



201504070058

**AFTER RECORDING MAIL TO:**

Steven J. Morris  
11455 Whistle Lake Road  
Anacortes, WA 98221

Skagit County Auditor \$79.00  
4/7/2015 Page 1 of 8 11:13AM

Filed for Record at Request of  
**Steven J. Morris**

**QUIT CLAIM DEED**

*Land Title and Escrow*

**THE GRANTOR RENTAL PROPERTIES N.W., LLC, A WASHINGTON LIMITED LIABILITY COMPANY** for and in consideration of **Boundary Line Adjustment 458-61A-109(2)(b)** grants and conveys to the Grantee(s) **STEVEN J. MORRIS AND NICKI MARIE MORRIS, HUSBAND AND WIFE** the following described real estate, situated in the County of **Skagit**, State of **Washington**, together with all after acquired title of the Grantor(s) therein:

24-35-1 NE SE M-20536  
ACCOMMODATION RECORDING

See EXHIBIT "A" – Description BEFORE Boundary Line Adjustment  
See EXHIBIT "B" – Property to be CONVEYED  
See EXHIBIT "C" – Description AFTER Boundary Line Adjustment

Tax Parcel Number(s): (P31878) 350124-0-098-0102 and (P31884) 350124-0-104-0013

**The herein described property will be combined or aggregated with contiguous property owned by the parties. This boundary adjustment is not for the purposes of creating an additional building lot.**

**This deed is executed to convey the subject property of that Boundary Line Adjustment Survey recorded July 30, 2012, under Skagit County Auditor's File No. 201207300207.**

**Dated:** April 6, 2015

  
\_\_\_\_\_  
Steven J. Morris, Co-Manager of  
Rental Properties N.W., LLC

  
\_\_\_\_\_  
Nicki M. Morris, Co-Manager of  
Rental Properties N.W., LLC

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20151080  
APR 07 2015

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

UNRECORDED INSTRUMENT

STATE Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory Steven J. Morris  
the person who appeared  
me. and said person acknowledged he signed this instrument, on oath He is  
authorized to execute the instrument Co-Manager  
of Rental Properties N.W., LLC  
to be the free and voluntary act of such party for the uses and purposes mentioned in this  
instrument.

Dated 4/6/2015



Jennifer J. Lind  
Notary Public in and for the Washington  
Residing Bow  
My appointment 10/01/2018

STATE Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory Nicki M. Morris  
the person who appeared  
me. and said person acknowledged he signed this instrument, on oath She is  
authorized to execute the instrument Co-Manager  
of Rental Properties N.W., LLC  
to be the free and voluntary act of such party for the uses and purposes mentioned in this  
instrument.

Dated 4/6/2015



Jennifer J. Lind  
Notary Public in and for the Washington  
Residing Bow  
My appointment 10/01/2018

EXHIBIT "A" - Description BEFORE Boundary Line Adjustment

PARCEL A

The North 108.25 feet and the East 30.00 feet of that portion of the Northeast 1/4 of the Southeast 1/4; of Section 24, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the intersection of the centerline of "N" Avenue produced with the centerline of 24th Street produced;  
thence East along said centerline of 24th Street 180 feet to the East line of those premises condemned by the United States of America by Decree entered September 8, 1944 in the United States District Court for the Western District of Washington, Northern Division, Cause No. 687;  
thence North  $0^{\circ}01'00''$  West 290 feet, more or less, to the Northwest corner of a tract conveyed to Laurence E. Nicholson by Deed dated November 13, 1968, recorded November 18, 1968, under Auditor's File No. 720425, records of Skagit County, Washington, said point being the true point of beginning;  
thence East parallel to the North line of said 24th Street 229.86 feet, more or less, to the East line of the Southeast 1/4 of said Section 24;  
thence North along the East line of said Southeast 1/4 of Section 24, 211.31 feet, more or less, to the Southeast corner of a tract conveyed to John A. Brooks by deed dated April 11, 1944, recorded April 17, 1944, under Auditor's File No. 370727, records of Skagit County, Washington, said point being 16 1/2 feet, more or less, South of the North line of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4;  
thence West along the South line of said Brook Tract, 229.86 feet, more or less, to a point North  $0^{\circ}01'00''$  West of the true point of beginning;  
thence South  $00^{\circ}01'00''$  East to the true point of beginning.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL B

Lot 1 of Boundary Line Adjustment as approved February 13, 2004, recorded February 17, 2004, under Auditor's File No. 200402170205, records of Skagit County, Washington; being more fully described as follows:

(EXHIBIT "A", continued)

The East 226.14 feet of the North  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 24, Township 35 North, Range 1 East, W.M., lying South of the South line of 22nd Street, as the same is laid out and established in the City of Anacortes and East of the centerline of N Avenue projected South.

TOGETHER WITH the following described parcel:

Beginning at a point of intersection on the South line of the North  $\frac{1}{4}$  of the North  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 24, Township 35 North, Range 1 East, W.M., with the centerline of the alley in Block 1 of Hensler's Second Addition to the City of Anacortes, if the same were produced South:  
thence South along the centerline of said alley so produced, 16  $\frac{1}{2}$  feet;  
thence East to the East line of the said Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ;  
thence North along the East line of said Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  to the South line of the North  $\frac{1}{4}$  of the North  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section;  
thence West to the point of beginning.

EXCEPT the East 120.76 feet thereof.

Situate in the City of Anacortes, County of Skagit, State of Washington.

