



201312160055

Skagit County Auditor

\$83.00

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12 11:14AM

When recorded return to:

Craig Sjostrom  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20135000

DEC 16 2013

**Quitclaim Deed**  
(Boundary Line Adjustment)

Grantors: (1) William E. Benson  
(2) Joyce A. Benson

Grantee: Big Ben LLC

Legal Description: ptn SE ¼ 23-35N-3EWM

Assessor's Property Tax Parcel or Account Nos.: P34724; P34725; P34726; P118229; P118291

Reference Nos of Documents Assigned or Released: N/A

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

THIS INDENTURE, is made this 5<sup>th</sup> day of December, 2013, between William E. Benson & Joyce A. Benson, h/w, Grantors, and Big Ben LLC, Grantee.

**Recitals**

- a. Grantee is the owner of the property bearing Skagit County Assessor's parcel nos. P347254 and P34726, more particularly described in the attached Exhibit A.
- b. Grantors are the owners of the property bearing Skagit County Assessor's parcel nos. P34725, P118229, and P118291, more particularly described in the attached Exhibit B.
- c. The parties wish to adjust the boundaries between the parcels, per the attached Exhibit C.
- d. The adjusted description of Grantee's parcel is attached hereto as Exhibit D.
- e. The adjusted description of Grantors' parcel is attached hereto as Exhibit E.
- f. A diagram showing the adjusted boundaries of the two parcels is attached as Exhibit F.

Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, and for no monetary consideration, grantors do hereby QUIT CLAIM to grantee all of their 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 adjustment is not for the purposes of creating an additional building lot.

DATED: Dec. 5, 2013.

William E. Benson  
WILLIAM E. BENSON

Joyce A. Benson  
JOYCE A. BENSON

STATE OF WASHINGTON )

:SS

COUNTY OF SKAGIT )

On this day personally appeared before me William E. Benson, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 5<sup>TH</sup> day of DECEMBER, 2013.

BRUCE G. LISSER  
STATE OF WASHINGTON  
NOTARY -- PUBLIC  
My Commission Expires 7-14-2016

[Signature]  
NOTARY PUBLIC in and for the State of Washington,  
residing at Moss Vernon.  
My commission expires: 7-14-16  
Name: Bruce G. Lisser

STATE OF WASHINGTON )

:SS

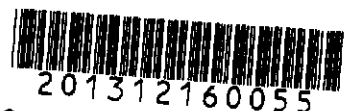
COUNTY OF SKAGIT )

On this day personally appeared before me Joyce A. Benson, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 5<sup>TH</sup> day of DECEMBER, 2013.

BRUCE G. LISSER  
STATE OF WASHINGTON  
NOTARY -- PUBLIC  
My Commission Expires 7-14-2016

[Signature]  
NOTARY PUBLIC in and for the State of Washington,  
residing at Moss Vernon.  
My commission expires: 7-14-16  
Name: Bruce G. Lisser



**Exhibit "A"**

**Big Ben, LLC  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel Nos. P-34724 and P-34726)**

The Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southeast 1/4 of Section 23,  
Township 35 North, Range 3 East, W.M.:

EXCEPT the West 400 feet (as measured perpendicular to the West subdivision line) of the said  
Southwest 1/4 of the Southeast 1/4;

AND EXCEPT that portion commencing at the Southeast corner of the West 400.00 feet (as  
measured perpendicular to the West subdivision line) of said Southeast 1/4 of Section 23;  
thence North  $1^{\circ}12'06''$  West for a distance of 25.00 feet along the East line of said West 400.00  
feet to the Northerly right of way margin of Benson Road, also being the Southeast corner of that  
certain Boundary line adjustment described on Quit Claim Deed to William and Joyce Benson,  
husband and wife, recorded under Skagit County Auditor's File No. 200105220010 and being the  
TRUE POINT OF BEGINNING;

thence continue along said East line North  $1^{\circ}12'06''$  West for a distance of 25.00 feet;  
thence North  $88^{\circ}32'35''$  East for a distance of 2,045.77 feet, parallel with the South line of said  
Southeast 1/4;

thence North  $53^{\circ}09'40''$  East for a distance of 297.90 feet, more or less, to the Westerly right-of-  
way margin of Avon-Allen Road (being 30.00 feet West of the East line of said subdivision);  
thence South  $0^{\circ}00'32''$  East for a distance of 197.55 feet, more or less, along said Westerly  
margin of Avon-Allen Road to the Northerly margin of Benson Road at a point bearing North  
 $88^{\circ}32'35''$  East from the TRUE POINT OF BEGINNING;

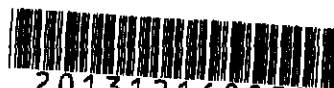
thence South  $88^{\circ}32'35''$  West for a distance of 2,283.77 feet, more or less, along said North  
margin of Benson Road (being 25.00 feet North of the South line of said subdivision) to the  
TRUE POINT OF BEGINNING;

AND EXCEPT ditch;

AND ALSO EXCEPT County Road along the South line thereof.

