



201406190062

Skagit County Auditor

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Return to:

Law Offices of Christon C. Skinner, P.S.

791 SE Barrington Drive

Oak Harbor, WA 98277

Abbreviated Legal:

Lot 3 and revised Lot 4, City of Anacortes Short Plat No. ANAC-89-001

Tax Account No.

P31570 350122-0-002-0414; P31565 350122-0-002-0208

STATUTORY WARRANTY DEED

Chicago Title 620021409

The Grantor, DOROTHY K. IVES, for and in consideration of Thirty-Two Thousand Six Hundred and no/100 dollars (\$32,600.00) in hand paid, and to effectuate a Settlement Agreement and boundary line adjustment, grants, conveys, and warrants to PAUL E. GROESBECK and JEAN V. GROESBECK, husband and wife, Grantees, the following described real estate, situated in Skagit County, Washington, together with all after acquired title of the grantor(s) herein:

See attached Exhibit A incorporated herein by reference.

DATED this 20th day of May 2014.

Dorothy K. Ives
Dorothy K. Ives

STATE OF WASHINGTON

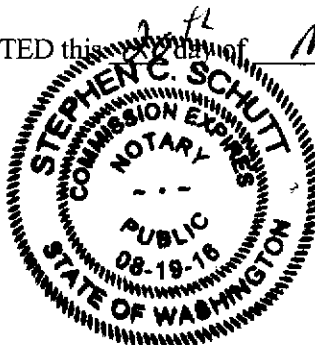
)

(ss.

County of Skagit

)

I certify that I know or have satisfactory evidence that Dorothy K. Ives is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

DATED this 20th day of May 2014.

Schutt SC
NOTARY PUBLIC

My Commission Expires: Aug 19, 2016

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20142140

JUN 19 2014

1

Amount Paid \$585.²⁸
Skagit Co. Treasurer
By Inum Deputy

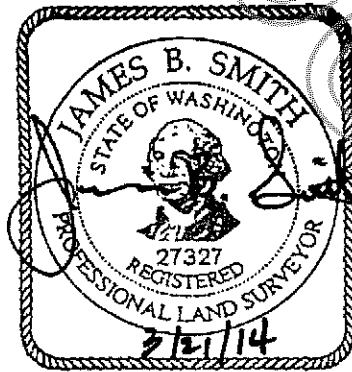
EXHIBIT A

LEGAL DESCRIPTION

THAT PORTION OF LOT 4, CITY OF ANACORTES SHORT PLAT NO. ANAC-89-001 AS APPROVED MAY 2, 1989 AND RECORDED MAY 9, 1989 IN VOLUME 8 OF SHORT PLATS, PAGE 126, UNDER AUDITOR'S FILE NO. 8905090034, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 1, SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 4, SAID POINT ALSO LYING ON THE NORTHWESTERLY RIGHT-OF-WAY MARGIN OF OAKES AVENUE;
THENCE SOUTH 68°01'27" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY MARGIN OF OAKES AVENUE FOR A DISTANCE OF 40.00 FEET;
THENCE NORTH 21°58'33" WEST, 236.30 FEET TO THE TOP OF THE EXISTING BANK;
THENCE NORTH 57°54'05" EAST, ALONG THE TOP OF SAID BANK 40.63 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 4;
THENCE SOUTH 21°58'33" EAST ALONG SAID NORTHEASTERLY LINE OF LOT 4 FOR A DISTANCE OF 243.44 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY MARGIN OF OAKES AVENUE AND THE POINT OF BEGINNING OF THIS DESCRIPTION.

SITUATED IN SKAGIT COUNTY, WASHINGTON.



SAID PROPERTY IS DELINEATED ON ANACORTES PUBLIC WORKS
BOUNDARY LINE ADJUSTMENT NO. 2014-0008 RECORDED ON MAY 14th,
2014 UNDER AUDITOR'S FILE NO. ~~20145140064~~.

