



201311210065

Skagit County Auditor  
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1 of 9 2:36PM  
\$80.00

When recorded return to:  
JIM COCCHI  
18580 Colony Road  
Bow WA 98232

Quitclaim Deed  
(Boundary Line Adjustment)

Grantor: James A. Cocchi, a married man  
Grantee: James A. Cocchi, a married man  
Legal Description: NW of SE/SW of NE/SE of NW - Sec 18, TWN 36N, Rng 4 EWM  
Assessor's Property Tax Parcel or Account Nos. P49401 & P106719  
Reference Nos. of Documents Assigned or Released:

THIS INDENTURE, is made this 20<sup>th</sup> day of November, 2013, between JAMES A. COCCHI, a married man, Grantor and JAMES A. COCCHI, a married man, Grantee.

Recitals

- a. Grantor is the owner of the property bearing Skagit County Assessors Parcel No. P49401, more particularly described as follows: See Exhibit "A"
- b. Grantee is the owner of the property bearing Skagit County Assessor's Parcel No. P106719 more particularly described as follows: See Exhibit "B"
- c. The parties wish to adjust the boundaries between their respective parcels, by Grantor transferring to Grantee the property described as follows: See Exhibit "C"
- d. The adjusted description of Grantor's property (P49401) is as follows: See Exhibit "D"
- e. The adjusted description of Grantee's parcel (P106719) is as follows: See Exhibit "E"
- f. A diagram showing the adjusted boundaries of the two parcels is attached as Exhibits F (Before) and G (After)

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20134689  
NOV 21 2013

Amount Paid \$0  
Skagit Co. Treasurer  
By *mam* Deputy

CONVEYANCE

THEREFORE, for and in consideration of the said boundary line adjustment, and for other good and valuable consideration, in hand paid, grantor does hereby QUIT CLAIM to Grantee, all of his interest in the real property lying and being in the County of Skagit and State of Washington and described as follows:

That portion of the Southwest Quarter of the Northeast Quarter of Section 18, Township 36 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of Tract 3 of survey recorded on November 15, 1985, under Auditor's File No. 8511150015; thence South 0 Degrees 29'29" West along the East line of said Tract 3, a distance of 520.45 feet to the Southeast corner of said Tract 3; thence North 87 Degrees 52'25" West along the South line of said Tract 3 a distance of 570.84 feet, more or less, to the centerline of Friday Creek; thence Northwesterly along said centerline of Friday Creek a distance of 640 feet, more or less, to a point on the North line of said Tract 3 bearing North 87 Degrees 52'25" West from the POINT OF BEGINNING; thence South 87 Degrees 52'25" East along the North line of said Tract 3 a distance of 842.9 feet, more or less to the POINT OF BEGINNING. Containing 9.0 acres, more or less.

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

DATED: 11-20-13

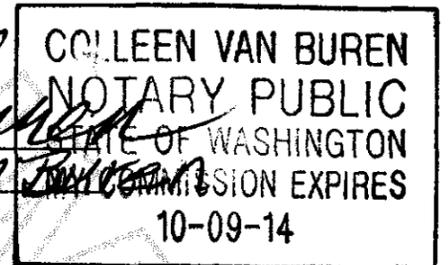
James A. Cocchi  
James A. Cocchi

State of Washington )  
County of Skagit ) ss:

On this 20<sup>th</sup> day of November, 2013, before me a Notary Public in and for the state of Washington, personally appeared JAMES A. COCCHI, a married man, to me known to be the person who executed the foregoing instrument, and acknowledged the instrument to be his free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the instrument.

WITNESS MY HAND AND OFFICIAL SEAL.

Colleen Van Buren  
Printed Name Colleen Van Buren  
Notary Public in and for the State of Washington residing at Bow  
My Commission Expires 10-9-14



APPROVAL

This adjustment has been reviewed pursuant to SCC 14.18 and is hereby approved.

