

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20134891

DEC 09 2013



201312090002

Skagit County Auditor

\$79.00

12/9/2013 Page

1 of

8 8:57AM

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

LAND TITLE OF SKAGIT COUNTY

Parcel No.: 340207-4-003-0000/P20102; 340207-4-003-0109/P20103; 340207-4-001-0700/P20096;
340207-4-001-0002/P105902; 340207-4-001-0408/P20099

Legal Desc.: Ptn E 1/2 SE 1/4, 7-34-2 aka Ptn Tr. D, SP No. 5-78

141135-SAE

QUIT CLAIM DEED

ACCOMMODATION RECORDING

THE GRANTOR, Joyce E. Tibbles, a single woman, for and in consideration of NO MONETARY CONSIDERATION, love and affection and for boundary line adjustment purposes, conveys and quit claims to Daniel L. Tibbles, a single man, **THE GRANTEE**, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

See Exhibit A for legal description BEFORE boundary adjustment and see Exhibit B for legal description AFTER boundary adjustment.

This instrument is a re-recording and final correction to those certain Quit Claim Deeds recorded February 12, 2012 and February 28, 2012, under Auditor's File Nos. 201202120159 and 201202280011.

The above described property is being combined or aggregated with contiguous property owned by the Grantee. This boundary adjustment is not for the purpose of creating an additional building lot.

DATED this 19th day of Nov., 2013.

John Tibbles

Joyce E. Tibbles by John Tibbles, her
Attorney-in-Fact

Reviewed and approved in accordance
with Skagit County Code Chapter 14.18
How Roeder

Skagit Co. Planning & Dev. Services
11/22/2013

Date

Mark Tibbles

Joyce E. Tibbles by Mark Tibbles, her
Attorney-in-Fact

STATE OF WASHINGTON }
 }ss
County of Skagit }

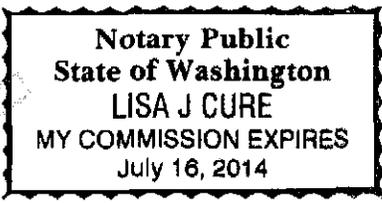
On this date before me personally appeared John Tibbles, to me known to be the individual who executed the foregoing instrument as Attorney in Fact for Joyce E. Tibbles and acknowledged that he signed and sealed the same as his voluntary act and deed for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living.

Given under my hand and official seal this 19 day of ~~September~~ ^{November}, 2013.



Notary Public in and for the State of Washington
residing at Mt Vernon

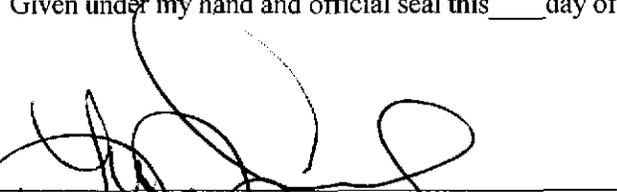
My appointment expires 7-16-14



STATE OF WASHINGTON }
 }ss
County of Skagit }

On this date before me personally appeared Mark Tibbles, to me known to be the individual who executed the foregoing instrument as Attorney in Fact for Joyce E. Tibbles and acknowledged that he signed and sealed the same as his voluntary act and deed for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living.

Given under my hand and official seal this ___ day of ~~September~~ ^{November}, 2013.



Notary Public in and for the State of Washington
residing at Mt Vernon

My appointment expires 7-16-14

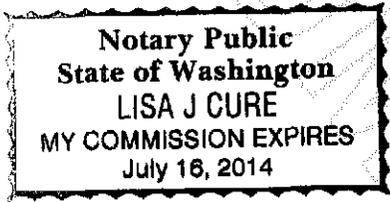


Exhibit "A"
BEFORE BLA

PARCEL "A":

The East ½ of the Southeast ¼ of Section 7, Township 34 North, Range 2 East, W.M.

EXCEPT that portion of the Northeast ¼ of the Southeast ¼ lying Northwesterly of the Southeasterly line of State Highway 20 as conveyed by deeds recorded August 23, 1937 in Volume 172 of Deeds, page 489, and September 6, 1938 in Volume 175 of Deeds, page 303, respectively.

ALSO EXCEPT that portion conveyed to the State of Washington by Deed recorded June 21, 2007, under Auditor's File No. 200706210066.

ALSO, EXCEPT Lots A, B, and C, Revised Short Plat No. 5-78, approved November 19, 1979 and recorded November 19, 1979 in Volume 3 of Short Plats, page 211, under Auditor's File No. 7911190060.