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"**

**William E. Benson and Joyce A. Benson, Husband and Wife**  
**Prior to Boundary Line Adjustment**  
**(Skagit County Assessor's Parcel Nos. P-34725, P-118229 and P-118291)**

**Parcel "A"** (Skagit County Assessor Parcel No. P-34725)  
(Quit Claim Deed Auditor's File No. 200210290224)

The West 1/2 of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 35 North, Range 3 East, W.M.

**TOGETHER WITH**

**Parcel "B"** (Skagit County Assessor Parcel No. P-118229)  
(Boundary Line Adjustment Auditor's File No. 200105220010) described as follows:

The West 400.00 feet (as measured perpendicular to the West subdivision line) of the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 35 North, Range 3 East, W.M.;

EXCEPT the West 1/2 of the West 1/2 of said Southwest 1/4 of the Southeast 1/4 of Section 23, Township 35 North, Range 3 East, W.M.,

**AND ALSO TOGETHER WITH**

**Parcel "C"** (Skagit County Assessor Parcel No. P-118291)  
(Boundary Line Adjustment Auditor's File No. 200108170054) described as follows:

That portion of the Southeast 1/4 of Section 23, Township 35 North, Range 3 East, W.M. more particularly described as follows:

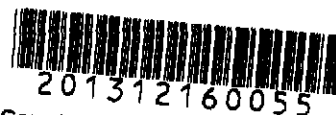
Commencing at the Southeast corner of the West 400.00 feet (as measured perpendicular to the West subdivision line) of said Southeast 1/4 of Section 23;  
thence North  $1^{\circ}12'06''$  West for a distance of 25.00 feet along the East line of said West 400.00 feet to the Southerly right-of-way margin of Benson Road, also being the Southeast corner of that certain Boundary Line Adjustment described on Quit Claim Deed to William and Joyce Benson, husband and wife, recorded under Skagit County Auditor's File Number 200105220010 and being the TRUE POINT OF BEGINNING;  
thence continue along said East line North  $1^{\circ}12'06''$  West for a distance of 25.00 feet;  
thence North  $88^{\circ}32'35''$  East for a distance of 2,045.77 feet, parallel with the South line of said Southeast 1/4;  
thence North  $53^{\circ}09'40''$  East for a distance of 297.90 feet, more or less, to the Westerly right-of-way margin of Avon-Allen Road (being 30.00 feet West of the East line of said subdivision),  
thence South  $0^{\circ}00'32''$  East for a distance of 197.55 feet, more or less, along said Westerly margin of Avon-Allen Road to the Northerly margin of Benson Road at a point bearing North  $88^{\circ}32'35''$  East from the TRUE POINT OF BEGINNING;  
thence South  $88^{\circ}32'35''$  West for a distance of 2,283.77 feet, more or less, along said North margin of Benson Road (being 25.00 feet North of the South line of said subdivision ) to the TRUE POINT OF BEGINNING.



EXCEPTING from all of the above Parcels A, B and C, County Road along the South thereof.

ALL OF THE ABOVE BEING 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 "C"**

**Portion of William E. Benson and Joyce A. Benson, Husband and Wife  
Parcel No. P-118291  
to be Boundary Line Adjusted to  
Big Ben, LLC Parcels Nos. P-P-34724 and P-34726**

That portion of the Southeast 1/4 of Section 23, Township 35 North, Range 3 East, W.M. more particularly described as follows:

