



201409250065

Skagit County Auditor

\$81.00

9/25/2014 Page

1 of

10 3:03PM

Return to:

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

DOCUMENT TITLE: Quit Claim Deed for Boundary Line Adjustment

GRANTOR: Northwest Properties Arlington No. 3 LLC

GRANTEES: Laura Schmidt and Jennifer Francis-Schmidt (a married couple)



ABBREVIATED LEGAL DESCRIPTION: Ptn of SE 1/4 of the NE 1/4 of Sec 29, Twp.
34N, Rng. 04E, W.M. - aka Lots 12 and 11
Plat of Hillcrest Landing

ASSESSOR'S PARCEL/TAX ID NUMBERS: P131450 and P131449

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20143569

SEP 25 2014

Amount Paid \$ 
Skagit Co. Treasurer
By  Deputy

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

**QUIT CLAIM DEED
(BOUNDARY LINE ADJUSTMENT)**

Grantor: Northwest Properties Arlington No. 3 LLC

Grantees: Laura Schmidt and Jennifer Francis-Schmidt (a married couple)

Abbreviated Legal Description: Ptn of SE ¼ of the NE ¼ of Sec 29, Twp. 34N, Rng. 04E,
W.M. - aka Lots 12 and 11 Plat of Hillcrest Landing

Assessor Property Tax Parcels: P131450 and P131449

THIS INDENTURE, made this 25th day of September, 2014, between Northwest Properties Arlington No. 3 LLC, the Grantor; and Laura Schmidt and Jennifer Francis-Schmidt, the Grantees.

RECITALS:

- A. The Grantor is the owner of Lot 12 of the Plat of Hillcrest Landing recorded April 15, 2013, with Auditor's File Number: 201304150001; said property bearing Skagit County Assessor's Parcel number: P131450, and is more particularly described in the attached **Exhibit A**.
- B. The Grantees are the owners of Lot 11 of the Plat of Hillcrest Landing recorded April 15, 2013, with Auditor's File Number: 201304150001; said property bearing Skagit County Assessor's parcel number: P131449, and is more particularly described in the attached **Exhibit B**.
- C. The parties wish to adjust the boundaries between the said parcels, with a portion of the Grantors' property, as described in the attached **Exhibit C**, being incorporated into the Grantee's property.
- D. Contemporaneously with this document, the Grantor and Grantees are executing a separate boundary line adjustment concerning the parcels described herein, which is set forth in the instrument recorded under Skagit County Auditor's File No. 201409250064.
- E. The descriptions of the properties acquired from, and conveyed to, the Grantee as part of this instrument, and the Quit Claim Deed cross-referenced above within recital "D", are set forth in the attached **Exhibits C and D**, respectively.



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F. The descriptions of the new boundaries of both the Grantors' and Grantee's properties, as the result of this boundary line adjustment as well as the separate adjustment referenced above in recital "D", are set forth in the attached Exhibits E and F.

G. An exhibit map showing the adjusted boundaries of the two parcels is attached as Exhibit G.

CONVEYANCE:


THEREFORE, for and in consideration of the said boundary line adjustment, and for no monetary consideration, grantors do hereby **QUIT CLAIM** to the grantee all of their 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.

The above described property will be combined or aggregated with contiguous property owned by the Grantees. The Boundary Line Adjustment is hereby approved.


Public Works Director

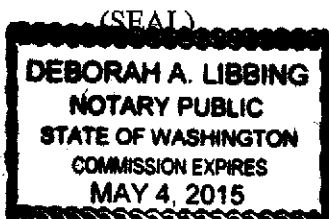
9/25/2014
Dated


Northwest Properties Arlington No. 3 LLC

STATE OF WASHINGTON }
COUNTY OF ~~SKAGIT~~ } ss.
Snohomish

I certify that I know or have satisfactory evidence that Joe McKenny is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Managing Member to be the free and voluntary act and deed of said Northwest Properties Arlington No. 3 LLC for the uses and purposes therein mentioned.

Given under my hand and official seal this 12 day of September, 2014.