201405140064



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LEGAL DESCRIPTION BEFORE BOUNDARY LINE ADJUSTMENT

PARCEL A - GROESBECK:

Lot 3 of CITY OF ANACORTES SHORT PLAT NO. ANAC-89-001, as approved May 2, 1989 and recorded May 9, 1989, in Volume 8, of Short Plats, page 126 under Auditor's File No. 8905090034, records of Skagit County, Washington; being a portion of Government Lot 1, Section 22, Township 35 North, Range 1 East of the Willamette Meridian.

Situated in Skagit County, Washington

PARCEL B - IVES:

The East 680 feet as measured at right angles to the East line of Lot 4 of CITY OF ANACORTES SHORT PLAT NO. ANAC-89-001, as approved May 2, 1989 and recorded May 9, 1989, in Volume 8, of Short Plats, page 126 under Auditor's File No. 8905090034, records of Skagit County, Washington; being a portion of Government Lot 1, Section 22, Township 35 North, Range 1 East of the Willamette Meridian. (Shown as revised Lot 4 of said short plat per Boundary Line Adjustment survey recorded under Auditor's File No. 8910060006)

Situated in Skagit County, Washington



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LEGAL DESCRIPTION AFTER BOUNDARY LINE ADJUSTMENT

PARCEL A - GROESBECK:

LOT 3 OF CITY OF ANACORTES SHORT PLAT NO. ANAC-89-001 AS APPROVED MAY 2, 1989 AND RECORDED MAY 9, 1989 IN VOLUME 8 OF SHORT PLATS, PAGE 126, UNDER AUDITOR'S FILE NO. 8905090034, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 1, SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.

TOGETHER WITH THAT PORTION OF LOT 4 OF SAID SHORT PLAT NO. ANAC-89-001 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 4 OF CITY OF ANACORTES SHORT PLAT NO. ANAC-89-001 AS APPROVED MAY 2, 1989 AND RECORDED MAY 9, 1989 IN VOLUME 8 OF SHORT PLATS, PAGE 126, UNDER AUDITOR'S FILE NO. 8905090034, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID POINT ALSO LYING ON THE NORTHWESTERLY RIGHT-OF-WAY MARGIN OF OAKES AVENUE; THENCE SOUTH 68°01'27" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY MARGIN OF OAKES AVENUE FOR A DISTANCE OF 40.00 FEET; THENCE NORTH 21°58'33" WEST, 236.30 FEET TO THE TOP OF THE EXISTING BANK; THENCE NORTH 57°54'05" EAST, ALONG THE TOP OF SAID BANK 40.63 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 4; THENCE SOUTH 21°58'33" EAST ALONG SAID NORTHEASTERLY LINE OF LOT 4 FOR A DISTANCE OF 243.44 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY MARGIN OF OAKES AVENUE AND THE POINT OF BEGINNING OF THIS DESCRIPTION.

SITUATED IN SKAGIT COUNTY, WASHINGTON.



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LEGAL DESCRIPTION AFTER BOUNDARY LINE ADJUSTMENT

PARCEL B - IVES:

THE EAST 680 FEET AS MEASURED AT RIGHT ANGLES TO THE NORTHEASTERLY LINE OF LOT 4 OF CITY OF ANACORTES SHORT PLAT NO. ANAC-89-001, AS APPROVED MAY 2, 1989, AND RECORDED MAY 9, 1989, IN VOLUME 8 OF SHORT PLATS, PAGE 126, UNDER AUDITOR'S FILE NO. 8905090034, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF GOVERNMENT LOT 1, SECTION 22, TOWNSHIP 35, NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN.

