



201403140098

Skagit County Auditor \$80.00
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Quitclaim Deed
(Boundary Line Adjustment)

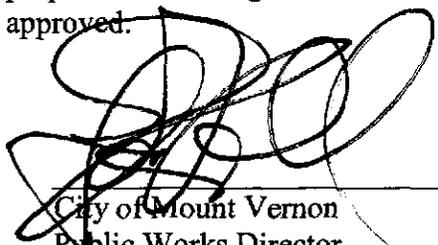
Grantor: Bethany Covenant Church, a Washington non-profit corporation
Grantee: Bethany Covenant Church, a Washington non-profit corporation
Legal Description: Ptn NE ¼ NE ¼, 29-34-4
Assessor's Property Tax Parcel or Account Nos.: P28225, P28216

Recitals

- a. Bethany Covenant Church is the owner of Parcel P28225 and Parcel P28216, more particularly described on attached Exhibit "A."
- b. Bethany Covenant Church wishes to adjust the boundaries of its property.
- c. The legal description of the property being conveyed herein is more particularly described on attached Exhibit "B."
- d. The description of the property, after the boundary line adjustment, is more particularly described in attached Exhibit "C."
- e. The location of the property BEFORE boundary line adjustment is shown on the map set forth on the attached Exhibit "D."
- f. The location of the property AFTER boundary line adjustment is shown on the map set forth on the attached Exhibit "E."

Therefore, for and in consideration of the said boundary line adjustment, and for no monetary consideration, Bethany Covenant Church, a Washington non-profit corporation does hereby convey and quit claim to Bethany Covenant Church, a Washington non-profit corporation, all interest in the real property lying and being in the City of Mount Vernon, County of Skagit, State of Washington, and described in attached Exhibit "B."

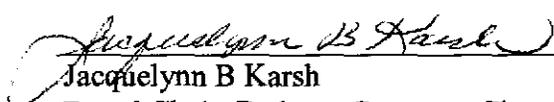
This boundary adjustment is given to adjust boundary line and not for the purposes of creating an additional building lot. This boundary line adjustment is approved.



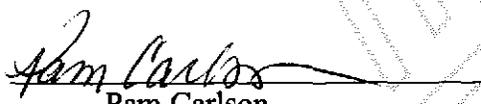
 City of Mount Vernon
 Public Works Director

Dated this 10th day of MARCH, 2014

SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX
 20140314
 MAR 14 2014
 Amount Paid \$ 80.00
 Skagit Co. Treasurer
 By MG Deputy



 Jacquelyn B Karsh
 Board Chair, Bethany Covenant Church



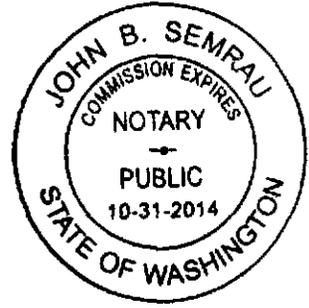
 Pam Carlson
 Treasurer, Bethany Covenant Church

STATE OF WASHINGTON }
 }
 } ss
 }
County of Skagit }

I hereby certify that I know or have satisfactory evidence that **Jacquelynn B Karsh** is the person who personally appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as Board Chair of Bethany Covenant Church, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated this 5 day of ~~February~~ ^{MARCH}, 2014.

[Signature]
Notary Public in and for the State of Washington, residing
at MOUNT VERNON



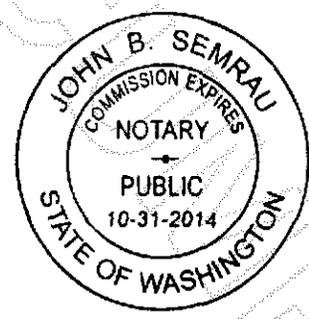
My appointment expires 10-31-2014

STATE OF WASHINGTON }
 }
 } ss
 }
County of Skagit }

I hereby certify that I know or have satisfactory evidence that **Pam Carlson** is the person who personally appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the Treasurer of Bethany Covenant Church, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated this 4 day of ~~February~~ ^{MARCH}, 2014.

