



Skagit County Auditor  
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12:10:24AM

\$83.00

When recorded return to:

Craig Sjostrom  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

20142554  
JUL 18 2014

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

***Quitclaim Deed***  
(Boundary Line Adjustment)

**Grantor:** (1) Richard S. Duffy, Trustee of the Richard Duffy Testamentary Trust 03-4-00130-9  
(2) Richard S. Duffy, Trustee of the Marje Duffy Testamentary Trust 10-4-00140-9

**Grantee:** (1) Richard S. Duffy, Trustee of the Richard Duffy Testamentary Trust 03-4-00130-9  
(2) Richard S. Duffy, Trustee of the Marje Duffy Testamentary Trust 10-4-00140-9

**Legal Description:** Lot 1 & ptn Lot 2, Mount Vernon S/P MV-11-80

**Assessor's Property Tax Parcel or Account Nos.:** P25681; P25771; P25886

**Reference Nos of Documents Assigned or Released:** N/A

THIS INDENTURE, is made this 14<sup>th</sup> day of July, 2014, between Richard S. Duffy, Trustee of the Richard Duffy Testamentary Trust, Skagit County Cause No. 03-4-00130-9, as to an undivided 1/2 interest, & Richard S. Duffy, Trustee of the Marje Duffy Testamentary Trust, Skagit County Cause No. 10-4-00140-9, Grantor, and Richard S. Duffy, Trustee of the Richard Duffy Testamentary Trust, Skagit County Cause No. 03-4-00130-9, as to an undivided 1/2 interest, & Richard S. Duffy, Trustee of the Marje Duffy Testamentary Trust, Skagit County Cause No. 10-4-00140-9, Grantee.

***Recitals***

- a. Grantor is the owner of the property bearing Skagit County Assessor's parcel no. P25681, more particularly described in the attached Exhibit A; the property bearing Skagit County Assessor's parcel no. P25771, more particularly described in the attached Exhibit B; and the property bearing Skagit County Assessor's parcel no. P25886, more particularly described in the attached Exhibit C.

- b. The parties wish to adjust the boundaries between the three parcels.
- d. The adjusted descriptions of Grantee's parcels are attached hereto as Exhibits D & E.
- e. 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, grantor does hereby QUIT CLAIM to grantee all of its interest in the real property lying and being in the county of Skagit and State of Washington, and described in the attached Exhibits D & E.

This boundary adjustment is not for the purposes of creating an additional building lot.

DATED: July 14, 2014.

RICHARD DUFFY TESTAMENTARY TRUST,  
SKAGIT COUNTY CAUSE No. 03-4-00130-9

By: Richard S. Duffy  
RICHARD S. DUFFY, TRUSTEE

MARJE DUFFY TESTAMENTARY TRUST, SKAGIT  
COUNTY CAUSE No. 10-4-00140-9

By: Richard S. Duffy  
RICHARD S. DUFFY, TRUSTEE

STATE OF WASHINGTON )  
(ss.  
COUNTY OF SKAGIT )

On this 14<sup>th</sup> day of July, 2014, before me personally appeared Richard S. Duffy, to me known to be the Trustee of the two trusts referenced above, and who executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said trusts, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf thereof.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

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

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



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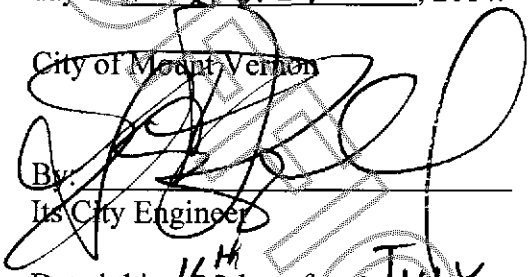
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**APPROVED**

The foregoing Quit Claim Deed adjusting boundary lines is hereby approved this 16<sup>th</sup>  
day of JULY, 2014.

City of Mount Vernon

By:   
Its City Engineer

Dated this 16<sup>th</sup> day of JULY, 2014.



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**Exhibit "A"**

**Parcel "A"**

**Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel No. P-25681)**

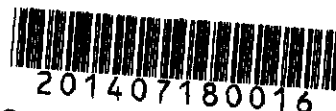
Lot 1 of City of Mount Vernon Short Plat No. MV-11-80, approved November 21, 1980, recorded November 21, 1980 in Book 5 of Short Plats, page 6, under Auditor's File No. 8011210021 and being a portion of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.

