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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20141949

JUN 05 2014

Amount Paid \$49.50

Skagit Co. Treasurer

By *man* Deputy

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2014 MAY 21 AM 8:37



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Skagit County Auditor

\$80.00

6/5/2014 Page

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IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

CHARLES R. SAUNDERS and ANNA
MARIE LUCIER, each an unmarried person,
Plaintiff,

vs.

BRIAN D. HANSON and DARLENE
HANSON, husband and wife, and GARY
HANSON, as his separate property,

Defendants.

No. 11-2-01523-1

STIPULATION AND AMENDED
JUDGMENT FOR BOUNDARY LINE
ADJUSTMENT

Real Property Judgment Summary No. 1

Name of Grantor: CHARLES R.
SAUNDERS and ANNA MARIE LUCIER,
each an unmarried person; and
BRIAN D. HANSON and DARLENE
HANSON, husband and wife

Name of Grantee: GARY HANSON, as his
separate property, aka GARY LAWRENCE
HANSON AND LINDA SUE HANSON,
TRUSTEES OF THE GARY L. HANSON AND
LINDA SUE HANSON LIVING TRUST 2006
DATED AUGUST 9, 2006

Grantor's Assessor's property tax parcel or account number: 350617-1-005-0007 / P41549

Grantees's Assessor's property tax parcel or account number: 350617-0-186-0000 / P41536

Legal description of the property awarded (including lot, block, plat, or section, township, range,
county and state): Part of the Southwest quarter of the Northeast quarter of Section 17, Township 35
North, Range 6 East of the Willamette Meridian, described as follows:
Complete description on page 4, (Section 1)

14-9-00025-0 ✓
STIPULATION AND JUDGMENT - I

Patrick M. Hayden, Lawyer
PO Box 454
Sedro-Woolley, WA 98284
(360) 855-1811

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Real Property Judgment Summary No. 2

Name of Grantor: GARY HANSON, as his separate property, aka GARY LAWRENCE HANSON AND LINDA SUE HANSON, TRUSTEES OF THE GARY L. HANSON AND LINDA SUE HANSON LIVING TRUST 2006 DATED AUGUST 9, 2006; and BRIAN D. HANSON and DARLENE HANSON, husband and wife

Name of Grantee: CHARLES R. SAUNDERS and ANNA MARIE LUCIER, each an unmarried person

Grantor's Assessor's property tax parcel or account number: 350617-0-186-0000 / P41536

Grantees's Assessor's property tax parcel or account number: 350617-1-005-0007 / P41549

Legal description of the property awarded (including lot, block, plat, or section, township, range, county and state): Part of the Southwest quarter of the Northeast quarter of Section 17, Township 35 North, Range 6 East of the Willamette Meridian, described as follows:
Complete description on page 4-5 (Section 2)

I. STIPULATION

The Plaintiffs CHARLES R. SAUNDERS and ANNA MARIE LUCIER, each an unmarried person, being represented by their attorney, Craig Sjostrom, the Defendants BRIAN D. HANSON and DARLENE HANSON, husband and wife, being represented by their attorney Patrick M. Hayden, and the Defendant GARY HANSON, as his separate property, aka GARY LAWRENCE HANSON AND LINDA SUE HANSON, TRUSTEES OF THE GARY L. HANSON AND LINDA SUE HANSON LIVING TRUST 2006 DATED AUGUST 9, 2006, being represented by his attorney, Mervyn Thompson, and the parties desiring to settle their various and competing claims to the property at issue by an agreed boundary line adjustment, now therefore,

The parties hereby stipulate as follows:

1. All parties are represented by their undersigned attorneys, who execute this document with full authority to do so on behalf of their clients.
2. The parties have agreed to resolve their dispute, which consists of claims under various theories to the same real property by a) agreeing to an adjustment in the boundary line to allocate title between property owned by Plaintiffs and Gary Hanson, and by b) payment from Defendants to Plaintiff for attorney fees and costs in the amount of \$7,500.00, and

STIPULATION AND JUDGMENT - 2



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for payment of the real property in the amount of \$2,500.00, for a total of \$10,000.00, which has been paid to Craig Sjostrom Trust Account, the receipt of which is hereby acknowledged.

3. The parties intend to accomplish this conveyance by the sub-attached judgment. Defendants BRIAN D. HANSON and DARLENE HANSON will record a certified copy of this judgment with the Skagit County Auditor, and shall pay real property excise tax on the sum of \$2,500.00, together with the Auditor's recording fee.
4. In addition, all of the Defendants are confirming that they have no claim on the remaining property of Plaintiffs CHARLES R. SAUNDERS and ANNA MARIE LUCIER, each an unmarried person, by identifying their clear title to the remainder of their parcel.
5. The parties stipulate to entry of this judgment without further notice.