[Signature]
Notary Public in and for the State of Washington, residing
at MOUNT VERNON



My appointment expires 10-31-2014



Exhibit "A"
Legal Description
BEFORE BLA

PARCEL "A":

That portion of the North ½ of the Northwest ¼ of the Northeast ¼ of the Northeast ¼ of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 220 feet South of the intersection of the centerlines of Burch Road (also known as 18th Street) and Section Street;

thence South 89°34' East 120 feet to the Northeast corner of that certain tract of land conveyed to Thomas G. Meyer by instrument recorded December 16, 1964, under Auditor's File No. 659858 and the true point of beginning of this description;

thence continuing South 89°34' East along the South lines of those certain tracts conveyed to Willard Hanson and Valencie D. Hanson, husband and wife, by instrument recorded October 27, 1966, under Auditor's File No. 690161 and conveyed to Arthur C. Nelson and Minnie L. Nelson, husband and wife, by instrument recorded June 7, 1963, under Auditor's File No. 636951, a distance of 125 feet, more or less, to the intersection of the most Westerly line of that certain tract described as Parcel "A" of those premises conveyed to M. L. Stone and Delois Stone, husband and wife, by instrument recorded May 13, 1968, under Auditor's File No. 713534, and the Southerly line of said Nelson Tract;

thence South 0°26' West along the West line of said Stone Tract and said line extended 112.46 feet, more or less, to the South line of the North ½ of the Northwest ¼ of the Northeast ¼ of the Northeast ¼ of said Section 29;

thence West along said South line 215 feet, more or less, to the East line of Burch Road (also known as 18th Street);

thence North 30 feet to the Southwest corner of said Meyer Tract;

thence East 90 feet along the South line of said Meyer Tract to the Southeast corner thereof;

thence North along the East line of said Meyer Tract 82.46 feet, more or less, to the true point of beginning,

EXCEPT the South 30 feet thereof.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "B":

TOGETHER WITH a non-exclusive easement for ingress and egress over, under and across that 30 foot strip of land excepted in Parcel "A" above.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



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DESCRIPTION CONTINUED:

PARCEL "C":

That portion of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of said Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said point being the intersection of the center of Burch Road and the center of Section Street;
thence South $0^{\circ}26'$ West along the center of Burch Road 220 feet;
thence South $89^{\circ}34'$ East 30 feet to the true point of beginning of this description;
thence South $0^{\circ}26'$ West 82.46 feet to a point 30 feet North of the South line of said North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence East parallel to and 30 feet North of said South line a distance of 90 feet;
thence North $0^{\circ}26'$ East parallel to the West line of said subdivision 82.46 feet;
thence North $89^{\circ}34'$ West 90 feet to the true point of beginning.

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Exhibit "B"
Property Being Conveyed

The East 15.77 feet of the following described tract:

That portion of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of said Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said point being the intersection of the center of Burch Road and the center of Section Street;
thence South $0^{\circ}26'$ West along the center of Burch Road 220 feet;
thence South $89^{\circ}34'$ East 30 feet to the true point of beginning of this description;
thence South $0^{\circ}26'$ West 82.46 feet to a point 30 feet North of the South line of said North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence East parallel to and 30 feet North of said South line a distance of 90 feet;
thence North $0^{\circ}26'$ East parallel to the West line of said subdivision 82.46 feet;
thence North $89^{\circ}34'$ West 90 feet to the true point of beginning.

