



201507010083

Skagit County Auditor

\$80.00

7/1/2015 Page

1 of

9 3:44PM

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  
20152519  
JUL 1 2015

Grantors: Bryan Sakuma & Barbara Sakuma, h/w

Grantees: Bryan Sakuma & Barbara Sakuma, h/w

Legal Description: Lots 1 & 2, S/P 92-023

Assessor's Property Tax Parcel or Account Nos.: P104022; P104029

Reference Nos of Documents Assigned or Released: N/A

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

THIS INDENTURE, is made this 24TH day of JUNE, 2015, between Bryan Sakuma & Barbara Sakuma, h/w, Grantors, and Bryan Sakuma & Barbara Sakuma, h/w, Grantees.

**Recitals**

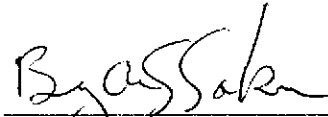

- a. Grantors/ Grantees is the owner of the property bearing Skagit County Assessor's parcel nos. P104022 and P104029, described in the attached Exhibits A and B.
- b. Grantors/ Grantees wish to adjust the boundaries between the two parcels, with a portion of P104029 (described in the attached Exhibit C) to be incorporated into P104022.
- c. The adjusted description of P104022 is attached as Exhibit D.
- d. The adjusted description of P104029 is attached as Exhibit E.
- e. A diagram showing the adjustment is attached hereto as Exhibit F.

*Conveyance*

THEREFORE, for and in consideration of the said boundary line adjustment, and for no monetary consideration, grantors do hereby QUIT CLAIM to grantees 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 adjustment is not for the purpose of creating an additional building lot.

DATED: June 24, 2015.

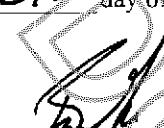
  
\_\_\_\_\_  
BRYAN SAKUMA  
  
\_\_\_\_\_  
BARBARA SAKUMA

STATE OF WASHINGTON )  
  ) :SS  
COUNTY OF SKAGIT )

On this day personally appeared before me Bryan Sakuma, to me known to be one of the individuals described in and 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.

GIVEN under my hand and official seal this 24th day of June, 2015.

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


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

STATE OF WASHINGTON )  
  ) :SS  
COUNTY OF SKAGIT )

On this day personally appeared before me Barbara Sakuma, to me known to be one of the individuals described in and 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.

GIVEN under my hand and official seal this 24th day of June, 2015.

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

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

**Exhibit "A"**

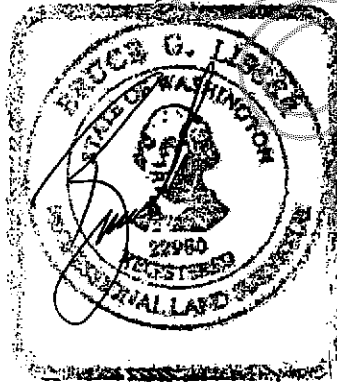
**Bryan and Barbara Sakuma  
Prior to Boundary Line Adjustment**

**(Lot 1, Short Plat No. 92-023 Skagit County Assessor's Parcel Number P-104022)**

Lot 1, Skagit County Short Plat No. 92-023, approved November 18, 1992 and recorded November 19, 1992 in Book 10 of Short Plats, pages 140-141 (inclusive), under Skagit County Auditor's File No. 9211190029, being a portion of the Northeast 1/4 of the Northwest 1/4 of Section 27, Township 35 North, Range 3 East, W.M.

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.



C-16.15

**Exhibit "B"**

**Bryan and Barbara Sakuma  
Prior to Boundary Line Adjustment**

**(Lot 2, Short Plat No. 92-023 Skagit County Assessor's Parcel Number P-104029)**

Lot 2, Skagit County Short Plat No. 92-023, approved November 18, 1992 and recorded November 19, 1992 in Book 10 of Short Plats, pages 140-141 (inclusive), under Skagit County Auditor's File No. 9211190029, being a portion of the Northeast 1/4 of the Northwest 1/4 of Section 27, Township 35 North, Range 3 East, W.M.

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.



G-16-15

**Exhibit "C"**

**Portion of Sakuma Parcel P-104029  
to be Boundary Line Adjusted  
to Sakuma Parcel P-104022**

That portion of Lot 2, Skagit County Short Plat No. 92-023, approved November 18, 1992 and recorded November 19, 1992 in Book 10 of Short Plats, pages 140-141 (inclusive), under Skagit County Auditor's File No. 9211190029, being a portion of the Northeast 1/4 of the Northwest 2 1/4 of Section 27, Township 35 North, Range 3 East, W.M., and being more particularly described as follows:

BEGINNING in the Northwest corner of Lot 2 of said Short Plat No. 92-023, also being the Northeast corner of Lot 1 of said short Plat No. 92-023;  
thence South 89°26'48" East along the North line of said Lot 2, also being the Southerly right-of-way margin of Benson Road for a distance of 23.50 feet;  
thence South 0°10'30" West parallel with the East line of said Lot 1 for a distance of 161.97 feet;  
thence North 89°26'48" West parallel with the South line of said Lot 1 for a distance of 193.06 feet, more or less, to the Westerly line of said Lot 2 at a point bearing South 4°16'28" West from the Southwest corner of said Lot 1;  
thence North 4°16'28" East along said West line of Lot 2 for a distance of 17.00 feet, more or less, to said Southwest corner of Lot 1;  
thence South 89°26'48" East along the South line of said Lot 1 for a distance of 135.00 feet to an angle point in said South line;  
thence North 47°13'39" East along the Southeasterly line of said Lot 1 for a distance of 45.56 feet to an angle point in said line at a point bearing South 0°10'30" West from the TRUE POINT OF BEGINNING;  
thence North 0°10'30" East along the East line of said Lot 1 for a distance of 113.74 feet, more or less, to the Northeast corner said Lot 1, and being the 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 7,194 sq ft

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

The above described property will be combined or aggregated with contiguous property to the west and north owned by the grantee (P-104022).



