



201503020042

Skagit County Auditor

\$86.00

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15 10:29AM

When recorded return to:

Craig Sjostrom  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

**Quitclaim Deed**  
(Boundary Line Adjustment)

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2015634

MAR 02 2015

Amount Paid \$  
Skagit Co. Treasurer  
By *MW* Deputy

Grantor: Robert G. Pass & Jean A. Pass, h/w

Grantee: Nicholas Mahaffey

Legal Description: Ptn Govt. Lot 1, 3-35N-3EWM

Assessor's Property Tax Parcel or Account No.: P33717; P33734; P129964

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE, is made this 5<sup>TH</sup> day of FEBRUARY, 2015, between Robert G. Pass and Jean A. Pass, h/w, Grantors, and Nicholas Mahaffey, an unmarried person, Grantee.

**Recitals**

- a. Grantors are the owners of the property bearing Skagit County Assessor's parcel nos. P33717 and P129964, described in the attached Exhibit B.
- b. Grantees is the owner of the property bearing Skagit County Assessor's parcel no. P33734, described in the attached Exhibit A.
- c. The parties wish to adjust the boundaries between the two parcels, with a portion of Grantor's property, described in the attached Exhibit D, being combined with Grantee's property.
- d. The adjusted description of Grantor's parcels P33717 and P129964 is attached hereto as Exhibit F.
- e. The adjusted description of Grantee's parcel P33734 is attached hereto as Exhibit E.

f. A diagram showing the adjustment is attached hereto 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 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 D.

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

DATED: FEB 5, 2015.

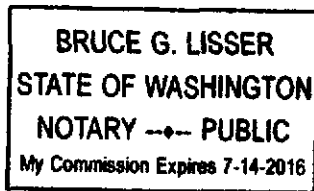
*Robert G. Pass*  
ROBERT G. PASS

*Jean A. Pass*  
JEAN A. PASS

STATE OF WASHINGTON )  
(ss.  
COUNTY OF SKAGIT )

On this 5<sup>th</sup> day of FEBRUARY, 2015, before me personally appeared Robert G. Pass, to me known to be one of the persons who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

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



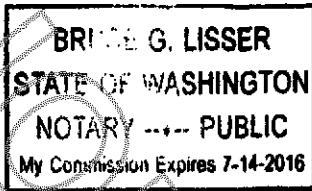
*Bruce G. Lisser*  
NOTARY PUBLIC in and for the State of Washington,  
residing at *Maro [illegible]*.  
My commission expires: 7-14-16  
Name: *Bruce G. Lisser*


STATE OF WASHINGTON )  
(ss.  
COUNTY OF SKAGIT )

On this 5<sup>th</sup> day of FEBRUARY, 2015, before me personally appeared Jean A. Pass, to me known to be one of the persons who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

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






  
NOTARY PUBLIC in and for the State of Washington,  
residing at 714 10th Street, Walla Walla  
My commission expires: 7-14-16  
Name: Bruce G. Lisser

APPROVED:

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

By:   
Senior Planner  
(Name & Title)



**Exhibit "A"**

**Nicholas Mahaffey Parcel  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel No. P-33734)**

That portion of Government Lot 1 in Section 3, Township 35 North, Range 3 East, W.M., described as follows:

BEGINNING at the point of intersection of the West line of said Government Lot 1 and the centerline of the Samish River,  
thence South 418.44 feet to the Southwest corner of said Government Lot;  
thence East along the South line of said Government Lot 483.44 feet to a stake at the Southeast corner of those premises conveyed to John B. Connell by deed dated November 3, 1892, filed November 25, 1892, as Auditor's File No. 10864 and recorded in Volume 27 of Deeds at page 227;  
thence North 3° West, 254.52 feet;  
thence North 14° West, 353.76 feet to the centerline of the North Samish River;  
thence Westerly following said centerline to the POINT OF BEGINNING;

EXCEPT road and ditch rights-of-way,

AND EXCEPT that portion thereof lying South of the Bow Cemetery Road, as said road was located and established on February 28, 1968.

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

Situate in the County of Skagit, State of Washington.