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Exhibit "C"
Legal Description
AFTER BLA

LOT "A":

That portion of the North ½ of the Northwest ¼ of the Northeast ¼ of the Northeast ¼ of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 220 feet South of the intersection of the centerlines of Burch Road (also known as 18th Street) and Section Street;
thence South 89°34' East 120 feet to the Northeast corner of that certain tract of land conveyed to Thomas G. Meyer by instrument recorded December 16, 1964, under Auditor's File No. 659858 and the true point of beginning of this description;
thence continuing South 89°34' East along the South lines of those certain tracts conveyed to Willard Hanson and Valenice D. Hanson, husband and wife, by instrument recorded October 27, 1966, under Auditor's File No. 690161 and conveyed to Arthur C. Nelson and Minnie L. Nelson, husband and wife, by instrument recorded June 7, 1963, under Auditor's File No. 636951, a distance of 125 feet, more or less, to the intersection of the most Westerly line of that certain tract described as Parcel "A" of those premises conveyed to M. L. Stone and Delois Stone, husband and wife, by instrument recorded May 13, 1968, under Auditor's File No. 713534, and the Southerly line of said Nelson Tract;
thence South 0°26' West along the West line of said Stone Tract and said line extended 112.46 feet, more or less, to the South line of the North ½ of the Northwest ¼ of the Northeast ¼ of the Northeast ¼ of said Section 29;
thence West along said South line 215 feet, more or less, to the East line of Burch Road (also known as 18th Street);
thence North 30 feet to the Southwest corner of said Meyer Tract;
thence East 90 feet along the South line of said Meyer Tract to the Southeast corner thereof;
thence North along the East line of said Meyer Tract 82.46 feet, more or less, to the true point of beginning,

EXCEPT the South 30 feet thereof.

TOGETHER WITH a non-exclusive easement for ingress and egress over, under and across that 30 foot strip of land excepted above.

TOGETHER WITH the East 15.77 feet of the following described tract:

That portion of the North ½ of the Northwest ¼ of the Northeast ¼ of the Northeast ¼ of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of said Northwest ¼ of the Northeast ¼ of the Northeast ¼ of said point being the intersection of the center of Burch Road and the center of Section Street;
thence South 0°26' West along the center of Burch Road 220 feet;
thence South 89°34' East 30 feet to the true point of beginning of this description;
thence South 0°26' West 82.46 feet to a point 30 feet North of the South line of said North ½ of the Northwest ¼ of the Northeast ¼ of the Northeast ¼;
thence East parallel to and 30 feet North of said South line a distance of 90 feet;
thence North 0°26' East parallel to the West line of said subdivision 82.46 feet;
thence North 89°34' West 90 feet to the true point of beginning.

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LOT "B":

That portion of the North ½ of the Northwest ¼ of the Northeast ¼ of the Northeast ¼ of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of said Northwest ¼ of the Northeast ¼ of the Northeast ¼ of said point being the intersection of the center of Burch Road and the center of Section Street;
thence South 0°26' West along the center of Burch Road 220 feet;
thence South 89°34' East 30 feet to the true point of beginning of this description;
thence South 0°26' West 82.46 feet to a point 30 feet North of the South line of said North ½ of the Northwest ¼ of the Northeast ¼ of the Northeast ¼;
thence East parallel to and 30 feet North of said South line a distance of 90 feet;
thence North 0°26' East parallel to the West line of said subdivision 82.46 feet;
thence North 89°34' West 90 feet to the true point of beginning.

EXCEPT the East 15.77 feet thereof.