TOGETHER WITH that portion of Lot 2, City of Mount Vernon Short Plat No. MV-11-80, recorded under Auditor's File No. 8011210021, records of Skagit County, Washington, described as follows:

BEGINNING at the Northwest corner of said Lot 2;  
thence South 87°55'09" East a distance of 125.52 feet to the TRUE POINT OF BEGINNING;  
thence continue South 87°55'09" East a distance of 33.00 feet;  
thence North 01°07'37" East a distance of 11.64 feet;  
thence North 87°55'09" West a distance of 33.00 feet;  
thence South 01°07'37" West a distance of 11.64 feet 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 City of Mount Vernon, County of Skagit, State of Washington.



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**Exhibit "B"**

**Parcel "B"**

**Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel No. P-25771)**

The South 280 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17,  
Township 34 North, Range 4 East, W.M.,

EXCEPT the West 143.5 feet thereof,

AND EXCEPT the South 40 feet thereof,

AND EXCEPT that portion of said premises lying East of the following line:

BEGINNING at the East 1/4 corner of said Section;  
thence North 87°55'03" West along the South line of the Northeast 1/4 of said Section 17,  
345.83 feet;  
thence North 0°14'33" West 30.02 feet to the TRUE POINT OF BEGINNING;  
thence continue North 0°14'33" West, 250.20 feet to the North line of the South 280.00  
feet of said subdivision and the terminus of said described line.

ALSO EXCEPT that portion thereof within Lot 1 of Short Plat No. MV-11-80, approved  
November 21, 1980, recorded November 21, 1980 in Volume 5 of Short Plats, page 6,  
under Auditor's File No. 8011210021.

(Also known as Tract 3 of Survey recorded July 20, 2006, under Auditor's File No.  
200607200088.)

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

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



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**Exhibit "C"**

**Parcel "C"**  
**Prior to Boundary Line Adjustment**  
**(Skagit County Assessor's Parcel No. P-25886)**

**Parcel "M"**

The North 285.33 feet of the South 565.33 feet of the West 333.00 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.

TOGETHER WITH the North 285.33 feet of the South 565.33 feet of the East 15.00 feet of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.

(Also known as Tract 1 of Survey recorded July 20, 2006, under Auditor's File No. 200607200088.)

ALSO TOGETHER WITH non-exclusive easements shown as Parcels "N" and "O" below:

**Parcel "N"**

A non-exclusive easement for ingress, egress, drainage, utilities and signs over, under and upon the West 30.00 feet of the following described Parcel:

The East 98.50 feet of the West 143.50 feet of the North 250.00 feet of the South 280.00 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.

TOGETHER WITH the West 45.00 feet of the North 250.00 feet of the South 280.00 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.

TOGETHER WITH the East 15.00 feet of the North 250.00 feet of the South 280.00 feet of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.

EXCEPT that portion of said West 30 feet lying within Tract 1 of City of Mount Vernon Short Plat No. MV-11-80, approved November 21, 1980.

ALSO EXCEPT that portion of said West 30 feet lying within the right of way for College Way along the South line thereof.



Parcel "O"

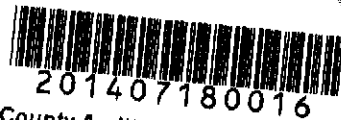
A non-exclusive easement for ingress, egress, drainage, utilities and signs over, under and upon the North 30.00 feet of the South 391.50 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.,

EXCEPT the West 333.00 feet thereof,

AND EXCEPT the East 30.00 feet thereof.

ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

All being situate in the City of Mount Vernon, County of Skagit, State of Washington.



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**Exhibit "D"**

**(Skagit County Assessor's Parcel Numbers P-25681, P-25771 and  
Portion of P-25886)  
After Boundary Line Adjustment**

Lot 1 of City of Mount Vernon Short Plat No. MV-11-80, approved November 21, 1980, recorded November 21, 1980 in Book 5 of Short Plats, page 6, under Auditor's File No. 8011210021 and being a portion of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.

TOGETHER WITH that portion of Lot 2, City of Mount Vernon Short Plat No. MV-11-80, recorded under Auditor's File No. 8011210021, records of Skagit County, Washington, described as follows:

BEGINNING at the Northwest corner of said Lot 2;  
thence South 87°55'09" East a distance of 125.52 feet to the TRUE POINT OF BEGINNING;  
thence continue South 87°55'09" East a distance of 33.00 feet;  
thence North 01°07'37" East a distance of 11.64 feet;  
thence North 87°55'09" West a distance of 33.00 feet;  
thence South 01°07'37" West a distance of 11.64 feet to the TRUE POINT OF BEGINNING;

ALSO TOGETHER WITH The South 280 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.,

EXCEPT the West 143.5 feet thereof,

AND EXCEPT the South 40 feet thereof,

AND EXCEPT that portion of said premises lying East of the following line:

BEGINNING at the East 1/4 corner of said Section;  
thence North 87°55'03" West along the South line of the Northeast 1/4 of said Section 17, 345.83 feet;  
thence North 0°14'33" West 30.02 feet to the TRUE POINT OF BEGINNING;  
thence continue North 0°14'33" West, 250.20 feet to the North line of the South 280.00 feet of said subdivision and the terminus of said described line.