EXHIBIT 'B'  
(PROPERTY TO BE CONVEYED)

The North 5.50 feet of the West 105.78 feet of the following described parcel:

The North 108.25 feet and the East 30.00 feet of that portion of the Northeast 1/4 of the Southeast 1/4 of Section 24, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the intersection of the centerline of "N" Avenue produced with the centerline of 24th Street produced;  
thence East along said centerline of 24th Street 180 feet to the East line of those premises condemned by the United States of America by Decree entered September 8, 1944 in the United States District Court for the Western District of Washington, Northern Division, Cause No. 687;  
thence North 0°01'00" West 290 feet, more or less, to the Northwest corner of a tract conveyed to Laurence E. Nicholson by Deed dated November 13, 1968, recorded November 18, 1968, under Auditor's File No. 720425, records of Skagit County, Washington, said point being the true point of beginning;  
thence East parallel to the North line of said 24th Street 229.86 feet, more or less, to the East line of the Southeast 1/4 of said Section 24;  
thence North along the East line of said Southeast 1/4 of Section 24, 211.31 feet, more or less, to the Southeast corner of a tract conveyed to John A. Brooks by deed dated April 11, 1944, recorded April 17, 1944, under Auditor's File No. 370727, records of Skagit County, Washington, said point being 16 1/2 feet, more or less, South of the North line of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4;  
thence West along the South line of said Brook Tract, 229.86 feet, more or less, to a point North 0°01'00" West of the true point of beginning;  
thence South 00°01'00" East to the true point of beginning.

Situate in the City of Anacortes, County of Skagit, State of Washington.

EXHIBIT "C" - Description AFTER Boundary Line Adjustment  
PARCEL A

The North 108.25 feet and the East 30.00 feet of that portion of the Northeast 1/4 of the Southeast 1/4; of Section 24, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the intersection of the centerline of "N" Avenue produced with the centerline of 24th Street produced;  
thence East along said centerline of 24th Street 180 feet to the East line of those premises condemned by the United States of America by Decree entered September 8, 1944 in the United States District Court for the Western District of Washington, Northern Division, Cause No. 687;  
thence North 0°01'00" West 290 feet, more or less, to the Northwest corner of a tract conveyed to Laurence E. Nicholson by Deed dated November 13, 1968, recorded November 18, 1968, under Auditor's File No. 720425, records of Skagit County, Washington, said point being the true point of beginning;  
thence East parallel to the North line of said 24th Street 229.86 feet, more or less, to the East line of the Southeast 1/4 of said Section 24;  
thence North along the East line of said Southeast 1/4 of Section 24, 211.31 feet, more or less, to the Southeast corner of a tract conveyed to John A. Brooks by deed dated April 11, 1944, recorded April 17, 1944, under Auditor's File No. 370727, records of Skagit County, Washington, said point being 16 1/2 feet, more or less, South of the North line of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4;  
thence West along the South line of said Brook Tract, 229.86 feet, more or less, to a point North 0°01'00" West of the true point of beginning;  
thence South 00°01'00" East to the true point of beginning.

EXCEPT the North 5.50 feet of the West 195.78 feet thereof.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL B

Lot 1 of Boundary Line Adjustment as approved February 13, 2004, recorded February 17, 2004, under Auditor's File No.

(EXHIBIT "C", continued)

200402170205, records of Skagit County, Washington; being more fully described as follows:

The East 226.14 feet of the North  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 24, Township 35 North, Range 1 East, W.M., lying South of the South line of 22nd Street, as the same is laid out and established in the City of Anacortes and East of the centerline of N Avenue projected South,

TOGETHER WITH the following described parcel:

Beginning at a point of intersection on the South line of the North  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 24, Township 35 North, Range 1 East, W.M., with the centerline of the alley in Block 1 of Hensler's Second Addition to the City of Anacortes, if the same were produced South;  
thence South along the centerline of said alley so produced, 16 1/2 feet;  
thence East to the East line of the said Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ;  
thence North along the East line of said Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  to the South line of the North  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of said Section;  
thence West to the point of beginning.

EXCEPT the East 120.76 feet thereof.

TOGETHER WITH the North 5.50 feet of the West 105.78 feet of the following described parcel:

The North 108.25 feet and the East 30.00 feet of that portion of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ; of Section 24, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the intersection of the centerline of "N" Avenue produced with the centerline of 24th Street produced;  
thence East along said centerline of 24th Street 180 feet to the East line of those premises condemned by the United States of America by Decree entered September 8, 1944 in the United States District Court for the Western District of Washington, Northern Division, Cause No. 687;  
thence North  $0^{\circ}01'00''$  West 290 feet, more or less, to the Northwest corner of a tract conveyed to Laurence E.

(EXHIBIT "C", continued)

Nicholson by Deed dated November 13, 1968, recorded November 18, 1968, under Auditor's File No. 720425, records of Skagit County, Washington, said point being the true point of beginning;  
thence East parallel to the North line of said 24th Street 229.86 feet, more or less, to the East line of the Southeast 1/4 of said Section 24;  
thence North along the East line of said Southeast 1/4 of Section 24, 211.31 feet, more or less, to the Southeast corner of a tract conveyed to John A. Brooks by deed dated April 11, 1944, recorded April 17, 1944, under Auditor's File No. 370727, records of Skagit County, Washington, said point being 16 1/2 feet, more or less, South of the North line of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4;  
thence West along the South line of said Brook Tract, 229.86 feet, more or less, to a point North 0°01'00" West of the true point of beginning;  
thence South 00°01'00" East to the true point of beginning.

Situate in the City of Anacortes, County of Skagit, State of Washington.