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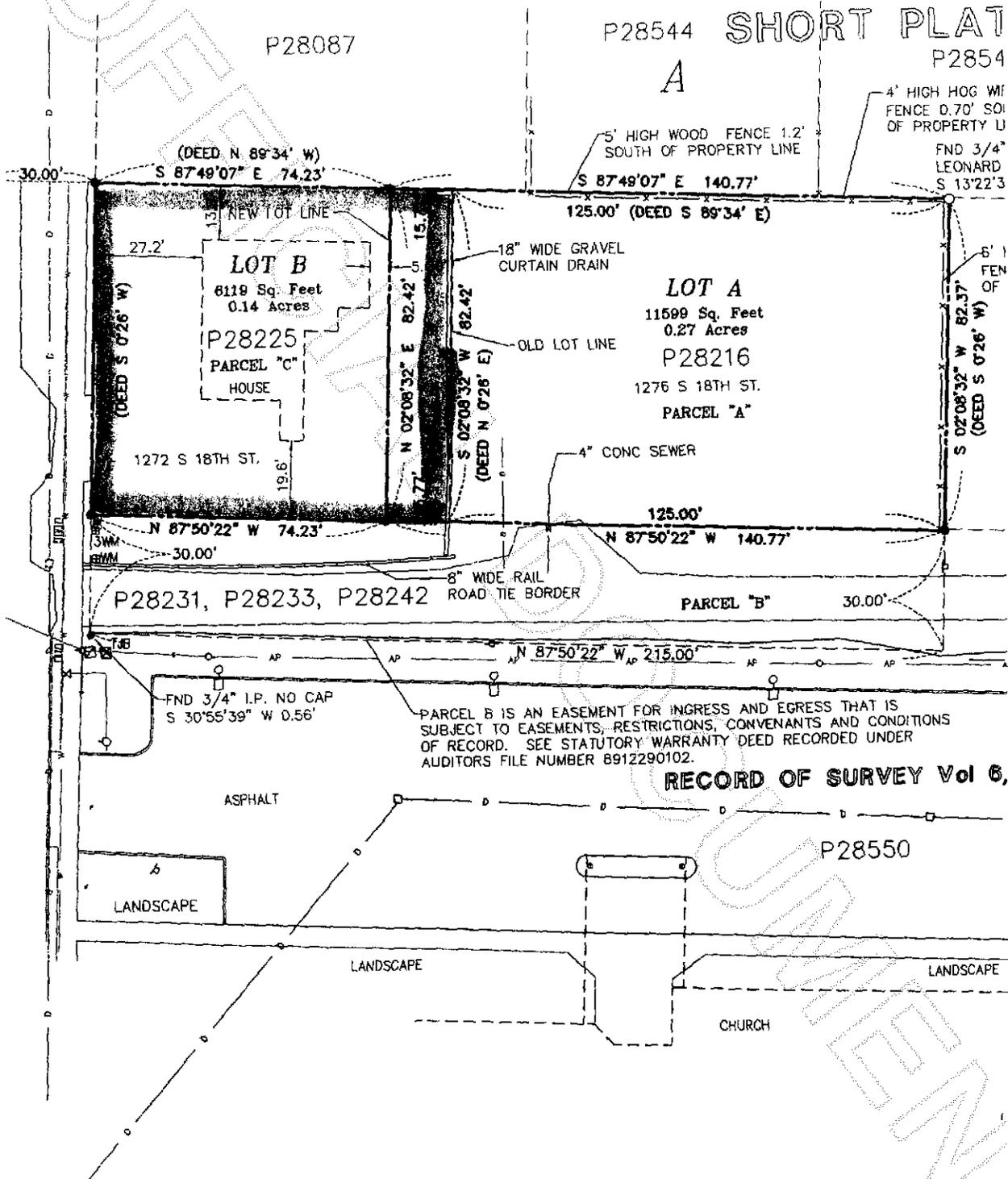
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EXHIBIT "D"

BEFORE



PARCEL B IS AN EASEMENT FOR INGRESS AND EGRESS THAT IS SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. SEE STATUTORY WARRANTY DEED RECORDED UNDER AUDITORS FILE NUMBER 8912290102.