ALSO, EXCEPT Lot 1, Short Plat No. 90-50, approved January 10, 1991 and recorded January 11, 1991 in Volume 9 of Short Plats, page 299, under Auditor's File No. 9101110004.

(Said property also known as Lot D, Revised Short Plat No. 5-78, as above described.)

TOGETHER WITH a non-exclusive easement for ingress and egress over the existing gravel drive over that portion of the Southeast ¼ of the Northeast ¼ of said Section 7 more specifically described in that certain Easement Exchange Agreement recorded September 20, 1988, under Auditor's File No. 8809200062.

EXCEPT from said Lot "D" of Revised Short Plat No. 5-78, that portion described as follows:

Beginning at a point on the East line of said Section 7, that lies North 0°36'36" West 492.59 feet from the Southeast corner of said subdivision;
thence North 88°51'30" West 268.71 feet;
thence North 0°36'36" West 4.62 feet;
thence North 88°51'30" West 476.51 feet;
thence North 0°36'36" West 1,337.19 feet;
thence South 88°51'30" East 745.22 feet to the East line of said Section 7;
thence South 0°36'36" East 75 feet, along the East line of said Section 7, to the Northeast corner of Lot "C" of said Short Plat No. 5-78;
thence North 88°51'30" West 476.22 feet along the North line to the Northwest corner of said Lot "C";
thence South 0°36'36" East 208.10 feet to the Southwest corner of said Lot "C";
thence South 88°51'30" East 207.51 feet along the South line to the Northwest corner of Lot 1, Short Plat No. 50-90, as recorded in Book 9 of Short Plats, page 299;
thence South 0°36'36" East 417.42 feet to the Southwest corner of said Lot 1;
thence South 88°51'30" East 268.71 feet along the South line of said Lot 1 to the East line of said Section 7;
thence South 0°36'36" East 641.30 feet along said East line to the point of beginning.

(Said last described exception now known as The Craig Short Plat PL00-0677, as recorded December 27, 2002, under Auditor's File No. 200212270096.)

(CONTINUED)



DESCRIPTION CONTINUED:

PARCEL "B":

Tract B of SKAGIT COUNTY SHORT PLAT NO. 5-78, as approved November 19, 1979, and recorded November 19, 1979, in Volume 3 of Short Plats, page 211, under Auditor's File No. 7911190060, records of Skagit County, Washington; being a portion of the East ½ of the Southeast ¼ of Section 7, Township 34 North, Range 2 East, W.M.

Situate in the County of Skagit, State of Washington.



201312090002

Exhibit "B"
AFTER BLA

PARCEL "A"

The East ½ of the Southeast ¼ of Section 7, Township 34 North, Range 2 East, W.M.

EXCEPT that portion of the Northeast ¼ of the Southeast ¼ lying Northwesterly of the Southeasterly line of State Highway 20 as conveyed by deeds recorded August 23, 1937 in Volume 172 of Deeds, page 489, and September 6, 1938 in Volume 175 of Deeds, page 303, respectively.

ALSO EXCEPT that portion conveyed to the State of Washington by Deed recorded June 21, 2007, under Auditor's File No. 200706210066.

ALSO, EXCEPT Lots A, B, and C, Revised Short Plat No. 5-78, approved November 19, 1979 and recorded November 19, 1979 in Volume 3 of Short Plats, page 211, under Auditor's File No. 7911190060.

ALSO, EXCEPT Lot 1, Short Plat No. 90-50, approved January 10, 1991 and recorded January 11, 1991 in Volume 9 of Short Plats, page 299, under Auditor's File No. 9101110004.

(Said property also known as Lot D, Revised Short Plat No. 5-78, as above described.)

TOGETHER WITH a non-exclusive easement for ingress and egress over the existing gravel drive over that portion of the Southeast ¼ of the Northeast ¼ of said Section 7 more specifically described in that certain Easement Exchange Agreement recorded September 20, 1988, under Auditor's File No. 8809200062.