Approved By: Grace Roder Date: 11/21/2013



**EXHIBIT "A"**

That portion of the Northwest Quarter of the Southeast Quarter and that portion of the Southwest Quarter of the Northeast Quarter and that portion of the Southeast Quarter of the Northwest Quarter of Section 18, Township 36 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of the Southeast Quarter of said Section;  
thence North 88 Degrees 02'19" West, a distance of 382.91 feet;  
thence North 3 Degrees 25'13" East, a distance of 407.98 feet to the true point of beginning;  
thence North 3 Degrees 25'13" East a distance of 520.37 feet, more or less, to the Southwest corner of Tract 2 of Survey recorded November 15, 1985, under Auditor's File No. 8511150015 in Volume 6 of Surveys pages 141 thru 144, records of Skagit County;  
thence South 87 Degrees 52'25" East, a distance of 1661.32 feet along the South line of said Lot 2 to a point which lies North 00 Degrees 29'29" East, 520.45 feet from the Northeast corner of Tract 4 of said survey;  
thence South 00 Degrees 29'29" West 520.45 feet to said Northeast corner of Tract 4;  
thence North 87 Degrees 52'25" West 1687.91 feet to the **TRUE POINT OF BEGINNING**, also known as Tract 3 of Survey recorded November 15, 1985 under Auditor's File No. 8511150015 in Volume 6 of Surveys, pages 141 thru 144, records of Skagit County, said Survey being a Revision of that Survey recorded September 9, 1985 under Auditor's File No. 8509090048 in Volume 6 of Surveys pages 112-115; records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



**EXHIBIT "B"**

Tract 3 of Short Plat No. 94-043, approved November 23, 1994, and recorded November 23, 1994, under Auditor's File No. 9411230094, in Volume 11 of Short Plats, page 148, records of Skagit County, Washington, being a portion of the Southeast Quarter of the Northeast Quarter of Section 18, Township 36 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.



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**EXHIBIT "C"**

That portion of the Southwest Quarter of the Northeast Quarter of Section 18, Township 36 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of Tract 3 of survey recorded on November 15, 1985, under Auditor's File No. 8511150015; thence South 0 Degrees 29'29" West along the East line of said Tract 3, a distance of 520.45 feet to the Southeast corner of said Tract 3; thence North 87 Degrees 52'25" West along the South line of said Tract 3 a distance of 570.84 feet, more or less, to the centerline of Friday Creek; thence Northwesterly along said centerline of Friday Creek a distance of 640 feet, more or less, to a point on the North line of said Tract 3 bearing North 87 Degrees 52'25" West from the **POINT OF BEGINNING**; thence South 87 Degrees 52'25" East along the North line of said Tract 3 a distance of 842.9 feet, more or less to the **POINT OF BEGINNING**. Containing 9.0 acres, more or less.

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



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**EXHIBIT "D"**

That portion of the Northwest Quarter of the Southeast Quarter and that portion of the Southwest Quarter of the Northeast Quarter and that portion of the Southeast Quarter of the Northwest Quarter of Section 18, Township 36 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of the Southeast Quarter of said Section;  
thence North 88 Degrees 02'19" West, a distance of 382.91 feet;  
thence North 3 Degrees 25'13" East, a distance of 407.98 feet to the true point of beginning;  
thence North 3 Degrees 25'13" East a distance of 520.37 feet, more or less, to the Southwest corner of Tract 2 of Survey recorded November 15, 1985, under Auditor's File No. 8511150015 in Volume 6 of Surveys pages 141 thru 144, records of Skagit County;  
thence South 87 Degrees 52'25" East, a distance of 1661.32 feet along the South line of said Lot 2 to a point which lies North 00 Degrees 29'29" East, 520.45 feet from the Northeast corner of Tract 4 of said survey;  
thence South 00 Degrees 29'29" West 520.45 feet to said Northeast corner of Tract 4;  
thence North 87 Degrees 52'25" West 1687.91 feet to the **TRUE POINT OF BEGINNING** (also known as Tract 3 of Survey recorded November 15, 1985 under Auditor's File No. 8511150015 in Volume 6 of Surveys, pages 141 thru 144, records of Skagit County, said Survey being a Revision of that Survey recorded September 9, 1985 under Auditor's File No. 8509090048 in Volume 6 of Surveys pages 112-115; records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**EXCEPT** that portion of the Southwest Quarter of the Northeast Quarter of Section 18, Township 36 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of Tract 3 of survey recorded on November 15, 1985, under Auditor's File No. 8511150015; thence South 0 Degrees 29'29" West along the East line of said Tract 3, a distance of 520.45 feet to the Southeast corner of said Tract 3; thence North 87 Degrees 52'25" West along the South line of said Tract 3 a distance of 570.84 feet, more or less, to the centerline of Friday Creek; thence Northwesterly along said centerline of Friday Creek a distance of 640 feet, more or less, to a point on the North line of said Tract 3 bearing North 87 Degrees 52'25" West from the **POINT OF BEGINNING**; thence South 87 Degrees 52'25" East along the North line of said Tract 3 a distance of 842.9 feet, more or less to the **POINT OF BEGINNING**. Containing 9.0 acres, more or less.