RECORD OF SURVEY Vol 6,

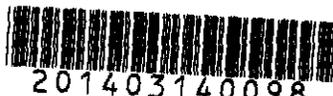
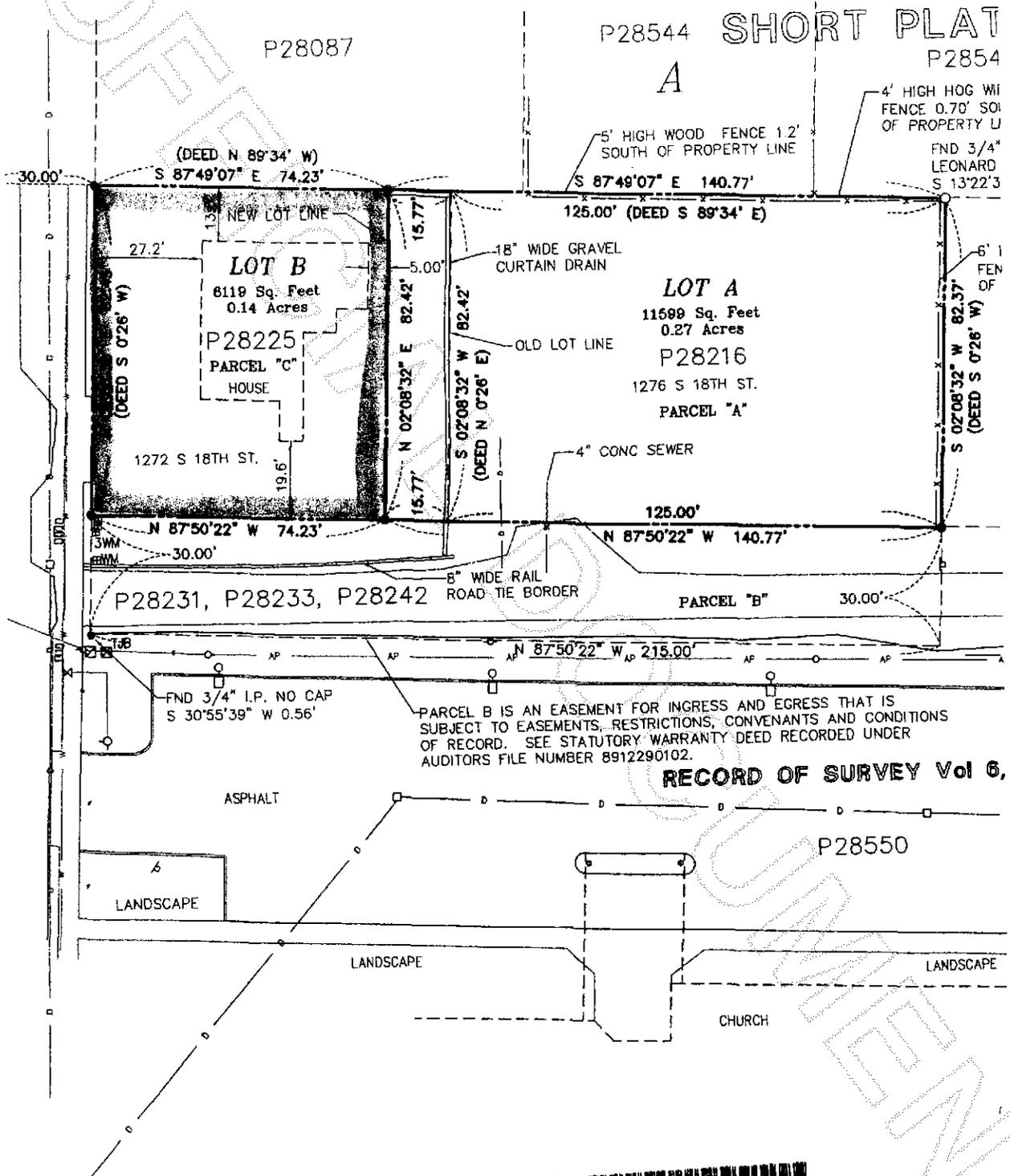


EXHIBIT "E"

AFTER



PARCEL B IS AN EASEMENT FOR INGRESS AND EGRESS THAT IS SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. SEE STATUTORY WARRANTY DEED RECORDED UNDER AUDITORS FILE NUMBER 8912290102.

RECORD OF SURVEY Vol 6,