ALSO EXCEPT that portion thereof within Lot 1 of Short Plat No. MV-11-80, approved November 21, 1980, recorded November 21, 1980 in Volume 5 of Short Plats, page 6, under Auditor's File No. 8011210021.



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AND ALSO TOGETHER WITH that portion of the North 285.33 feet of the South 565.33 feet of the West 333.00 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.

TOGETHER WITH the North 285.33 feet of the South 565.33 feet of the East 15.00 feet of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M. lying Southerly and Westerly of the following described line:

BEGINNING at the Southeast corner of the Southeast 1/4 of the Northeast 1/4 (East 1/4 corner) of said Section 17, Township 34 North, Range 4 East, W.M.;

thence North 87°54'52" West (called North 87°55'03" West in previous description) along the South line of said subdivision for a distance of 345.83 feet;

thence North 0°14'22" West (called North 0°14'33" West in previous description) for a distance of 280.23 feet, more or less, to the North line of the South 280.00 feet of said subdivision (as measured parallel with and perpendicular to the South line) and being the TRUE POINT OF BEGINNING of said line;

thence continue North 0°14'22" West for a distance of 5.00 feet;

thence North 87°54'52" West for a distance of 137.21 feet;

thence North 1°07'34" East for a distance of 29.50 feet;

thence North 87°54'52" West for a distance of 118.50 feet;

thence North 1°07'34" East for a distance of 124.00 feet;

thence North 87°54'52" West for a distance of 72.35 feet, more or less, to the West line of the East 15.00 feet of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 (as measured parallel with and perpendicular to the East line) of said Section 17, Township 34 North, Range 4 East, W.M. and being the terminus of said line.

ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

All being situate in the City of Mount Vernon, County of Skagit, State of Washington.

Containing 78,668 sq ft 1.81 acres



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**Exhibit "E"**

**(Skagit County Assessor's Parcel No. P-25886)  
After Boundary Line Adjustment**

Parcel "M"

The North 285.33 feet of the South 565.33 feet of the West 333.00 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.

TOGETHER WITH the North 285.33 feet of the South 565.33 feet of the East 15.00 feet of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.

EXCEPT that portion thereof lying Southerly and Westerly of the following described line:

BEGINNING at the Southeast corner of the Southeast 1/4 of the Northeast 1/4 (East 1/4 corner) of said Section 17, Township 34 North, Range 4 East, W.M.;  
thence North 87°54'52" West (called North 87°55'03" West in previous description) along the South line of said subdivision for a distance of 345.83 feet;  
thence North 0°14'22" West (called North 0°14'33" West in previous description) for a distance of 280.23 feet, more or less, to the North line of the South 280.00 feet (as measured parallel with and perpendicular to the South line) and being the TRUE POINT OF BEGINNING of said line;  
thence continue North 0°14'22" West for a distance of 5.00 feet;  
thence North 87°54'52" West for a distance of 137.21 feet;  
thence North 1°07'34" East for a distance of 29.50 feet;  
thence North 87°54'52" West for a distance of 118.50 feet;  
thence North 1°07'34" East for a distance of 124.00 feet;  
thence North 87°54'52" West for a distance of 72.35 feet, more or less, to the West line of the East 15.00 feet of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 (as measured parallel with and perpendicular to the East line) of said Section 17, Township 34 North, Range 4 East, W.M. and being the terminus of said line.

ALSO TOGETHER WITH non-exclusive easements shown as Parcels "N" and "O" below:



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Parcel "N"

A non-exclusive easement for ingress, egress, drainage, utilities and signs over, under and upon the West 30.00 feet of the following described Parcel:

The East 98.50 feet of the West 143.50 feet of the North 250.00 feet of the South 280.00 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.

TOGETHER WITH the West 45.00 feet of the North 250.00 feet of the South 280.00 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.

TOGETHER WITH the East 15.00 feet of the North 250.00 feet of the South 280.00 feet of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.

