



201409030018

Skagit County Auditor

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11 10:18AM

Return to:

David D. Lowell  
P.O. Box 1346  
Burlington, WA 98233

DOCUMENT TITLE:

Quit Claim Deed for Boundary Line Adjustment & Easement Agreement

GRANTOR:

Robert Lewis Ensley

GRANTEES:

Robert Lewis Ensley, along with Jeremy and Loretta Cox (husband and wife)

ABBREVIATED LEGAL DESCRIPTION:

Lots 1, 2 and 4 of Skagit County Short Plat #97-0016 located within a ptn of the NW ¼ of the NE ¼ of Sec 1, Twp. 34N, Rng. 04E, W.M.

ASSESSOR'S PARCEL/TAX ID NUMBERS:

P116681, P23265, and P23396

When Recorded Return to:  
David D. Lowell  
P.O. Box 1346  
Burlington, WA 98233

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

20143254  
SEP 03 2014

Amount Paid \$0  
Skagit Co. Treasurer  
By HLB Deputy

**QUIT CLAIM DEED (BOUNDARY LINE ADJUSTMENT) &  
EASEMENT AGREEMENT**

**Grantor: Robert Lewis Ensley**

**Grantees: Robert Lewis Ensley, along with Jeremy and Loretta Cox (husband and wife)**

**Abbreviated Legal Description: Lots 1, 2 and 3 of Skagit County Short Plat #97-0016  
located in a ptn of the NW ¼ of the NE ¼ of Sec 1, Twp. 34N, Rng. 04E, W.M.**

**Assessor's Parcel/Tax I.D. Numbers: P116681, P23265, and P23396**

THIS INDENTURE, made this 27<sup>th</sup> day of August, 2014, between  
Robert Lewis Ensley the Grantor and the Grantees Robert Lewis Ensley and Jeremy and Loretta  
Cox.

**RECITALS:**

- A. The Grantor is the owner of the property described as Lot 4 of Skagit County Short Plat #97-0016 recorded under Auditor's file number: 200004050059 bearing Skagit County Assessor's Parcel number: P116681, more particularly described in the attached **Exhibit A**.
- B. The Grantor is also the owner of property described as Lot 1 of Skagit County Short Plat #97-0016 recorded under Auditor's file number: 200004050059 bearing Skagit County Assessor's Parcel number: P23396.
- C. The Grantees own the property described as Lot 2 of Skagit County Short Plat #97-0016 recorded under Auditor's file number: 200004050059 bearing Skagit County Assessor's Parcel number: P23265, more particularly described in the attached **Exhibit B**.
- D. The parties wish to adjust the boundaries between Lots 2 and 4 of the aforementioned Skagit County Short Plat, with a portion of Lot 4, as described in the attached **Exhibit C**, being incorporated into the Grantee's property.



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- E. The descriptions of the new boundaries of Lots 2 and 4, as the result of this boundary line adjustment, are set forth in the attached **Exhibits D and E**.
- F. An exhibit map showing the adjusted boundaries of Lots 2 and 4 is attached as **Exhibit F**.
- G. The Grantor also wishes to convey a 20-foot wide easement for ingress, egress and utilities, across a portion of his property described as Lot 1 of Skagit County Short Plat 97-0016 to benefit the Grantees property with said Easement described in the attached **Exhibit G** and shown on the attached **Exhibit F**.

#### **EASEMENT AGREEMENT:**

IN CONSIDERATION of the foregoing and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

**Declaration of Easement.** The Grantor grants and conveys to the Grantees a non-exclusive 20-foot wide easement for ingress, egress and utilities, over, under and through a portion of Lot 1 to benefit Lot 2 of Skagit County Short Plat 97-0016 recorded under Auditor's file number: 200004050059, with said Easement described in the attached **Exhibit G** and shown on the attached **Exhibit F**.

**Maintenance.** The maintenance of the existing, and newly conveyed, 20-foot wide easement across Lot 1 shall be equally split among the owners of Lots 1 and 2. Maintenance as used within this agreement shall mean the work necessary to keep the easement area in a good and workmanlike manner and shall include the material and labor costs to complete said maintenance work. The Grantor shall have the discretion to determine when maintenance is needed and the methods by which maintenance work will be completed so long as he owns at least one of the lots subject to this easement.

**Hold Harmless.** The Grantor and Grantee shall hold each other harmless from any liability arising from this Agreement.

**Benefits and Burdens of this Easement.** The rights and obligations set forth with regard to this easement agreement shall insure to and be binding upon all the parties, their heirs, successors and assigns, and shall constitute an easement running with the land.