EXCEPT THAT PORTION OF LOT 4 OF SAID SHORT PLAT NO. ANAC-89-001 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 4 OF CITY OF ANACORTES SHORT PLAT NO. ANAC-89-001 AS APPROVED MAY 2, 1989 AND RECORDED MAY 9, 1989 IN VOLUME 8 OF SHORT PLATS, PAGE 126, UNDER AUDITOR'S FILE NO. 8905090034, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID POINT ALSO LYING ON THE NORTHWESTERLY RIGHT-OF-WAY MARGIN OF OAKES AVENUE;
THENCE SOUTH 68°01'27" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY MARGIN OF OAKES AVENUE FOR A DISTANCE OF 40.00 FEET;
THENCE NORTH 21°58'33" WEST, 236.30 FEET TO THE TOP OF THE EXISTING BANK;
THENCE NORTH 57°54'05" EAST, ALONG THE TOP OF SAID BANK 40.63 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 4;
THENCE SOUTH 21°58'33" EAST ALONG SAID NORTHEASTERLY LINE OF LOT 4 FOR A DISTANCE OF 243.44 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY MARGIN OF OAKES AVENUE AND THE POINT OF BEGINNING OF THIS DESCRIPTION.

SITUATED IN SKAGIT COUNTY, WASHINGTON.



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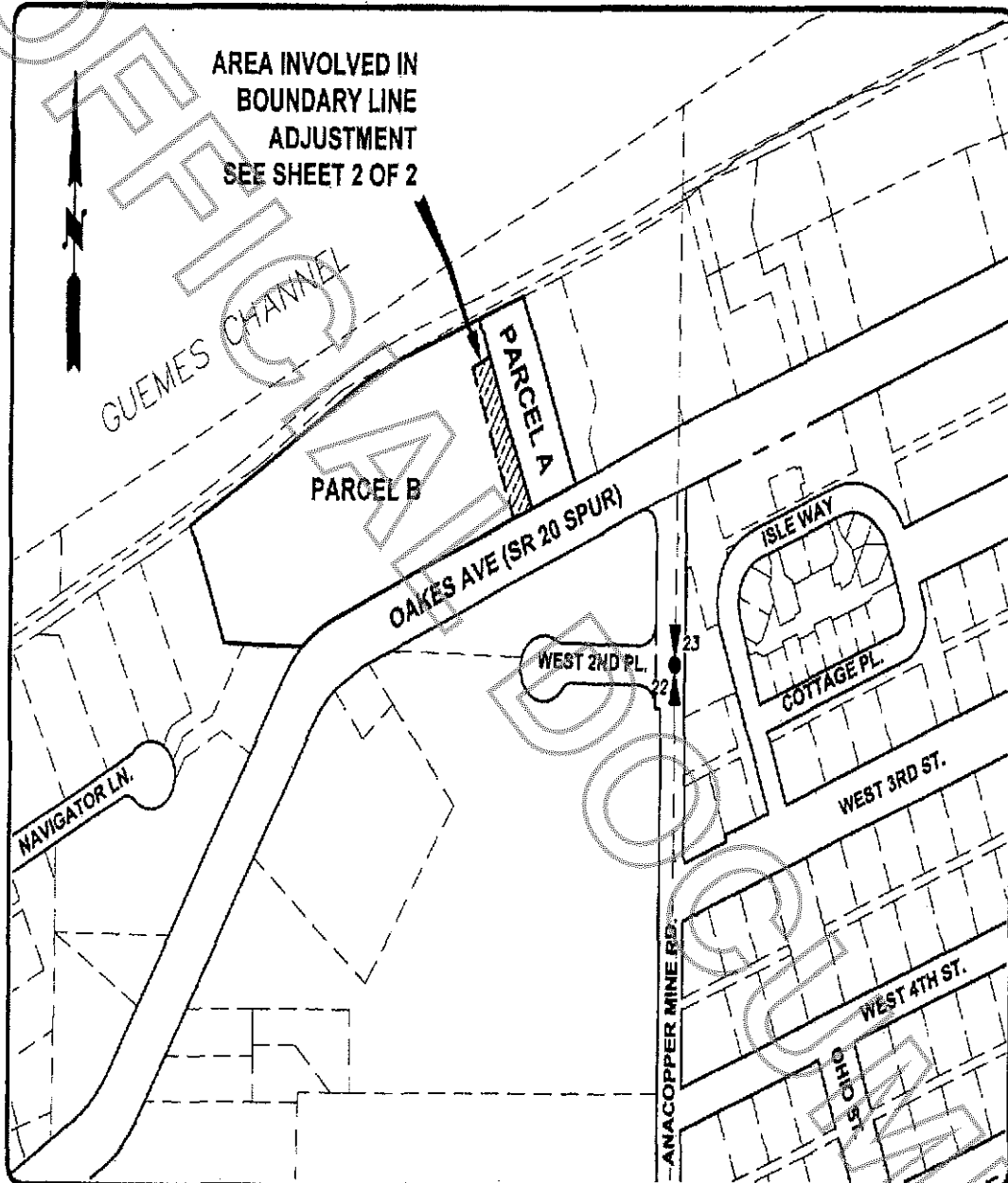
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BEFORE MAP