Deborah A. Libbing
Notary Public
Residing at Marysville
My appointment expires 5-4-15



Skagit Surveyors and Engineers

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

LEGAL DESCRIPTION
FOR
LAURA AND JENNIFER SCHMIDT
OF
LOT 12
BEFORE BOUNDARY LINE ADJUSTMENT

September 9, 2014

Lot 12, Plat of Hillcrest Landing, as recorded on April 15, 2013,
under Auditor's File No. 201304150001, records of Skagit County,
Washington



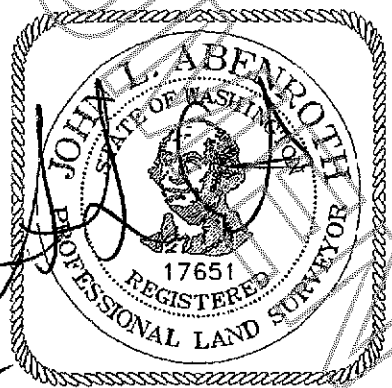
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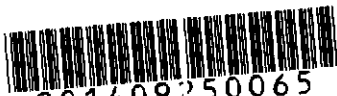
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LEGAL DESCRIPTION
FOR
LAURA AND JENNIFER SCHMIDT
OF
LOT 11
BEFORE BOUNDARY LINE ADJUSTMENT

September 9, 2014

Lot 11, Plat of Hillcrest Landing, as recorded on April 15, 2013,
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Washington



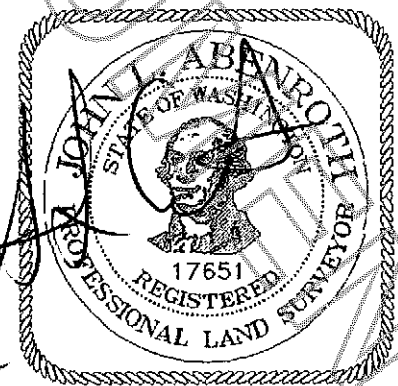
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— Skagit Surveyors and Engineers —

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LEGAL DESCRIPTION
FOR
LAURA AND JENNIFER SCHMIDT
OF

PARCEL TO BE CONVEYED FROM LOT 12 TO LOT 11
BEFORE BOUNDARY LINE ADJUSTMENT

September 9, 2014

That portion of Lot 12, Plat of Hillcrest Landing, as recorded on April 15, 2013, under Auditor's File No. 201304150001, records of Skagit County, Washington, described as follows:

Commencing at that certain point on the right of way line of Hillcrest Loop of said plat which is the corner common to Lots 11 and 12 of said plat; thence N 85°39'39" E along the line common to said Lots, a distance of 67.58 feet; thence S 62°12'23" E along the line common to said Lots, a distance of 4.84 feet to the point of beginning of this description; thence N 87°43'03" E a distance of 11.84 feet; thence S 57°09'56" E a distance of 67.53 feet to the most easterly corner common to said Lots; thence N 62°12'23" W along the line common to said Lots a distance of 77.51 feet to the point of beginning of this description.



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LEGAL DESCRIPTION

FOR

LAURA AND JENNIFER SCHMIDT

OF

PARCEL TO BE CONVEYED FROM LOT 11 TO LOT 12

BEFORE BOUNDARY LINE ADJUSTMENT

September 9, 2014

That portion of Lot 11, Plat of Hillcrest Landing, as recorded on April 15, 2013, under Auditor's File No. 201304150001, records of Skagit County, Washington, described as follows:

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— Skagit Surveyors and Engineers —

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LEGAL DESCRIPTION
FOR
LAURA AND JENNIFER SCHMIDT
OF
LOT 12

AFTER BOUNDARY LINE ADJUSTMENT

September 9, 2014

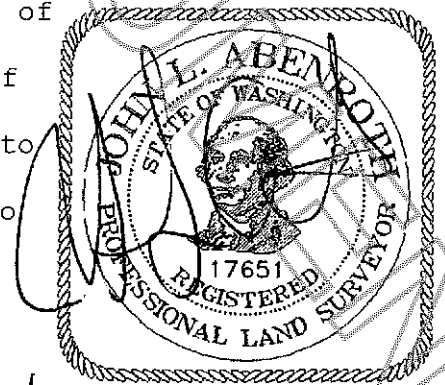
Lot 12, Plat of Hillcrest Landing, as recorded on April 15, 2013, under Auditor's File No. 201304150001, records of Skagit County, Washington;

TOGETHER WITH That portion of Lot 11, Plat of Hillcrest Landing, as recorded on April 15, 2013, under Auditor's File No. 201304150001, records of Skagit County, Washington, described as follows:

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EXCEPT that portion of Lot 12, Plat of Hillcrest Landing, as recorded on April 15, 2013, under Auditor's File No. 201304150001, records of Skagit County, Washington, described as follows:

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9/9/14

— Skagit Surveyors and Engineers —

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LEGAL DESCRIPTION
FOR
LAURA AND JENNIFER SCHMIDT
OF
LOT 11

AFTER BOUNDARY LINE ADJUSTMENT

September 9, 2014

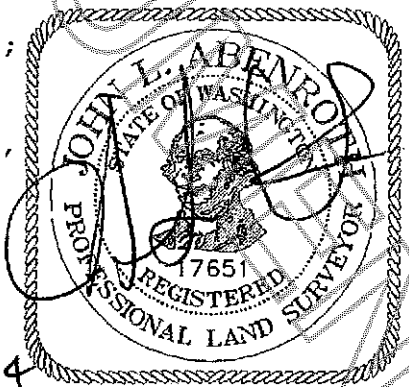
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Exhibit F