Dated: 5-19, 2014.

Patrick Hayden, WSBA # 11061
Attorney for BRIAN D. HANSON and
DARLENE HANSON, husband and wife

Craig Sjostrom, WSBA # 21149
CHARLES R. SAUNDERS and ANNA MARIE
LUCIER, each an unmarried person

Mervyn Thompson, WSBA # 26991
GARY HANSON, as his separate property,
aka GARY LAWRENCE HANSON AND
LINDA SUE HANSON, TRUSTEES OF THE
GARY L. HANSON AND LINDA SUE HANSON
LIVING TRUST 2006 DATED AUGUST 9, 2006



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Skagit County Auditor
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1 **II. JUDGMENT**

2 This matter coming on before the undersigned judge of the above-entitled court on the
3 foregoing stipulation, the Plaintiffs CHARLES R. SAUNDERS and ANNA MARIE LUCIER,
4 each an unmarried person, being represented by their attorney, Craig Sjostrom; the Defendants
5 BRIAN D. HANSON and DARLENE HANSON, husband and wife, being represented by their
6 attorney Patrick M. Hayden; and the Defendant GARY HANSON, as his separate property, aka
7 GARY LAWRENCE HANSON AND LINDA SUE HANSON, TRUSTEES OF THE GARY L.
8 HANSON AND LINDA SUE HANSON LIVING TRUST 2006 DATED AUGUST 9, 2006
9 being represented by his attorney, Mervyn Thompson; and the parties having stipulated to entry
10 of the foregoing judgment without notice of presentation, now therefore,

11 **IT IS HEREBY ORDERED ADJUDGED AND DECREED AS FOLLOWS:**

12 1. All right, title and interest of CHARLES R. SAUNDERS and ANNA MARIE LUCIER, each
13 an unmarried person, and of BRIAN D. HANSON and DARLENE HANSON, husband and
14 wife, in the following real property is hereby conveyed to and vested in GARY HANSON, as his
15 separate property, aka GARY LAWRENCE HANSON AND LINDA SUE HANSON,
16 TRUSTEES OF THE GARY L. HANSON AND LINDA SUE HANSON LIVING TRUST 2006
17 DATED AUGUST 9, 2006:

18 That portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 17, Township 35 North,
19 Range 6 East W.M., described as follows:

20 That portion of the following described parcel lying South of a line beginning at a point
21 on the West boundary of said parcel located 90.25 feet South of the Northwest corner
22 thereof and extended East to a point on the East boundary of said parcel located 93.0 feet
23 South of the Northeast corner thereof:

24 Beginning at a point 50 feet East of the Northeast corner of Block E, "THE
25 TOWN OF LYMAN W.T.," as per plat recorded in Volume 1 of Plats, page 8,
26 records of Skagit County, Washington; thence East 150 feet; thence South 100
27 feet; thence West 150 feet on a line parallel with the North line of said Block E;
28 thence North 100 feet to the point of beginning.

29 TOGETHER WITH the vacated South 20 feet of the Second Street adjacent to the
30 North line thereof, which vacation reverted to the premises by operation of law.

SUBJECT TO an easement for ingress and egress over and across the North 5 feet
thereof as is necessary for repair and maintenance at reasonable times by Plaintiffs (and



their successors in interest) of the fence located on the North boundary of said real property,

Situated in Skagit County, Washington.

2. All right, title and interest of GARY HANSON, as his separate property, aka GARY LAWRENCE HANSON AND LINDA SUE HANSON, TRUSTEES OF THE GARY L. HANSON AND LINDA SUE HANSON LIVING TRUST 2006 DATED AUGUST 9, 2006, and of BRIAN D. HANSON and DARLENE HANSON, husband and wife, in the following real property is hereby conveyed to and vested in CHARLES R. SAUNDERS and ANNA MARIE LUCIER, each an unmarried person:

That portion of the Southwest ¼ of the Northeast ¼ of Section 17, Township 35 North, Range 6 East W.M., described as follows:

That portion of the following described parcel lying North of a line beginning at a point on the West boundary of said parcel located 90.25 feet South of the Northwest corner thereof and extended East to a point on the East boundary of said parcel located 93.0 feet South of the Northeast corner thereof:

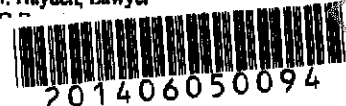
Beginning at a point 50 feet East of the Northeast corner of Block E, "THE TOWN OF LYMAN W.T." as per plat recorded in Volume 1 of Plats, page 8, records of Skagit County, Washington; thence East 150 feet; thence South 100 feet; thence West 150 feet on a line parallel with the North line of said Block E; thence North 100 feet to the point of beginning.