Commencing at the Southeast corner of the West 400.00 feet (as measured perpendicular to the West subdivision line) of said Southeast 1/4 of Section 23; thence North 1°12'06" West for a distance of 25.00 feet along the East line of said West 400.00 feet to the Southerly right-of-way margin of Benson Road, also being the Southeast corner of that certain Boundary Line Adjustment described on Quit Claim Deed to William and Joyce Benson, husband and wife, recorded under Skagit County Auditor's File Number 200105220010 and being the TRUE POINT OF BEGINNING; thence continue along said East line North 1°12'06" West for a distance of 25.00 feet; thence North 88°32'35" East for a distance of 2,045.77 feet, parallel with the South line of said Southeast 1/4; thence North 53°09'40" East for a distance of 297.90 feet, more or less, to the Westerly right-of-way margin of Avon-Allen Road (being 30.00 feet West of the East line of said subdivision); thence South 0°00'32" East for a distance of 197.55 feet, more or less, along said Westerly margin of Avon-Allen Road to the Northerly margin of Benson Road at a point bearing North 88°32'35" East from the TRUE POINT OF BEGINNING; thence South 88°32'35" West for a distance of 2,283.77 feet, more or less, along said North margin of Benson Road (being 25.00 feet North of the South line of said subdivision) to the TRUE POINT OF BEGINNING.

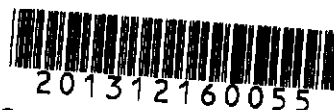
Reserving a non-exclusive mutually beneficial for utility purposes and the maintenance thereof over, under and across the above described property,

AND 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.

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

The above described parcels will be combined or aggregated with contiguous property to the north (P-34724 and P-34726) owned by the grantee.



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**APPROVED**

Reviewed and approved in accordance with Skagit County Code, Chapter 14.18.700

Skagit County

By:

Harold Rader

Date:

12/11/2013

Title:

Senior Planner



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**Exhibit "D"**

**Big Ben, LLC  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel Nos. P-34724, P-34726 and P-118291)**

The Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southeast 1/4 of Section 23, Township 35 North, Range 3 East, W.M.:

EXCEPT the West 400 feet (as measured perpendicular to the West subdivision line) of the said Southwest 1/4 of the Southeast 1/4;

TOGETHER WITH that portion of said Southeast 1/4 described as follows:

Commencing at the Southeast corner of the West 400.00 feet (as measured perpendicular to the West subdivision line) of said Southeast 1/4 of Section 23; thence North 1°12'06" West for a distance of 25.00 feet along the East line of said West 400.00 feet to the Northerly right of way margin of Benson Road, also being the Southwest corner of that certain Boundary line adjustment described on Quit Claim Deed to William and Joyce Benson, husband and wife, recorded under Skagit County Auditor's File No. 200105220010 and being the TRUE POINT OF BEGINNING; thence continue along said East line North 1°12'06" West for a distance of 25.00 feet; thence North 88°32'35" East for a distance of 2,045.77 feet, parallel with the South line of said Southeast 1/4; thence North 53°09'40" East for a distance of 297.90 feet, more or less, to the Westerly right-of-way margin of Avon-Allen Road (being 30.00 feet West of the East line of said subdivision); thence South 0°00'32" East for a distance of 197.55 feet, more or less, along said Westerly margin of Avon-Allen Road to the Northerly margin of Benson Road at a point bearing North 88°32'35" East from the TRUE POINT OF BEGINNING; thence South 88°32'35" West for a distance of 2,283.77 feet, more or less, along said North margin of Benson Road (being 25.00 feet North of the South line of said subdivision) to the TRUE POINT OF BEGINNING;

AND EXCEPT ditch;

AND ALSO EXCEPT County Road along the South line thereof.

SUBJECT TO a non-exclusive mutually beneficial easement for utility purposes and the maintenance thereof, over, under and across a portion of said Southeast 1/4 of Section 23, Township 35 North, Range 3 East, W.M. for the benefit of the William E. and Joyce A. Benson, Husband and Wife, property described on the attached Exhibit "E", said easement being more particularly described as follows:

That portion of the Southeast 1/4 of Section 23, Township 35 North, Range 3 East, W.M. more particularly described as follows:





Commencing at the Southeast corner of the West 400.00 feet (as measured perpendicular to the West subdivision line) of said Southeast 1/4 of Section 23; thence North 1°12'06" West for a distance of 25.00 feet along the East line of said West 400.00 feet to the Southerly right-of-way margin of Benson Road, also being the Southeast corner of that certain Boundary Line Adjustment described on Quit Claim Deed to William and Joyce Benson, husband and wife, recorded under Skagit County Auditor's File Number 200105220010 and being the TRUE POINT OF BEGINNING;

thence continue along said East line North 1°12'06" West for a distance of 25.00 feet;

thence North 88°32'35" East for a distance of 2,045.77 feet, parallel with the South line of said Southeast 1/4;

thence North 53°09'40" East for a distance of 297.90 feet, more or less, to the Westerly right-of-way margin of Avon-Allen Road (being 30.00 feet West of the East line of said subdivision);

thence South 0°00'32" East for a distance of 197.55 feet, more or less, along said Westerly margin of Avon-Allen Road to the Northerly margin of Benson Road at a point bearing North 88°32'35" East from the TRUE POINT OF BEGINNING;

thence South 88°32'35" West for a distance of 2,283.77 feet, more or less, along said North margin of Benson Road (being 25.00 feet North of the South line of said subdivision) to the TRUE 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"**

**William E. Benson and Joyce A. Benson, Husband and Wife  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel Nos. P-34725 and P-118229)**

**Parcel "A" (Skagit County Assessor Parcel No. P-34725)**  
(Quit Claim Deed Auditor's File No. 200210290224)

The West 1/2 of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 35 North, Range 3 East, W.M.

**TOGETHER WITH**

**Parcel "B" (Skagit County Assessor Parcel No. P-118229)**  
(Boundary Line Adjustment Auditor's File No. 200105220010) described as follows:

The West 400.00 feet (as measured perpendicular to the West subdivision line) of the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 35 North, Range 3 East, W.M.;

EXCEPT the West 1/2 of the West 1/2 of said Southwest 1/4 of the Southeast 1/4 of Section 23, Township 35 North, Range 3 East, W.M.,

AND ALSO EXCEPT from all the above County Road along the South line thereof,

TOGETHER WITH a non-exclusive mutually beneficial easement for utility purposes and the maintenance thereof, over, under and across a portion of said Southeast 1/4 of Section 23, Township 35 North, Range 3 East, W.M. being more particularly described as follows:

That portion of the Southeast 1/4 of Section 23, Township 35 North, Range 3 East, W.M. more particularly described as follows:

Commencing at the Southeast corner of the West 400.00 feet (as measured perpendicular to the West subdivision line) of said Southeast 1/4 of Section 23; thence North 1°12'06" West for a distance of 25.00 feet along the East line of said West 400.00 feet to the Southerly right-of-way margin of Benson Road, also being the Southeast corner of that certain Boundary Line Adjustment described on Quit Claim Deed to William and Joyce Benson, husband and wife, recorded under Skagit County Auditor's File Number 200105220010 and being the TRUE POINT OF BEGINNING; thence continue along said East line North 1°12'06" West for a distance of 25.00 feet; thence North 88°32'35" East for a distance of 2,045.77 feet, parallel with the South line of said Southeast 1/4; thence North 53°09'40" East for a distance of 297.90 feet, more or less, to the Westerly right-of-way margin of Avon-Allen Road (being 30.00 feet West of the East line of said subdivision);

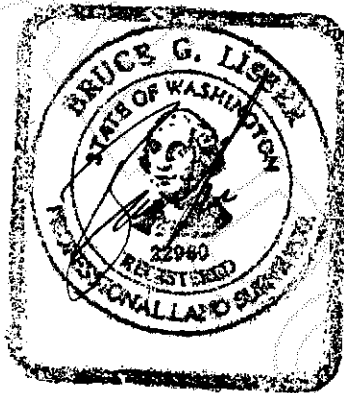


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thence South 0°00'32" East for a distance of 197.55 feet, more or less, along said Westerly margin of Avon-Allen Road to the Northerly margin of Benson Road at a point bearing North 88°32'35" East from the TRUE POINT OF BEGINNING; thence South 88°32'35" West for a distance of 2,283.77 feet, more or less, along said North margin of Benson Road (being 25.00 feet North of the South line of said subdivision) to the TRUE POINT OF BEGINNING.

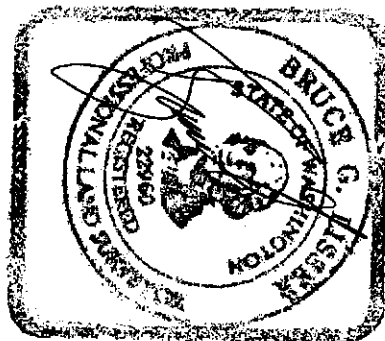
SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.



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11-18-13

## SURVEYING & LAND-USE CONSULTATION

206-419-7442

DRAWING:	13-043 BLA
JOB NO.:	13-043
DATE:	11/05/13