Hillcrest Loop

Skagit Surveyors and Engineers

806 Metcalf St., Sedro-Woolley, WA 98284

360.855.2121

PLSS\JCarlson\293404ES\Draw\214062-Schmidt_BLA.dwg, 214062-BLA-After, 9/9/2014 5:47:14 PM

Boundary Line Adjustment
BETWEEN LOTS 11 AND 12 PLAT OF HILLCREST LANDING
for
Laura and Jennifer Schmidt
After Adjustment

JN 214062
09SEP14

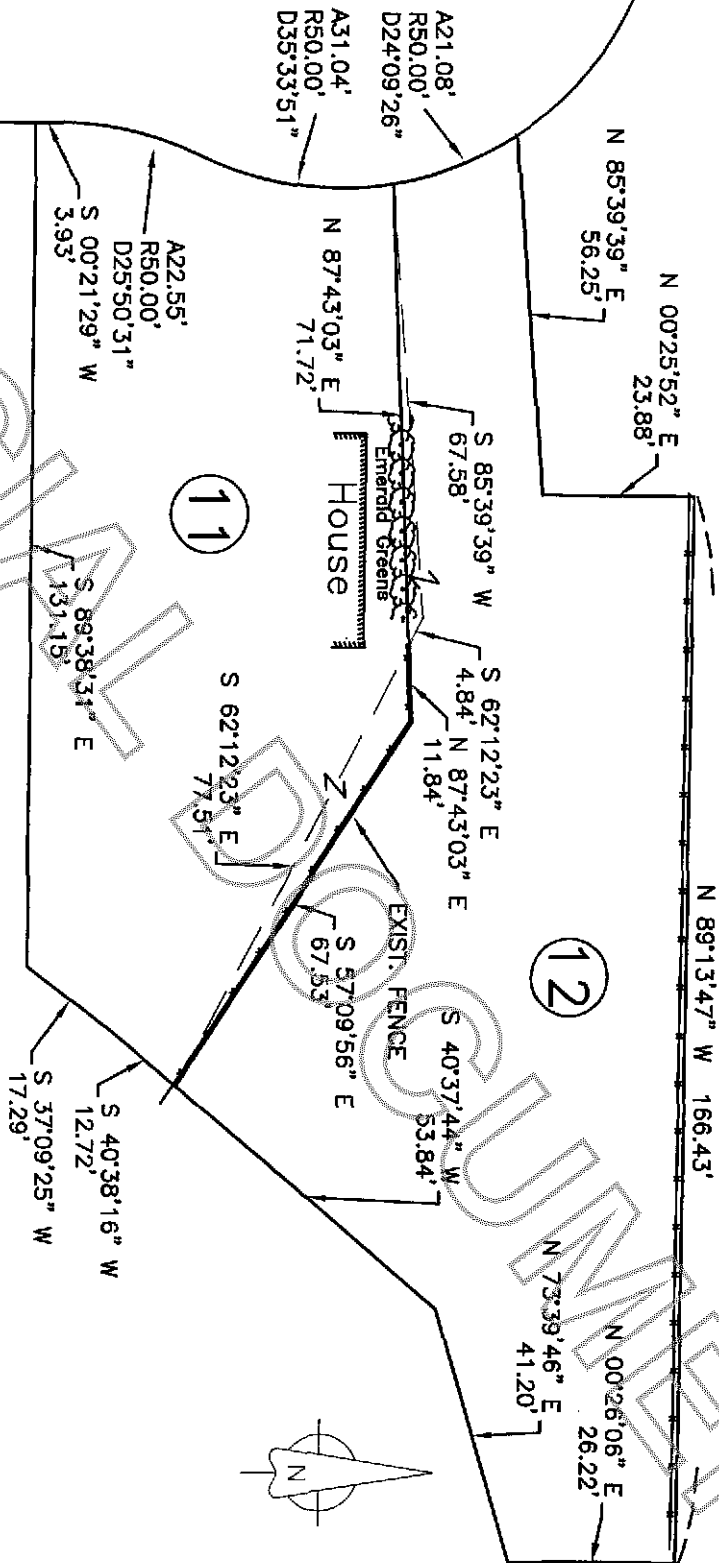
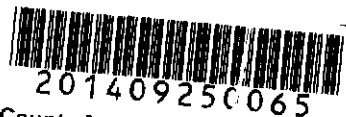


Exhibit G



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