EXCEPT from said Lot "D" of Revised Short Plat No. 5-78, that portion described as follows:

Beginning at a point on the East line of said Section 7, that lies North 0°36'36" West 492.59 feet from the Southeast corner of said subdivision;
thence North 88°51'30" West 268.71 feet;
thence North 0°36'36" West 4.62 feet;
thence North 88°51'30" West 476.51 feet;
thence North 0°36'36" West 1,337.19 feet;
thence South 88°51'30" East 745.22 feet to the East line of said Section 7;
thence South 0°36'36" East 75 feet, along the East line of said Section 7, to the Northeast corner of Lot "C" of said Short Plat No. 5-78;
thence North 88°51'30" West 476.22 feet along the North line to the Northwest corner of said Lot "C";
thence South 0°36'36" East 208.10 feet to the Southwest corner of said Lot "C";
thence South 88°51'30" East 207.51 feet along the South line to the Northwest corner of Lot 1, Short Plat No. 50-90, as recorded in Book 9 of Short Plats, page 299;
thence South 0°36'36" East 417.42 feet to the Southwest corner of said Lot 1;
thence South 88°51'30" East 268.71 feet along the South line of said Lot 1 to the East line of said Section 7;
thence South 0°36'36" East 641.30 feet along said East line to the point of beginning.

(Said last described exception now known as The Craig Short Plat PL00-0677, as recorded December 27, 2002, under Auditor's File No. 200212270096.)

(CONTINUED)



DESCRIPTION CONTINUED:

ALSO EXCEPT That portion of the East ½ of the Southeast ¼ of Section 7, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at a Point on the East line of said Section 7, that lies North 0°36'36" West 1834.40 feet from the Southeast corner of said subdivision;
thence North 88°51'30" West 745.22 feet;
thence North 13°14'34" West 586.94 feet; 586.89
thence North 58°51'29" East 35.27 feet;
thence North 49°38'36" East 246.98 feet;
thence North 47°39'03" East, 95.93 feet;
thence South 88°51'30" East 105.42 feet along the North line of said Southeast ¼ of Section 7;
thence South 0°36'36" East 268.13 feet;
thence South 88°51'30" East 476.22 feet;
thence South 0°36'36" East, 549.31 feet to the Point of Beginning. 341.14

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Tract B of SKAGIT COUNTY SHORT PLAT NO. 5-78, as approved November 19, 1979, and recorded November 19, 1979, in Volume 3 of Short Plats, page 211, under Auditor's File No. 7911190060, records of Skagit County, Washington; being a portion of the East ½ of the Southeast ¼ of Section 7, Township 34 North, Range 2 East, W.M.

TOGETHER WITH that portion of the East ½ of the Southeast ¼ of Section 7, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at a Point on the East line of said Section 7, that lies North 0°36'36" West 1834.40 feet from the Southeast corner of said subdivision;
thence North 88°51'30" West 745.22 feet;
thence North 13°14'34" West 586.94 feet;
thence North 58°51'29" East 35.27 feet;
thence North 49°38'36" East 246.98 feet;
thence North 47°39'03" East, 95.93 feet;
thence South 88°51'30" East 105.42 feet along the North line of said Southeast ¼ of Section 7;
thence South 0°36'36" East 268.13 feet;
thence South 88°51'30" East 476.22 feet;
thence South 0°36'36" East, 549.31 feet to the Point of Beginning.

Situate in the County of Skagit, State of Washington.



201312090002

WSDOT CL. CURVE
 ROS AF #200603240150
 DELTA 23°24'00"
 RADIUS = 954.93'
 LENGTH=390.60'

This 60' road and utilities easement is for lots A, B, & C lot 1 of short plat 90-50 and Lots 1 and 2 of short plat, PL00-0677 & Dennis Parcel P20095 (AF #880920062).

7
 1280.31'

EASEMENTS FOR WATER & ELECTRIC AF#596820 & AF#764357 NOW WITHIN RDV

EASEMENT AF#507938 EXACT LOCATION NOT KNOWN.

S 88°51'30" E 2360.62'
 N 47°39'03" E 20.93'
 S 88°51'30" E 1280.31'
 207.13'

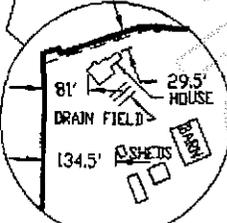
LOT A
 2.93 ACRES
 S.P. NO. 5-7B
 VOL 3 Short plats pg 211
 AF #7911190060

PSE ESMT
 AF #8406070046

N 49°38'36" E 240.13'
 N 58°51'29" E 108.79'
 N 71°03'03" E 160.00'

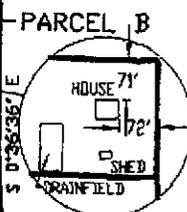
S 18°56'57" E 10.00'
 N 71°03'03" E 28.63'

P105902
 340207-4-001-0002



PUD WATER SEPTIC SYSTEM OVER 30 YEARS OLD

LOT B
 WELL 2.27 ACRES
 BEFORE BOUNDARY LINE ADJUSTMENT
 P20099
 340207-4-001-0408



S 88°51'30" E 476.22'

P20103
 340207-4-003-0109

This 60' road and utilities easement is for lots A, B, & C lot 1 of short plat 50-50 and Lots 1 and 2 of short plat, PL00-0677.