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**Exhibit "B"**

**Robert G. Pass and Jean A. Pass, Husband and Wife  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel No. P-33717 and P-129964)**

Parcel "A"

That portion of Government Lot 1, Section 3, Township 35 North, Range 3 East of the W.M., described as follows:

BEGINNING at a point on the South line of said Lot 1, which is 483.78 feet East of the Southwest corner thereof, said point being the Southeast corner of a tract conveyed November 3, 1892, to John B. Connell by deed recorded in Volume 27 of Deeds, page 227, records of Skagit County, Washington;  
thence East along the South line of said Lot 1 a distance of 561 feet;  
thence North 12° East to the North Samish River;  
thence Westerly along the river to the Easterly line of said Connell Tract;  
thence along said Easterly line South 14° East to a point, which is North 03° West a distance of 245.5 feet from the POINT OF BEGINNING;  
thence South 03° East a distance of 245.5 feet, more or less, to the POINT OF BEGINNING;

EXCEPT that portion lying South of Bow Cemetery Road;

ALSO EXCEPT Bow Cemetery Road.

Parcel "B"

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 3, Township 35 North, Range 3 East of W.M., lying Northerly of the Northerly right-of-way line of the County Road known as Bow Cemetery Road and lying Westerly of the following described line:

BEGINNING at a point on the North line of said Southeast 1/4 of the Northeast 1/4, said point also being the Southeast corner of a tract conveyed to Saraphine E. Trotter, by deed dated August 27, 1904, filed August 31, 1904, under Auditor's File No. 49273 and recorded in Volume 57 of Deeds, page 615, which point is 1,052.7 feet, more or less, from the Northwest corner of the Southeast 1/4 of the Northeast 1/4;  
thence South 12° West to the Northerly right-of-way line of Bow Cemetery Road and the terminus of this line description.

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

All of the above situate in the County of Skagit, State of Washington.



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**Exhibit "D"**

**Portion of Robert G. Pass and Jean A. Pass, Husband and Wife Parcel No. P-33717  
to be Boundary Line Adjusted to  
Nicholas Mahaffey Parcel No. P-33734**

That portion of Government Lot 1, Section 3, Township 35 North, Range 3 East, W.M., described as follows:

BEGINNING at the Southwest corner of said Government Lot 1 as shown on that certain Record of Survey map recorded under Skagit County Auditor's File No. 200606210074;  
thence North 89°14'13" East (called East on previous deeds) for a distance of 483.78 feet, more or less, (also shown as 483.44 on Mahaffey deed), being the Southeast corner of a tract conveyed to John B. Connell by deed recorded in Volume 27 of Deeds, page 227;  
thence North 3°45'47" West (called North 3° West on previous deeds) for a distance of 90.70 feet, more or less, to a point on the Northeasterly right-of-way margin of Bow Cemetery Road;  
thence North 69°16'23" West along said Northeasterly right-of-way margin for a distance of 21.18 feet to an existing fence line, as it existed in June 2008;  
thence North 2°40'09" East along said fence for a distance of 24.18 feet to an angle point in said fence;  
thence North 1°09'59" West for a distance of 168.21 feet, more or less, to the Westerly line of that certain parcel described on Statutory Warranty deed to Robert and Jean Pass, husband and wife, recorded under Skagit County Auditor's File No. 877134, and being the TRUE POINT OF BEGINNING;  
thence continue North 1°09'59" West along said fence line for a distance of 122.16 feet to an angle point in said fence line;  
thence North 1°31'03" West along said fence line or fence line extended for a distance of 229 feet, more or less, to the centerline of the North Samish River;  
thence South 85°56'33" West along the center of said North Samish River as it existed in June 2008, for a distance of 82.63 feet, more or less, to the Westerly line of said Pass parcel at a point bearing North 14°45'47" West from the TRUE POINT OF BEGINNING;  
thence South 14°45'47" East (called South 14° East on previous deeds) for a distance of 357 feet, more or less, 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 County of Skagit, State of Washington.

Containing 14,578+/- sq ft

This Boundary Line Adjustment is not for the purpose of creating an additional building lot.



The above described parcels will be combined or aggregated with contiguous property to the west (P-33734) owned by Nicholas Mahaffey.

**APPROVED**

Reviewed and approved in accordance with Skagit County Code, Chapter 14.18.700

Skagit County

By: Arac Borden  
Title: Senior Planner

Date: 2/26/2015



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**Exhibit "E"**

**Nicholas Mahaffey Parcel  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel No. P-33734)**

That portion of Government Lot 1 in Section 3, Township 35 North, Range 3 East, W.M., described as follows:

BEGINNING at the point of intersection of the West line of said Government Lot 1 and the centerline of the Samish River;  
thence South 418.44 feet to the Southwest corner of said Government Lot;  
thence East along the South line of said Government Lot 483.44 feet to a stake at the Southeast corner of those premises conveyed to John B. Connell by deed dated November 3, 1892, filed November 25, 1892, as Auditor's File No. 10864 and recorded in Volume 27 of Deeds at page 227;  
thence North 3° West, 254.52 feet;  
thence North 14° West, 353.76 feet to the centerline of the North Samish River;  
thence Westerly following said centerline to the POINT OF BEGINNING;