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CONVEYANCE:

THEREFORE, for and in consideration of the said boundary line adjustment, and for no monetary consideration, the grantor does hereby **QUIT CLAIM** to the grantee all of his 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 Line Adjustment is not for the purposes of creating an additional building lot.

This Boundary Line Adjustment is approved by Graa Roeder of the Skagit County Planning and Development Services Department, on this 3 day of Sept. 2014.

Graa Roeder (Skagit County Signature)

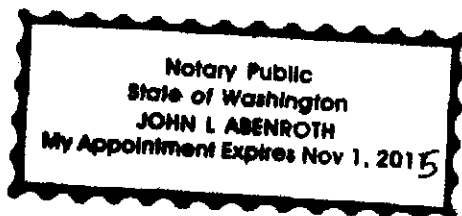
Dated this 27<sup>th</sup> day of August 2014

Robert L Ensley  
Robert Lewis Ensley

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that Robert Lewis Ensley is the person who signed this instrument, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 27 day of August, 2014.



[Signature]  
Notary Public  
Residing at Burlington  
My appointment expires 11/1/15



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# **Skagit Surveyors and Engineers**

806 Metcalf St. Sedro-Woolley, WA 98284  
360.855.2121 360.855.1658(f)  
www.sseconsultants.com

## **LEGAL DESCRIPTION FOR JEREMY COX OF LOT 4 BEFORE BOUNDARY LINE ADJUSTMENT**

August 11, 2014

Lot 4 of Short Plat #97-0016 as filed under Skagit County Auditor's  
File No. 200004050059 records of Skagit County, Washington;

Containing 5.57 Acres.

Situate in Skagit County, Washington.



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# **Skagit Surveyors and Engineers**

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## **LEGAL DESCRIPTION FOR JEREMY COX OF LOT 2 BEFORE BOUNDARY LINE ADJUSTMENT**

August 11, 2014

Lot 2 of Short Plat #97-0016 filed under Skagit County Auditor's File  
No. 200004050059.

Containing 5.00 Acres.

Situate in Skagit County, Washington.



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**LEGAL DESCRIPTION  
FOR  
JEREMY COX  
OF  
A PORTION OF LOT 4 TO BE AGGREGATED WITH LOT 2**

May 15, 2014

That portion of Lot 4 of Short Plat #97-0016 as recorded under AF#200004050059, records of Skagit County, Washington, described as follows:

Beginning at the northeast corner of said Lot 4; thence N 88°53'55"W along the north line of Lot 4, a distance of 495.94 feet; thence S 00°18'17"W along the southerly extension of the west line of Lot 2 of said Short Plat, a distance of 9.85 feet; thence S 80°42'34"W, a distance of 502.06 feet to a point on the east line of said Lot 4, which lies 81.36 feet from the northeast corner of Lot 4; thence N 00°18'17"E, a distance of 81.36 feet to the point of beginning of this description.

Containing 0.52 acres.



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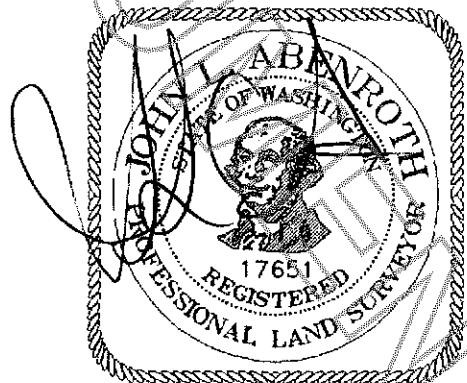
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# — Skagit Surveyors and Engineers —

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360.855.2121 360.855.1658(f)  
www.sseconsultants.com

## LEGAL DESCRIPTION FOR JEREMY COX OF LOT 2 AFTER BOUNDARY LINE ADJUSTMENT

May 15, 2014

Lot 2 of Short Plat #97-0016 filed under Skagit County Auditor's File No. 200004050059.

TOGETHER WITH that portion of Lot 4 of said Short Plat #97-0016 described as follows:

Beginning at the northeast corner of said Lot 4; thence N 88°53'55"W along the north line of Lot 4, a distance of 495.94 feet; thence S 00°18'17"W along the southerly extension of the west line of Lot 2 of said Short Plat, a distance of 9.85 feet; thence S 80°42'34"W, a distance of 502.06 feet to a point on the east line of said Lot 4, which lies 81.36 feet from the northeast corner of Lot 4; thence N 00°18'17"E, a distance of 81.36 feet to the point of beginning of this description.