S 88°51'30" E 745.82'

LOT C
 2.27 ACRES
 S.P. NO. 5-7B
 VOL 3 Short plats pg 211

LOT 1
 S.P. NO. 50-90
 VOL 9 Short plats pg 299

LOT 3
 S/P PL00-0677
 AF #200212270096

PARCEL A
 48.88 ACRES
 BEFORE BOUNDARY LINE ADJUSTMENT

P20102
 340207-4-003-0000

LOT 1
 SP P100-0677

LOT 2
 SP P100-0677

S 88°51'30" E 476.51'

S 0°36'36" E 4.62'
 S 88°51'30" E 268.71'



P20103
 340207-4-003-0109

50'

S 89°59'54" W 1320.77'
 S 89°59'54" W 2641.53'

BEFORE ADJUSTMENT

SCALE: 1"=250'



WSDOT CL CURVE
 ROS AF #200603240150
 DELTA 23°24'00"
 RADIUS = 954.93'
 LENGTH=390.00'
 S 88°31'30" E 236.62'

This 60' road and utilities easement is for lots A, B, & C Lot 1 of short plat 90-50 and Lots 1 and 2 of short plat, PL00-0677 & Dennis Parcel P20095 (AF #8809200062).

EASEMENTS FOR WATER & ELECTRIC AF#596820 & AF#764357 NOW WITHIN RDV

EASEMENT AF#507938 EXACT LOCATION NOT KNOWN

LINE TABLE

- ① S47°39'03"W 95.93'
- ② S88°51'30"E 101.71'
- ③ N47°39'03"E 20.93'
- ④ N49°38'36"E 240.13'
- ⑤ N58°51'29"E 108.79'
- ⑥ S86°36'55"E 125.16'

VERIZON ESMT AFN 2009050030
 S 18°56'57" E 10.00'
 N 71°03'03" E 28.63'
 P105902
 340207-4-001-0002
 PUD WATER SEPTIC SYSTEM OVER 38 YEARS OLD

LOT A 2.93 ACRES
 S.P. NO. 5-78
 VOL 3 Short plats pg 211
 AF #7911190060
 S 88°51'30" E 476.82'
 WELL LOT B SEPTIC BEFORE BOUNDARY LINE ADJUSTMENT
 P20099 340207-4-001-0408
 S88°51'30"E/476.22'
 D.L.D.

PARCEL B AFTER BOUNDARY LINE ADJUSTMENT
 11.75 ACRES
 P20103
 340207-4-003-0109
 S 88°51'30" E 745.22'

LOT C PARCEL A 2.27 ACRES
 S.P. NO. 5-78
 VOL 3 Short plats pg 211
 SP P100-0677

LOT 1 S.P. NO. 50-90
 VOL 9 Short plats pg 299

LOT 3 S/P PL00-00677
 AF #200212270096

PARCEL A AFTER BOUNDARY LINE ADJUSTMENT
 39.40 ACRES
 P20102
 340207-4-003-0000

LOT 1 SP P100-0677

LOT 2 SP P100-0677



P20103
 340207-4-003-0109

S 89°59'54" W 1320.77'
 S 88°51'30" E 2641.53'

AFTER ADJUSTMENT
 Owners Consent

Boundary Line Adjustment

Reviewed and Approved in Accordance with SCC Chapter 14.38.700 on

Know all men by these present that the undersigned Owners certifies that the Boundary Line Adjustment is made as a free act and deed, in witness whereof we have hereunto set our hands and seals this

3 day of January 2012
 Joe [Signature] Owner
 David [Signature] Owner

PENNY WILSON
 NOTARY PUBLIC
 STATE OF WASHINGTON
 COMMISSION EXPIRES
 APRIL 19, 2015

Skagit County Auditor
 12/9/2013 Page 8 of 8 8:57AM



\$79.00

SCALE: 1"=250'



50'

25'

25'

400'

50'

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