TOGETHER WITH that portion of Government Lot 1, Section 3, Township 35 North, Range 3 East, W.M., described as follows:

BEGINNING at the Southwest corner of said Government Lot 1 as shown on that certain Record of Survey map recorded under Skagit County Auditor's File No. 200606210074;  
thence North 89°14'13" East (called East on previous deeds) for a distance of 483.78 feet, more or less, (also shown as 483.44 on Mahaffey deed), being the Southeast corner of a tract conveyed to John B. Connell by deed recorded in Volume 27 of Deeds, page 227;  
thence North 3°45'47" West (called North 3° West on previous deeds) for a distance of 90.70 feet, more or less, to a point on the Northeasterly right-of-way margin of Bow Cemetery Road;  
thence North 69°16'23" West along said Northeasterly right-of-way margin for a distance of 21.18 feet to an existing fence line, as it existed in June 2008;  
thence North 2°40'09" East along said fence for a distance of 24.18 feet to an angle point in said fence;  
thence North 1°09'59" West for a distance of 168.21 feet, more or less, to the Westerly line of that certain parcel described on Statutory Warranty deed to Robert and Jean Pass, husband and wife, recorded under Skagit County Auditor's File No. 877134, and being the TRUE POINT OF BEGINNING;  
thence continue North 1°09'59" West along said fence line for a distance of 122.16 feet to an angle point in said fence line;  
thence North 1°31'03" West along said fence line or fence line extended for a distance of 229 feet, more or less, to the centerline of the North Samish River;  
thence South 85°56'33" West along the center of said North Samish River as it existed in June 2008, for a distance of 82.63 feet, more or less, to the Westerly



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line of said Pass parcel at a point bearing North 14°45'47" West from the TRUE POINT OF BEGINNING;  
thence South 14°45'47" East (called South 14° East on previous deeds) for a distance of 357 feet, more or less, to the TRUE POINT OF BEGINNING.

EXCEPT road and ditch rights-of-way,

AND EXCEPT that portion thereof lying South of the Bow Cemetery Road, as said road was located and established on February 28, 1968.

AND ALSO EXCEPT that portion of Government Lot 1, Section 3, Township 35 North, Range 3 East, W.M., described as follows:

BEGINNING at the Southwest corner of said Government Lot 1 as shown on that certain Record of Survey map recorded under Skagit County Auditor's File No. 200606210074;  
thence North 89°14'13" East (called East on previous deeds) for a distance of 483.78 feet, more or less, (also shown as 483.44 on Mahaffey deed), being the Southeast corner of a tract conveyed to John B. Connell by deed recorded in Volume 27 of Deeds, page 227;  
thence North 3°45'47" West (called North 3° West on previous deeds) for a distance of 90.70 feet, more or less, to a point on the Northeasterly right-of-way margin of Bow Cemetery Road and being the TRUE POINT OF BEGINNING;  
thence North 69°16'23" West along said Northeasterly right-of-way margin for a distance of 21.18 feet to an existing fence line, as it existed in June 2008;  
thence North 2°40'09" East along said fence for a distance of 24.18 feet to an angle point in said fence;  
thence North 1°09'59" West for a distance of 168.21 feet, more or less, to the Westerly line of that certain parcel described on Statutory Warranty deed to Robert and Jean Pass, husband and wife, recorded under Skagit County Auditor's File No. 877134;  
thence South 14°45'47" East (called South 14° East on previous deed) along said Westerly line for a distance of 46.88 feet, more or less, to a point bearing North 3°45'47" West from the TRUE POINT OF BEGINNING;  
thence South 3°45'47" East (called South 3° East on previous deeds) along said Westerly line for a distance of 154.82 feet, more or less, to the TRUE POINT OF BEGINNING.

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

All situate in the County of Skagit, State of Washington.



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**Exhibit "F"**

**Robert G. Pass and Jean A. Pass, Husband and Wife, Parcel  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel No. P-33717 and P-129964)**

Parcel "A"

That portion of Government Lot 1, Section 3, Township 35 North, Range 3 East of the W.M., described as follows:

BEGINNING at a point on the South line of said Lot 1, which is 483.78 feet East of the Southwest corner thereof, said point being the Southeast corner of a tract conveyed November 3, 1892, to John B. Connell by deed recorded in Volume 27 of Deeds, page 227, records of Skagit County, Washington;  
thence East along the South line of said Lot 1 a distance of 561 feet;  
thence North 12° East to the North Samish River;  
thence Westerly along the river to the Easterly line of said Connell Tract;  
thence along said Easterly line South 14° East to a point, which is North 03° West a distance of 245.5 feet from the POINT OF BEGINNING;  
thence South 03° East a distance of 245.5 feet, more or less, to the POINT OF BEGINNING;