**SUBJECT TO AND TOGETHER WITH** easements, conditions, restrictions and reservations of record.

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**EXHIBIT "E"**

Tract 3 of Short Plat No. 94-043, approved November 23, 1994, and recorded November 23, 1994, under Auditor's File No. 9411230094, in Volume 11 of Short Plats, page 148, records of Skagit County, Washington, being a portion of the Southeast Quarter of the Northeast Quarter of Section 18, Township 36 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

**TOGETHER WITH** that portion of the Southwest Quarter of the Northeast Quarter of Section 18, Township 36 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of Tract 3 of survey recorded on November 15, 1985, under Auditor's File No. 8511150015; thence South 0 Degrees 29'29" West along the East line of said Tract 3, a distance of 520.45 feet to the Southeast corner of said Tract 3; thence North 87 Degrees 52'25" West along the South line of said Tract 3 a distance of 570.84 feet, more or less, to the centerline of Friday Creek; thence Northwesterly along said centerline of Friday Creek a distance of 640 feet, more or less, to a point on the North line of said Tract 3 bearing North 87 Degrees 52'25" West from the **POINT OF BEGINNING**; thence South 87 Degrees 52'25" East along the North line of said Tract 3 a distance of 842.9 feet, more or less to the **POINT OF BEGINNING**. Containing 9.0 acres, more or less.

