

Cheryl Walsh


STATE OF WASHINGTON

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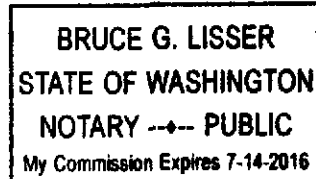
County of Skagit

I certify that I know or have satisfactory evidence that James L. Lam and Mary M. Lam 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.

Dated this 29th day of OCTOBER, 2013.



Notary Public in and for the
State of Washington, residing at
1100 N. VERNON



My appointment expires 7-14-16.


STATE OF WASHINGTON

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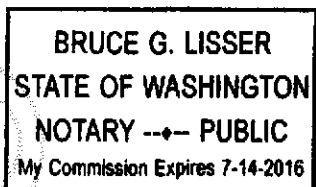
County of Skagit

I certify that I know or have satisfactory evidence that Rodney A. Walsh and Cheryl Walsh 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.

Dated this 29th day of OCTOBER, 2013.



Notary Public in and for the
State of Washington, residing at
1100 N. VERNON



My appointment expires 7-14-16.



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Exhibit "A"

**James L. Lam and Mary M. Lam, Husband and Wife
Prior to Boundary Line Agreement
(Skagit County Assessor's Parcel No. P-21822)**

That portion of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 13,
Township 34 North, Range 3 East, W.M., described as follows:

BEGINNING at the intersection of the North line of said subdivision and the East line of
the Avon-Allen Road;
thence South along the East line of the Avon-Allen Road a distance of 151.5 feet;
thence East along the Southerly line of an existing East and West rail fence a distance of
235.0 feet to a point that is 145.8 feet, more or less, South of the North line of said
subdivision;
thence continue in an Easterly direction a distance of 823.0 feet, more or less, to a point
2.0 feet West of an existing North and South fence and 165.0 feet South of the North line
of said subdivision.
thence North along a line which is 2.0 feet West of and parallel to said existing North and
South fence a distance of 165.0 feet to the North line of said Southwest 1/4 of the
Southwest 1/4;
thence West along the North line of said subdivision a distance of 1,058.0 feet, more or
less, to the POINT OF BEGINNING. (Also known as Tract A of Short Plat No. 10-72,
approved February 14, 1972).

TOGETHER WITH a non-exclusive easement for utility and individual yard lighting
requirements from an existing pole located approximately 2 feet South and 102 feet East
of the Southwest corner of the premises above described.

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"

**Rodney A. Walsh and Cheryl Walsh, Husband and Wife
Prior to Boundary Line Agreement
(Skagit County Assessor's Parcel No. P-21821)**

That portion of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 13, Township 34 North, Range 3 East, W.M., described as follows:

BEGINNING at the intersection of the North line of said subdivision and the East line of the Avon-Allen Road;
thence South along the East line of said Avon-Allen Road to the South line of the North 1/2 of the North 1/2 of the Southwest 1/4 of the Southwest 1/4;
thence East along said South line to the Northwest corner of the East 1/2 of the South 1/2 of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 13;
thence South along the West line of said East 1/2 of the South 1/2 of the North 1/2 of said Southwest 1/4 of the Southwest 1/4 to the Southwest corner of the North 1/2 of the South 1/2 of the Northeast 1/4 of said Southwest 1/4 of the Southwest 1/4;
thence East along the South line of said North 1/2 of the South 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4 a distance of 428.0 feet, more or less, to a point 2 feet West of an existing fence line;
thence North along a line which is 2 feet West of and parallel with said existing fence line to the North line of the Southwest 1/4 of the Southwest 1/4;
thence West along said North line to the POINT OF BEGINNING;

EXCEPT the following described tract:

That portion of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 13, Township 34 North, Range 3 East, W.M., described as follows:

BEGINNING at the intersection of the North line of said subdivision and the East line of the Avon-Allen Road;
thence South along the East line of the Avon-Allen Road a distance of 151.5 feet;
thence East along the Southerly line of an existing East and West rail fence a distance of 235.0 feet to a point that is 145.8 feet, more or less, South of the North line of said subdivision;
thence continue in an Easterly direction a distance of 823.0 feet, more or less, to a point 2.0 feet West of an existing North and South fence and 165.0 feet South of the North line of said subdivision;
thence North along a line which is 2.0 feet West of and parallel with said existing North and South fence a distance of 165.0 feet to the North line of said Southwest 1/4 of the Southwest 1/4;
thence West along the North line of said subdivision a distance of 1,058.0 feet, more or less, to the POINT OF BEGINNING.



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

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Exhibit "C"

**Boundary Line Agreement Between
James L. Lam and Mary M. Lam, Husband and Wife
(Northerly Owners Parcel P-21822)**

and

**Rodney A. Walsh and Cheryl Walsh, Husband and Wife
(Southerly Owners Parcel P-21821)**

An agreement line in the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 13, Township 34 North, Range 3 East, W.M., separating the Lam parcel to the North and the Walsh parcel to the South of the following described line:

BEGINNING at the intersection of the North line of said subdivision and the Easterly right-of-way margin of Avon-Allen Road (being a point 20.0 feet East of and parallel with the West line of said subdivision);
thence South $0^{\circ}04'23''$ West along said Easterly right-of-way margin parallel with the West line of said subdivision for a distance of 155.27 feet to the TRUE POINT OF BEGINNING of said line;
thence North $89^{\circ}14'08''$ East for a distance of 247.26 feet;
thence South $87^{\circ}52'03''$ East for a distance of 820.68 feet, more or less, to a point 2.0 feet West of an existing North-South fence line and being the terminus of said line.