AND TOGETHER WITH a twenty (20) foot wide easement for ingress, egress and utilities, over, under and through a portion of Lot 1 of said Short Plat #97-0016, the centerline of which is described as follows:

Commencing at the southeast corner of Lot 1 of said Short Plat; thence N 00°18'17"E along the east line of said Lot 1, a distance of 159.43 feet to the initial point of this centerline description said point being on a non-tangent curve concave to the northeast from which the radius point lies N 32°10'35"E, a distance of 330.00 feet; thence northwesterly along said curve through a central angle of 19°36'59", an arc distance of 112.98 feet; thence N 38°12'26"W, a distance of 57.60 feet to the point of curvature of a curve to the left having a radius of 285.00 feet; thence northwesterly along said curve through a central angle of 40°50'36", an arc distance of 203.16 feet to a point on the centerline the 20.00 foot wide access and utility easement to Lot 2 as shown on Short Plat #97-0016, thence continuing westerly and southerly along the centerline the 20 foot easement as shown on said Short Plat #97-0016 to its terminus.



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Exhibit D



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# **— Skagit Surveyors and Engineers —**

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360.855.2121 360.855.1658(f)  
www.sseconsultants.com

## **LEGAL DESCRIPTION FOR JEREMY COX OF LOT 4 AFTER BOUNDARY LINE ADJUSTMENT**

May 15, 2014

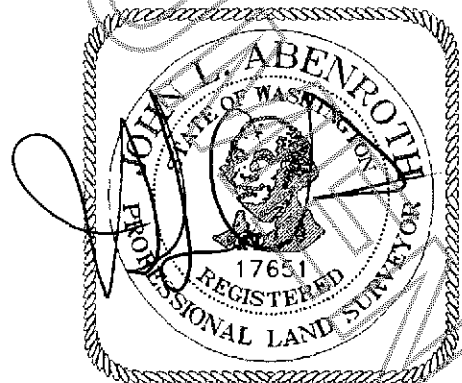
Lot 4 of Short Plat #97-0016 as filed under Skagit County Auditor's File No. 200004050059 records of Skagit County, Washington;

EXCEPT that portion described as:

Beginning at the northeast corner of said Lot 4; thence N 88°53'55"W along the north line of Lot 4, a distance of 495.94 feet; thence S 00°18'17"W along the southerly extension of the west line of Lot 2 of said Short Plat, a distance of 9.85 feet; thence S 80°42'34"W, a distance of 502.06 feet to a point on the east line of said Lot 4, which lies 81.36 feet from the northeast corner of Lot 4; thence N 00°18'17"E, a distance of 81.36 feet to the point of beginning of this description.

Containing 5.05 Acres.

Situate in Skagit County, Washington.