TOGETHER WITH that portion of Government Lot 1, Section 3, Township 35 North, Range 3 East, W.M., described as follows:

BEGINNING at the Southwest corner of said Government Lot 1 as shown on that certain Record of Survey map recorded under Skagit County Auditor's File No. 200606210074;  
thence North 89°14'13" East (called East on previous deeds) for a distance of 483.78 feet, more or less, (also shown as 483.44 on Mahaffey deed), being the Southeast corner of a tract conveyed to John B. Connell by deed recorded in Volume 27 of Deeds, page 227;  
thence North 3°45'47" West (called North 3° West on previous deeds) for a distance of 90.70 feet, more or less, to a point on the Northeasterly right-of-way margin of Bow Cemetery Road and being the TRUE POINT OF BEGINNING;  
thence North 69°16'23" West along said Northeasterly right-of-way margin for a distance of 21.18 feet to an existing fence line, as it existed in June 2008;  
thence North 2°40'09" East along said fence for a distance of 24.18 feet to an angle point in said fence;  
thence North 1°09'59" West for a distance of 168.21 feet, more or less, to the Westerly line of that certain parcel described on Statutory Warranty deed to Robert and Jean Pass, husband and wife, recorded under Skagit County Auditor's File No. 877134;  
thence South 14°45'47" East (called South 14° East on previous deed) along said Westerly line for a distance of 46.88 feet, more or less, to a point bearing North 3°45'47" West from the TRUE POINT OF BEGINNING;



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thence South 3°45'47" East (called South 3° East on previous deeds) along said Westerly line for a distance of 154.82 feet, more or less, to the TRUE POINT OF BEGINNING.

EXCEPT that portion lying South of Bow Cemetery Road;

AND EXCEPT Bow Cemetery Road.

AND ALSO EXCEPT that portion of Government Lot 1, Section 3, Township 35 North, Range 3 East, W.M., described as follows:

BEGINNING at the Southwest corner of said Government Lot 1 as shown on that certain Record of Survey map recorded under Skagit County Auditor's File No. 200606210074;  
thence North 89°14'13" East (called East on previous deeds) for a distance of 483.78 feet, more or less, (also shown as 483.44 on Mahaffey deed), being the Southeast corner of a tract conveyed to John B. Connell by deed recorded in Volume 27 of Deeds, page 227;  
thence North 3°45'47" West (called North 3° West on previous deeds) for a distance of 90.70 feet, more or less, to a point on the Northeasterly right-of-way margin of Bow Cemetery Road;  
thence North 69°16'23" West along said Northeasterly right-of-way margin for a distance of 21.18 feet to an existing fence line, as it existed in June 2008;  
thence North 2°40'09" East along said fence for a distance of 24.18 feet to an angle point in said fence;  
thence North 1°09'59" West for a distance of 168.21 feet, more or less, to the Westerly line of that certain parcel described on Statutory Warranty deed to Robert and Jean Pass, husband and wife, recorded under Skagit County Auditor's File No. 877134, and being the TRUE POINT OF BEGINNING;  
thence continue North 1°09'59" West along said fence line for a distance of 122.16 feet to an angle point in said fence line;  
thence North 1°31'03" West along said fence line or fence line extended for a distance of 229 feet, more or less, to the centerline of the North Samish River;  
thence South 85°56'33" West along the center of said North Samish River as it existed in June 2008, for a distance of 82.63 feet, more or less, to the Westerly line of said Pass parcel at a point bearing North 14°45'47" West from the TRUE POINT OF BEGINNING;  
thence South 14°45'47" East (called South 14° East on previous deeds) for a distance of 357 feet, more or less, to the TRUE POINT OF BEGINNING.

Parcel "B"

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 3, Township 35 North, Range 3 East of W.M., lying Northerly of the Northerly right-of-way line of the County Road known as Bow Cemetery Road and lying Westerly of the following described line:

BEGINNING at a point on the North line of said Southeast 1/4 of the Northeast 1/4, said point also being the Southeast corner of a tract conveyed to Saraphine E. Trottier, by deed dated August



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27, 1904, filed August 31, 1904, under Auditor's File No. 49273 and recorded in Volume 57 of Deeds, page 615, which point is 1,052.7 feet, more or less, from the Northwest corner of the Southeast 1/4 of the Northeast 1/4; thence South 12° West to the Northerly right-of-way line of Bow Cemetery Road and the terminus of this line description.