EXCEPT that portion of said West 30 feet lying within Tract 1 of City of Mount Vernon Short Plat No. MV-11-80, approved November 21, 1980.

ALSO EXCEPT that portion of said West 30 feet lying within the right of way for College Way along the South line thereof.

Parcel "O"

A non-exclusive easement for ingress, egress, drainage, utilities and signs over, under and upon the North 30.00 feet of the South 391.50 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.,

EXCEPT the West 333.00 feet thereof,

AND EXCEPT the East 30.00 feet thereof.

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

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

Containing 83,072 sq ft 1.91 acres



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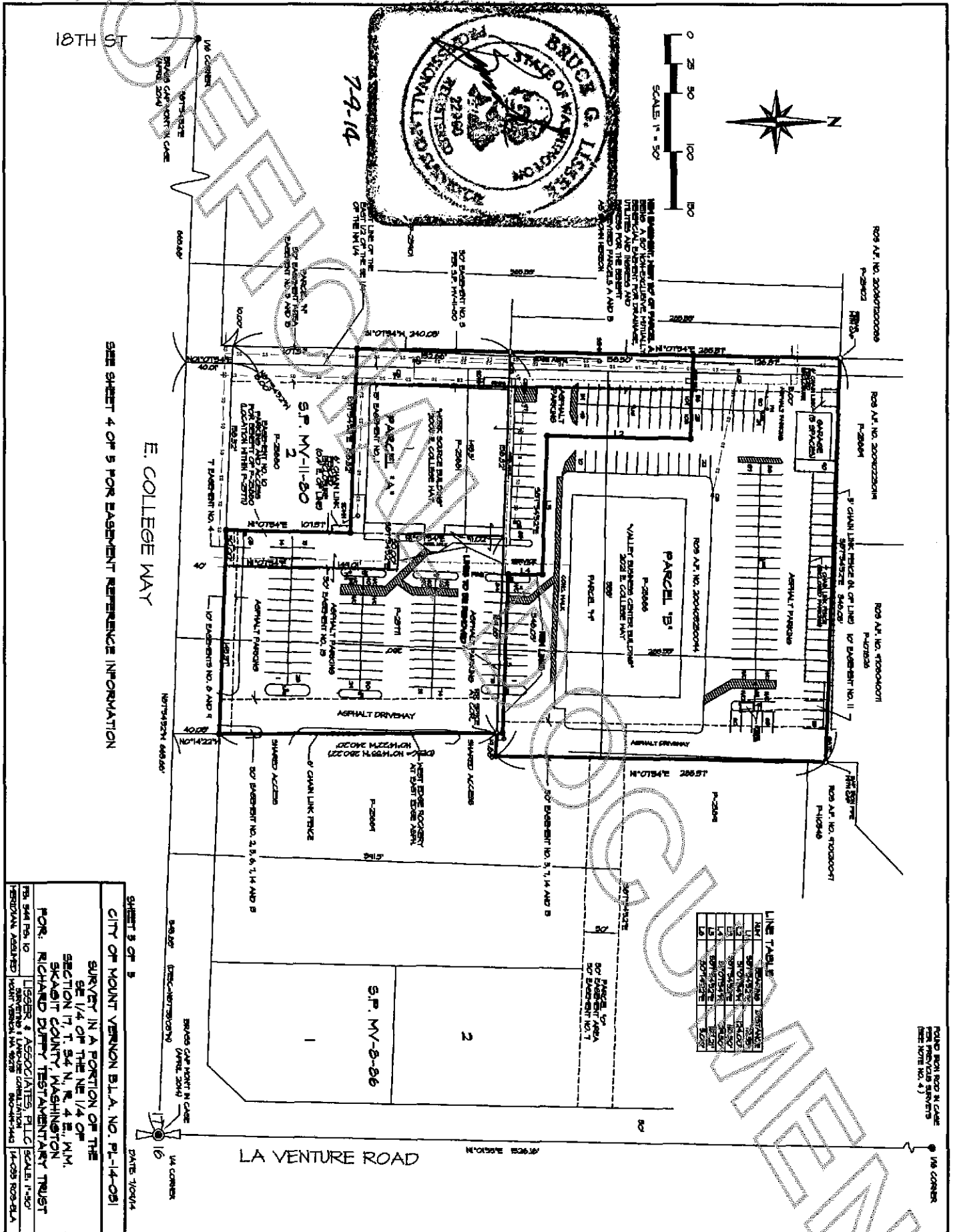
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# EXHIBIT "F"



SEE RECORDED SURVEY MAP FOR FULL SCALE  
A.F. No. 201407180015



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