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Exhibit E



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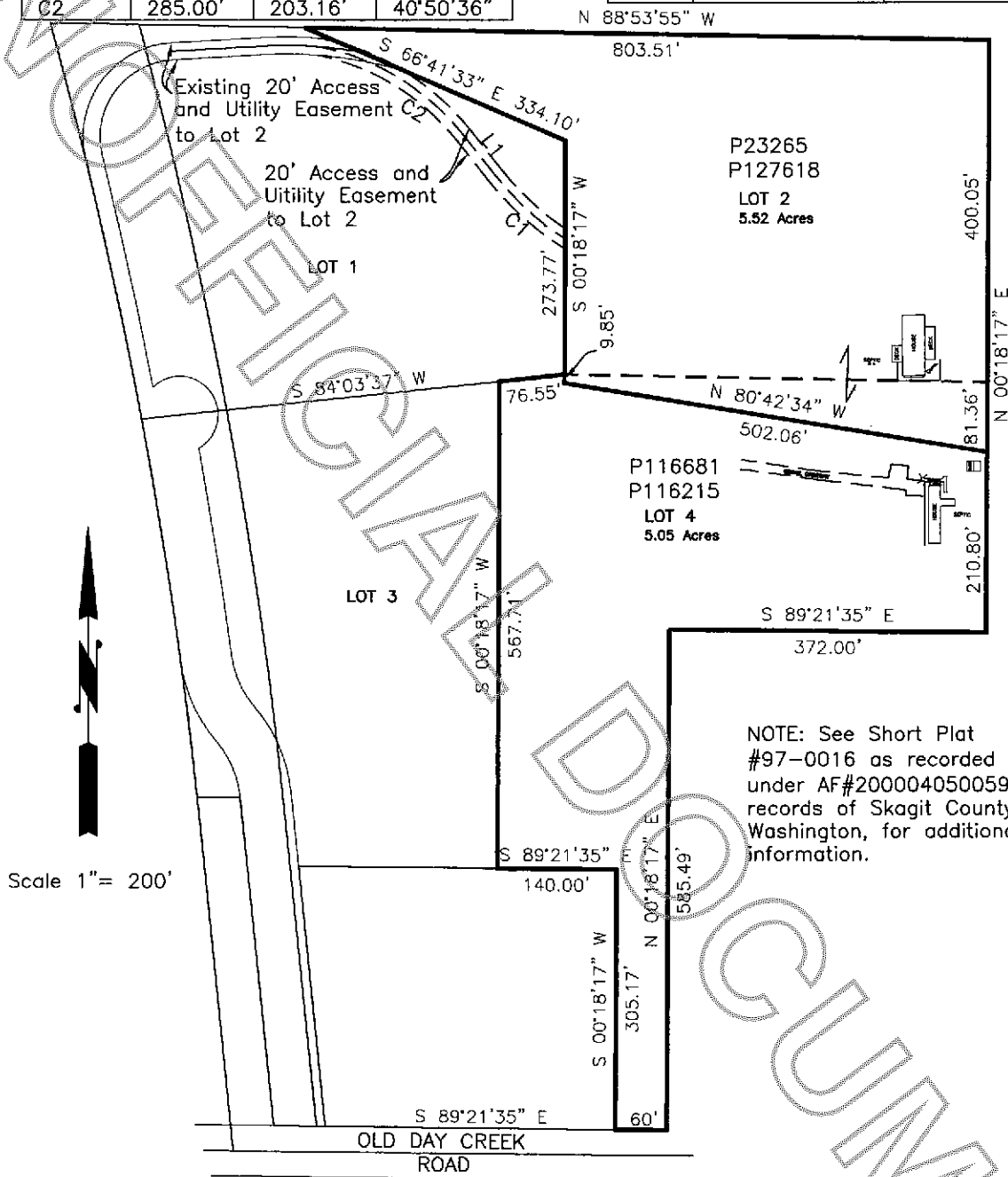
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CURVE	RADIUS	LENGTH	DELTA
C1	330.00'	112.98'	19°36'59"
C2	285.00'	203.16'	40°50'36"

LINE	BEARING	DISTANCE
L1	S 38°12'26" E	57.60'



Scale 1" = 200'

NOTE: See Short Plat #97-0016 as recorded under AF#200004050059, records of Skagit County, Washington, for additional information.

# AFTER BOUNDARY LINE ADJUSTMENT

Exhibit Map  
for  
JEREMY COX

SKAGIT SURVEYORS & ENGINEERS  
806 METCALF ST.  
SEDRO-WOOLLEY, WA 98284  
(360) 855-2121

Exhibit F



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# — Skagit Surveyors and Engineers —

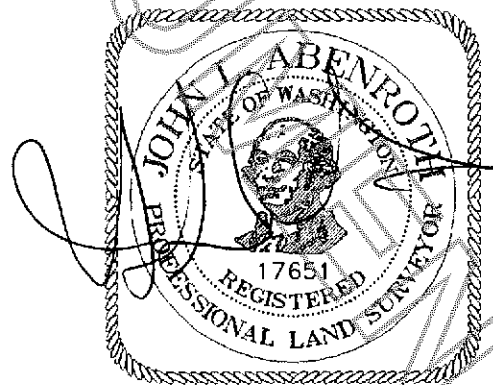
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**LEGAL DESCRIPTION  
FOR  
JEREMY COX  
OF  
EASEMENT OVER LOT 1 TO BE CONVEYED TO LOT 2**

May 15, 2014

A twenty (20) foot wide easement for ingress, egress and utilities, over, under and through a portion of Lot 1 of Short Plat #97-0016 filed under Skagit County Auditor's File No. 200004050059, the centerline of which is described as follows:

Commencing at the southeast corner of Lot 1 of said Short Plat; thence N 00°18'17"E along the east line of said Lot 1, a distance of 159.43 feet to the initial point of this centerline description said point being on a non-tangent curve concave to the northeast from which the radius point lies N 32°10'35"E, a distance of 330.00 feet; thence northwesterly along said curve through a central angle of 19°36'59", an arc distance of 112.98 feet; thence N 38°12'26"W, a distance of 57.60 feet to the point of curvature of a curve to the left having a radius of 285.00 feet; thence northwesterly along said curve through a central angle of 40°50'36", an arc distance of 203.16 feet to a point on the centerline the 20.00 foot wide access and utility easement to Lot 2 as shown on Short Plat #97-0016, and the terminal point of this centerline description.



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Exhibit G



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