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

All of the above situate in the County of Skagit, State of Washington.



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EXHIBIT "G"

GOVERNMENT LOT 1

CENTER STREAM CHANNEL  
(N. SAMISH RIVER)  
LOCATED JUNE 2008

PASS TO MAHAFFEY  
0.31 Acres  
14578 +/- sq.ft.

EDGE OF WATER  
LOCATED JUNE 2008

FENCE LINE LOCATED  
JUNE 2008, TO BE THE  
NEW PROPERTY LINE

P-33784

P-33717

MAHAFFEY  
TO PASS  
0.1 Acres  
2453 +/- sq.ft.

STRUCTURES AS THEY  
EXISTED IN JUNE 2008

WIRE  
FENCE

N2°42'04"E

100.00'

N89°16'25"W

1328.45'

N89°14'13"E

483.78'

(HELD PASS DISTANCE)

N89°14'13"E

(DESC. = EAST)

1328.45'

ROS A.F. NO. 200606210074

FOUND R/L  
REBAR AT PI

UTILITY

P-129964

SE CORNER  
GOV'T. LOT 1

BRASS CAPPED  
MONT. IN CASE  
(2007)

BRASS CAPPED  
MONT. IN CASE  
(2007)

BRASS CAPPED  
MONT. IN CASE  
(2007)

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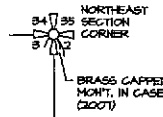
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(2007)

BRASS CAPPED  
MONT. IN CASE  
(2007)

BRASS CAPPED  
MONT. IN CASE  
(2007)



*AFTER*



HORIZONTAL: 1"=100'  
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LISSER & ASSOCIATES, PLLC  
SURVEYING & LAND USE CONSULTATION  
320 MILWAUKEE STREET  
MOUNT VERNON, WA 98273

SURVEY IN A PORTION OF GOV'T LOT 1  
SECTION 3, T. 35 N., R 3 E. W.M.  
SKAGIT COUNTY, WASHINGTON  
FOR: ROBERT AND JEAN PASS  
NICHOLAS MAHAFFEY  
DATE: 01/22/15

JOB NO.: OT-108



EXHIBIT "G"

GOVERNMENT LOT I

NORTHEAST SECTION CORNER  
BRASS CAPPED MONT. IN CASE (2007)

CENTER STREAM CHANNEL (N. SAMISH RIVER)  
LOCATED JUNE 2008

$S65^{\circ}56'53''W$   
82.63 +/-

PASS TO MAHAFFEY  
0.3 Acres.  
14,578 +/- Sq.ft.

EDGE OF WATER  
LOCATED JUNE 2008



FENCE LINE LOCATED  
JUNE 2008, TO BE THE  
NEW PROPERTY LINE

P-33734

P-33717

MAHAFFEY TO PASS  
0.1 Acres.  
2,453 +/- Sq.ft.

STRUCTURES AS THEY  
EXISTED IN JUNE 2008

WIRE FENCE

BARN

SHED

DECK

HOUSE

CONC. PAD

SPLIT RAIL FENCE

SW CORNER GOVT. LOT I

$N89^{\circ}14'13''E$   
483.78'  
(HELD PASS DISTANCE)

$N89^{\circ}14'13''E$  (DESC. = EAST)  
1328.45'

ROS A.F. NO. 200606210074

P-129964

1170.21' (MEAS. 1208.25')

2470.44'

$N0^{\circ}00'00''E$

ROAD

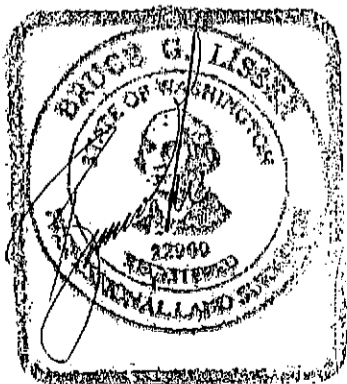
36.04'

MORLINE

SE CORNER GOVT. LOT I

BRASS CAPPED MONT. IN CASE (2007)

EAST 1/4 CORNER



1-22-15



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HORIZONTAL: 1"=100'

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LISSER & ASSOCIATES, PLLC  
SURVEYING & LAND USE CONSULTATION  
320 MILWAUKEE STREET  
MOUNT VERNON, WA 98273

SURVEY IN A PORTION OF GOV'T LOT I  
SECTION 3, T. 35 N., R 3 E. W.M.  
SKAGIT COUNTY, WASHINGTON  
FOR: ROBERT AND JEAN PASS  
NICHOLAS MAHAFFEY

DATE: 01/22/15

JOB NO.: 07-108