VICINITY MAP

SCALE 1"=300 FT

(FROM SKAGIT COUNTY ASSESSOR DATA)



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AFTER MAP

ANACORTES, WASHINGTON

SUF

1. E
2. 1
3. 1
4. 1
5. E
6. E

APPROXIMATE LINE OF ORDINARY HIGH WATER
GREAT NORTHERN RAIL ROAD
RIGHT-OF-WAY

ANACORTES SHP AFN 8905090034
PARCEL A
PARCEL NO. P31565
JEAN V. & PAUL E. GROESBECK
EXISTING AREA: 0.897 ACRES
AREA AFTER ADJUSTMENT: 0.817 ACRES

PARCEL B
PARCEL NO. P31570
DOROTHY K. IVES
EXISTING AREA: 4.428 ACRES
AREA AFTER ADJUSTMENT: 4.206 ACRES

FOUND S 0.07° W 0.03° OF
CALCULATED POSITION,
ACCEPTED AS ORIGINAL
LINE POINT

FOUND N 0.03° W 0.08° OF
CALCULATED POSITION,
ACCEPTED AS
PERPETUATED LINE POINT

TOP OF BANK

APPROXIMATE
EDGE OF NATIVE
VEGETATION

LOT 4

LOT 2

LOT 3

ERAL LEGEND & ABBREVIATIONS:

FOUND 1/2" REBAR WITH "LEONARD 8902" CAP AS DEPICTED ON
SHORT PLAT NO. ANAC-89-001, RECORDED UNDER SKAGIT
COUNTY AUDITOR'S FILE NO. 8905090034

FOUND 1/2" REBAR WITH "HERRIGSTAD 27807" CAP AS
DEPICTED ON BOUNDARY LINE ADJUSTMENT SURVEY
RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO.
201105100018

SET 1/2" X 24" REBAR WITH PLASTIC CAP MARKED "HALLS
27327" THIS SURVEY

FOUND CONTROLLING SECTION MONUMENT, AS DESCRIBED

BUTTERFLY BUSH
CABLE TV BOX
COLUMN
FENCE LINE
FLAG POLE
GAS METER
MAIL BOX
POWER GENERATOR/ ELECTRIC JUNCTION BOX.
POWER METER
POWER POLE WITH UNDERGROUND FEED
SCULPTURE - IRON TREE
TELEPHONE BOX
WATER FAUCET
WATER METER
WATER - IRRIGATION VALVE
YARD DRAIN
SKAGIT COUNTY AUDITOR'S FILE NUMBER

ADJUSTED
PROPERTY
LINE

EXISTING
PROPERTY
LINE

APPROXIMATE
LINE OF NATIVE
VEGETATION

EXISTING
GARAGE &
GUEST HOUSE

40 FT ACCESS &
UTILITY EASEMENT
AFN 8905090034

FOUND S 0.04° W 0.09° OF
CALCULATED POSITION,
ACCEPTED AS ORIGINAL
CORNER

SW CORNER, LOT 3.
FOUND N 0.04° W 0.04° OF
CALCULATED POSITION,
ACCEPTED AS ORIGINAL
CORNER

OAKES AVE (STATE ROUTE 20 SPUR)



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