TOGETHER WITH the vacated South 20 feet of the Second Street adjacent to the North line thereof, which vacation reverted to the premises by operation of law.

Together with an easement for ingress and egress over and across the North 5 feet of the property awarded to Gary Hanson in Section 1 above, as is necessary for repair and maintenance at reasonable times by Plaintiffs (and their successors in interest) of the fence located on the North boundary of said real property,

Situated in Skagit County, Washington.

3. The legal descriptions set forth above are derived from a survey recorded in Skagit County Auditor's File No. 200801230012, and from two unrecorded survey markers located 90.25 and 93.0 feet South of the Northwest and Northeast corners, respectively, on the West and East boundaries of the property conveyed to Plaintiffs by deed recorded in Skagit County Auditor's File No. 201003260001. These markers are illustrated on the attached Exhibit A. In the



event of any discrepancy between the measurements in this order and the present location of said two unrecorded survey markers, then the survey markers so located shall control.

4. The real property described in Section 1 above is combined with or aggregated with contiguous property owned by Gary Hanson as his separate property, (P41536 / 350617-0-186-0000) and shall not constitute a separate legal lot without compliance with the subdivision ordinance of the municipality with jurisdiction thereof.

5. The reconfigured legal description for the real property of CHARLES R. SAUNDERS and ANNA MARIE LUCIER, each an unmarried person and the reconfigured legal description for the real property of GARY HANSON, as his separate property are depicted on the illustration attached as Exhibit A.

6. Defendants BRIAN D. HANSON and DARLENE HANSON shall record a certified copy of this judgment with the Skagit County Auditor, and shall pay real property excise tax on the sum of \$2,500.00, together with the Auditor's recording fee.

7. The rights and obligations of the parties shall accrue to and bind their heirs, devisees and successors in interest to the real property described above, and shall run with the land.

8. Except as provided herein, the remaining claims and counterclaims of the parties are dismissed with prejudice.

9. The common boundary between the adjacent parcels owned by the parties shall hereafter and for all purposes be the boundary line legally described herein, and that said common boundary is hereby adjudged and decreed to be the correct and permanent common boundary from and after July 31, 2012, the date of the filing of the Notice of Pendency of this action, under Skagit County Auditor's File No. 201207310085, for the Plaintiffs and Defendants, and for all persons claiming or to claim by, through or under Plaintiffs and/or Defendants and as to all other persons known or unknown. The Plaintiffs and Defendants and any other persons (whether claiming or to claim by, through or under Plaintiffs and/or Defendant, or otherwise) are barred from having or asserting any title, estate, lien or interest in the real property contrary to this Judgment.

Dated 5-21, 2014.

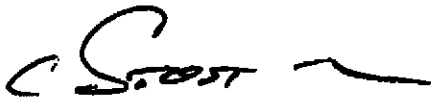

JUDGE/COMMISSIONER



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9 Entry stipulated to;
10 Notice of presentation waived:

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13 Patrick Hayden, WSBA # 11061
14 Attorney for BRIAN D. HANSON and
15 DARLENE HANSON, husband and wife

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18 Craig Sjoström, WSBA # 21149
19 CHARLES R. SAUNDERS and ANNA MARIE
20 LUCIER, each an unmarried person

21 
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23 Mervyn Thompson, WSBA # 26991
24 GARY HANSON, as his separate property,
25 aka GARY LAWRENCE HANSON AND LINDA
26 SUE HANSON, TRUSTEES OF THE GARY L.
27 HANSON AND LINDA SUE HANSON LIVING
28 TRUST 2006 DATED AUGUST 9, 2006
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Skagit County Auditor

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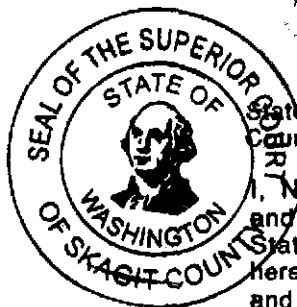
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STIPULATION AND JUDGMENT - 7

Patrick M. Hayden, Lawyer
PO Box 454
Sedro-Woolley, WA 98284
(360) 855-1811

UNOFFICIAL DOCUMENT



State of Washington, } ss
County of Skagit

I, Nancy K. Scott, County Clerk of Skagit County and ex-officio Clerk of the Superior Court of the State of Washington, for the County of Skagit, do hereby certify that the foregoing instrument is a true and correct copy of the original, consisting of 8 pages, now on file in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of said Court at my office at Mount Vernon this 30 day of May, 2014 Nancy K. Scott, County Clerk.

By [Signature]

Deputy Clerk



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