Situate in the County of Skagit, State of Washington.

APPROVAL

This Boundary Line Agreement is hereby approved this 1 day of November, 2013.

Skagit County

By: Harold Roeder, Senior Planner



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Exhibit "D"

**James L. Lam and Mary M. Lam, Husband and Wife
After Boundary Line Agreement
(Skagit County Assessor's Parcel No. P-21822)**

That portion of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 13,
Township 34 North, Range 3 East, W.M., described as follows:

BEGINNING at the intersection of the North line of said subdivision and
the Easterly right-of-way margin of Avon-Allen Road (being a point 20.0
feet East of and parallel with the West line of said subdivision);
thence South 0°04'23" West along said Easterly right-of-way margin
parallel with the West line of said subdivision for a distance of 155.27
feet;
thence North 89°14'08" East for a distance of 247.26 feet;
thence South 87°52'03" East for a distance of 820.68 feet, more or less, to
a point 2.0 feet West of an existing North-South fence line;
thence North 0°50'57" East parallel with and 2.0 feet Westerly of said
fence line for a distance of 197.45 feet, more or less, to the North line of
said North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 13, at
a point bearing North 89°12'04" East from the POINT OF BEGINNING;
thence South 89°12'04" West along said North line for a distance of
1,070.18 feet, more or less, to the POINT OF BEGINNING.

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 "E"

**Rodney A. Walsh and Cheryl Walsh, Husband and Wife
After Boundary Line Agreement
(Skagit County Assessor's Parcel No. P-21821)**

That portion of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 13, Township 34 North, Range 3 East, W.M., described as follows:

BEGINNING at the intersection of the North line of said subdivision and the East line of the Avon-Allen Road;
thence South along the East line of said Avon-Allen Road to the South line of the North 1/2 of the North 1/2 of the Southwest 1/4 of the Southwest 1/4;
thence East along the South line to the Northwest corner of the East 1/2 of the South 1/2 of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 13;
thence South along the West line of said East 1/2 of the South 1/2 of the North 1/2 of said Southwest 1/4 of the Southwest 1/4 to the Southwest corner of the North 1/2 of the South 1/2 of the Northeast 1/4 of said Southwest 1/4 of the Southwest 1/4;
thence East along the South line of said North 1/2 of the South 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4 a distance of 428.0 feet, more or less, to a point 2 feet West of an existing fence line;
thence North along a line which is 2 feet West of and parallel with said existing fence line to the North line of the Southwest 1/4 of the Southwest 1/4;
thence West along said North line to the POINT OF BEGINNING;

EXCEPT the following described tract:

BEGINNING at the intersection of the North line of said subdivision and the Easterly right-of-way margin of Avon-Allen Road (being a point 20.0 feet East of and parallel with the West line of said subdivision);
thence South 0°04'23" West along said Easterly right-of-way margin parallel with the West line of said subdivision for a distance of 155.27 feet;
thence North 89°14'08" East for a distance of 247.26 feet;
thence South 87°52'03" East for a distance of 820.68 feet, more or less, to a point 2.0 feet West of an existing North-South fence line;
thence North 0°50'57" East parallel with and 2.0 feet Westerly of said fence line for a distance of 197.45 feet, more or less, to the North line of said North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 13, at a point bearing North 89°12'04" East from the POINT OF BEGINNING;
thence South 89°12'04" West along said North line for a distance of 1,070.18 feet, more or less, to the POINT OF BEGINNING.



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

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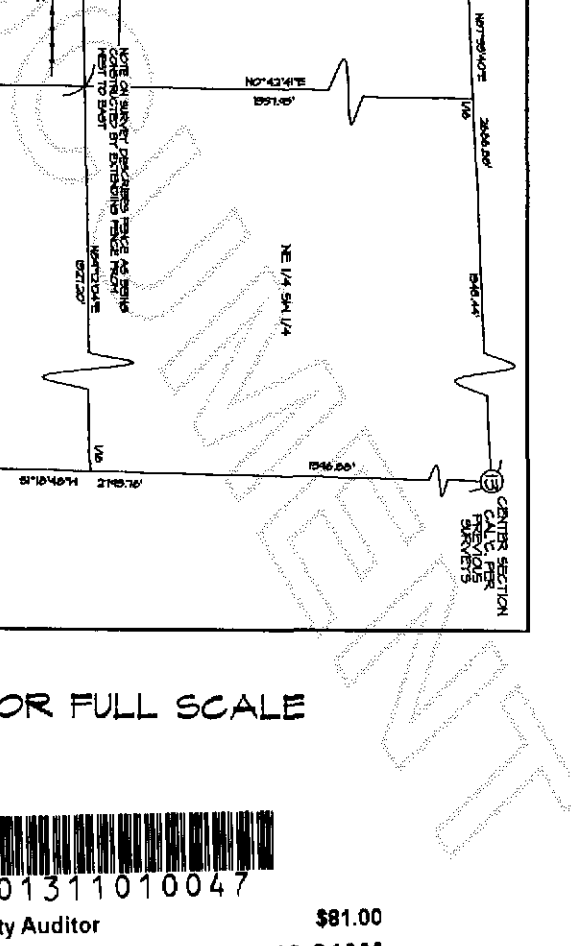
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