**SUBJECT TO AND TOGETHER WITH** easements, conditions, restrictions and reservations of record.

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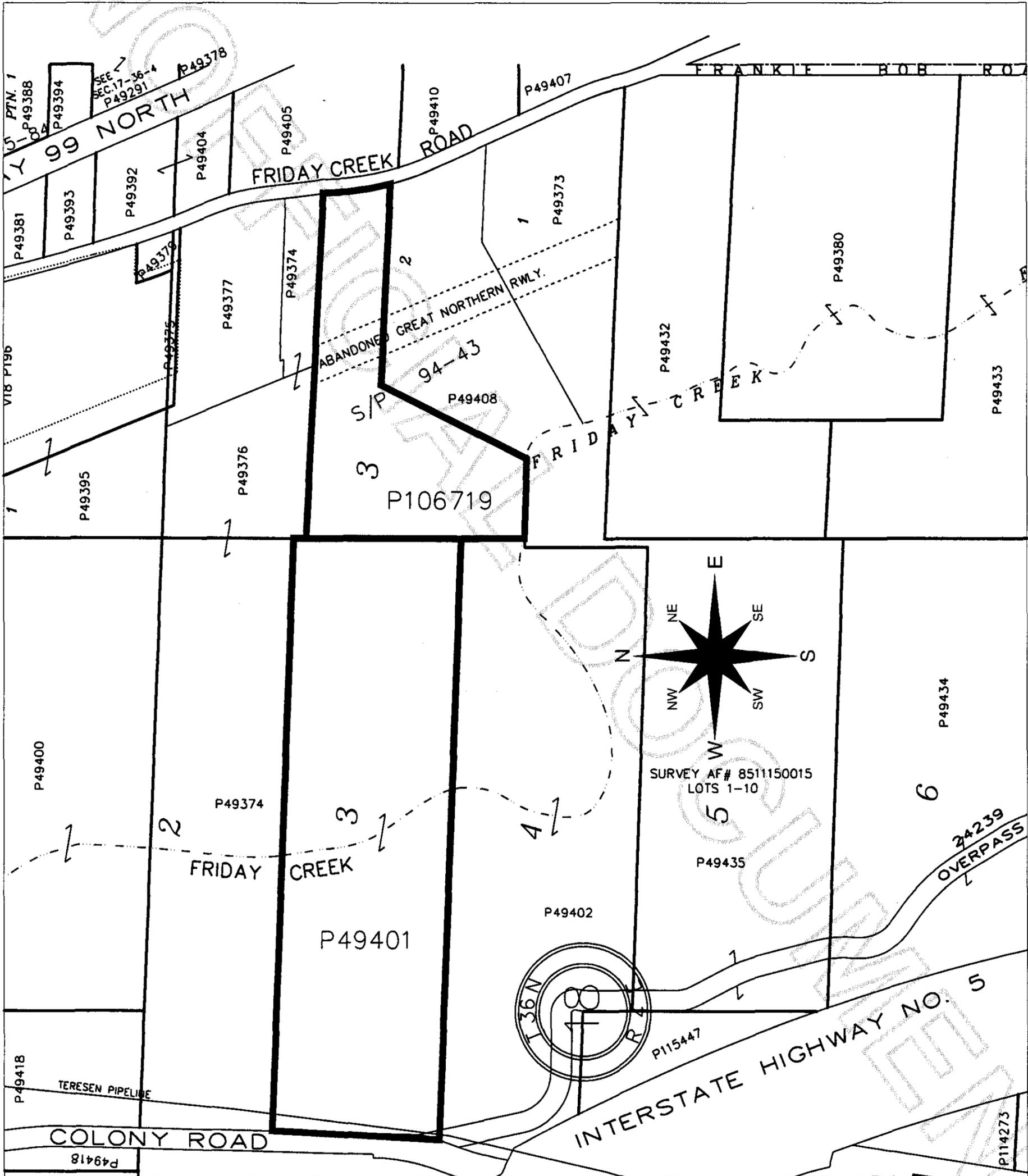
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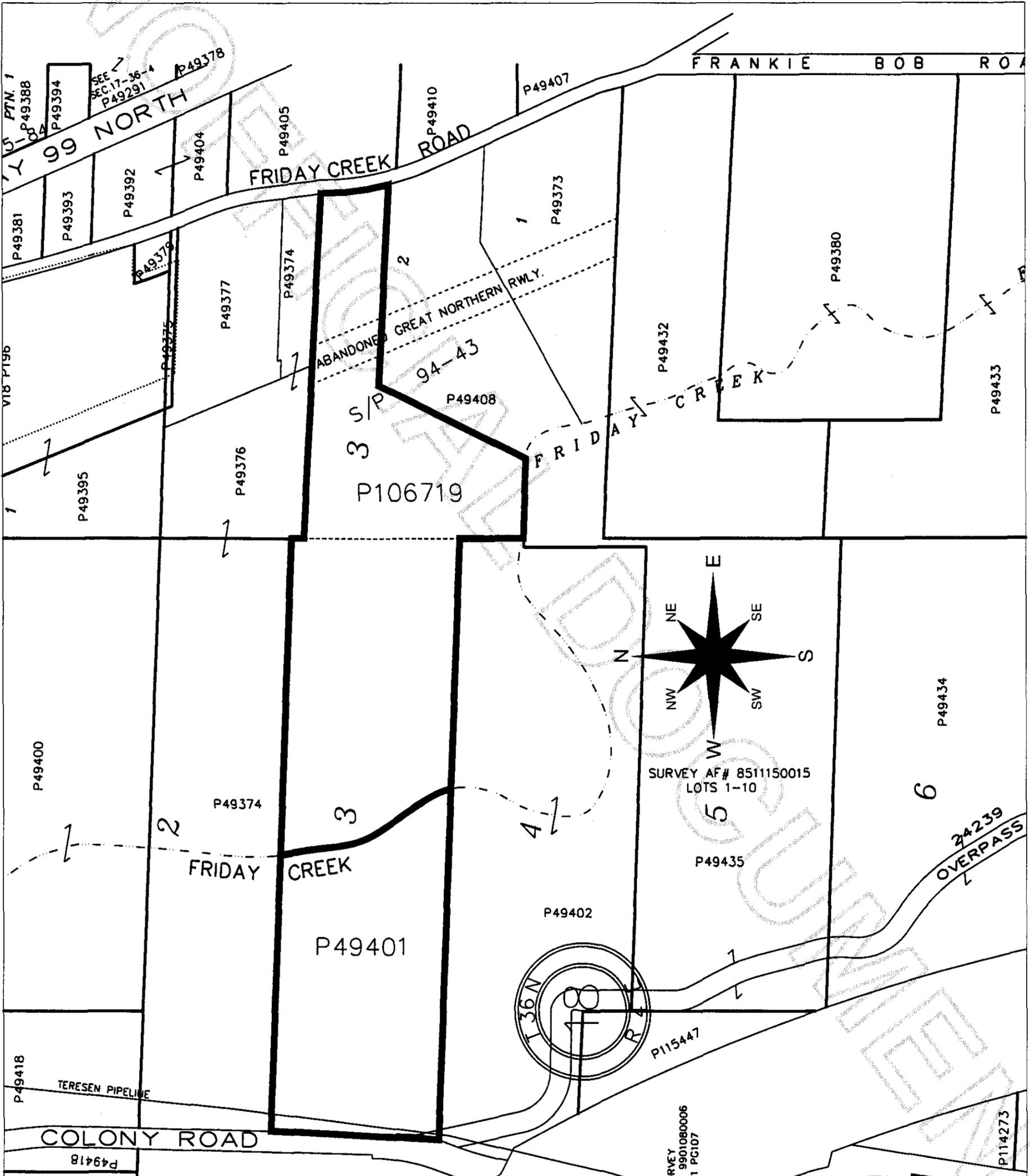


**EXHIBIT F  
BEFORE BLA**

BOUNDARY LINE ADJUSTMENT IN SEC.18,  
TWN.36N., RNG.4 E.WM.  
FOR: JAMES A. COCCHI



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**EXHIBIT G  
AFTER BLA**

BOUNDARY LINE ADJUSTMENT IN SEC.18,  
TWN.36N., RNG.4 E.WM.  
FOR: JAMES A. COCCHI