**APPROVED**

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

Skagit County

By: *Mace Borden*  
Title: *Senior Planner*

Date: *6/30/2015*



*6-16-15*

**Exhibit "D"**

**Bryan and Barbara Sakuma  
After Boundary Line Adjustment  
(Portion of Skagit County Assessor's Parcel Number P-104022)**

Lot 1, Skagit County Short Plat No. 92-023, approved November 18, 1992 and recorded November 19, 1992 in Book 10 of Short Plats, pages 140-141 (inclusive), under Skagit County Auditor's File No. 9211190029, being a portion of the Northeast 1/4 of the Northwest 1/4 of Section 27, Township 35 North, Range 3 East, W.M.

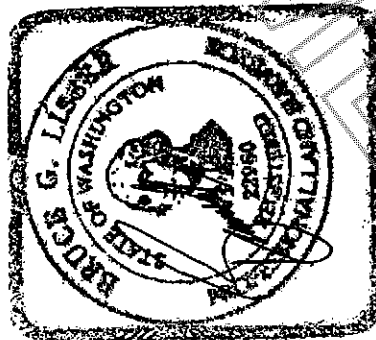
TOGETHER WITH that portion of Lot 2, Skagit County Short Plat No. 92-023, approved November 18, 1992 and recorded November 19, 1992 in Book 10 of Short Plats, pages 140-141 (inclusive), under Skagit County Auditor's File No. 9211190029, being a portion of the Northeast 1/4 of the Northwest 21/4 of Section 27, Township 35 North, Range 3 East, W.M., and being more particularly described as follows:

BEGINNING in the Northwest corner of Lot 2 of said Short Plat No. 92-023, also being the Northeast corner of Lot 1 of said short Plat No. 92-023;  
thence South 89°26'48" East along the North line of said Lot 2, also being the Southerly right-of-way margin of Benson Road for a distance of 23.50 feet;  
thence South 0°10'30" West parallel with the East line of said Lot 1 for a distance of 161.97 feet;  
thence North 89°26'48" West parallel with the South line of said Lot 1 for a distance of 193.06 feet, more or less, to the Westerly line of said Lot 2 at a point bearing South 4°16'28" West from the Southwest corner of said Lot 1;  
thence North 4°16'28" East along said West line of Lot 2 for a distance of 17.00 feet, more or less, to said Southwest corner of Lot 1;  
thence South 89°26'48" East along the South line of said Lot 1 for a distance of 135.00 feet to an angle point in said South line;  
thence North 47°13'39" East along the Southeasterly line of said Lot 1 for a distance of 45.56 feet to an angle point in said line at a point bearing South 0°10'30" West from the TRUE POINT OF BEGINNING;  
thence North 0°10'30" East along the East line of said Lot 1 for a distance of 113.74 feet, more or less, to the Northeast corner said Lot 1, and being the 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 30,330 sq ft



**Exhibit "E"**

**Bryan and Barbara Sakuma  
After Boundary Line Adjustment  
(Portion of Skagit County Assessor's Parcel Number P-104029)**

Lot 2, Skagit County Short Plat No. 92-023, approved November 18, 1992 and recorded November 19, 1992 in Book 10 of Short Plats, pages 140-141 (inclusive), under Skagit County Auditor's File No. 9211190029, being a portion of the Northeast 1/4 of the Northwest 1/4 of Section 27, Township 35 North, Range 3 East, W.M.

EXCEPT that portion of Lot 2, Skagit County Short Plat No. 92-023, approved November 18, 1992 and recorded November 19, 1992 in Book 10 of Short Plats, pages 140-141 (inclusive), under Skagit County Auditor's File No. 9211190029, being a portion of the Northeast 1/4 of the Northwest 2 1/4 of Section 27, Township 35 North, Range 3 East, W.M., and being more particularly described as follows:

BEGINNING in the Northwest corner of Lot 2 of said Short Plat No. 92-023, also being the Northeast corner of Lot 1 of said short Plat No. 92-023; thence South 89°26'48" East along the North line of said Lot 2, also being the Southerly right-of-way margin of Benson Road for a distance of 23.50 feet; thence South 0°10'30" West parallel with the East line of said Lot 1 for a distance of 161.97 feet; thence North 89°26'48" West parallel with the South line of said Lot 1 for a distance of 193.06 feet, more or less, to the Westerly line of said Lot 2 at a point bearing South 4°16'28" West from the Southwest corner of said Lot 1; thence North 4°16'28" East along said West line of Lot 2 for a distance of 17.00 feet, more or less, to said Southwest corner of Lot 1; thence South 89°26'48" East along the South line of said Lot 1 for a distance of 135.00 feet to an angle point in said South line; thence North 47°13'39" East along the Southeasterly line of said Lot 1 for a distance of 45.56 feet to an angle point in said line at a point bearing South 0°10'30" West from the TRUE POINT OF BEGINNING; thence North 0°10'30" East along the East line of said Lot 1 for a distance of 113.74 feet, more or less, to the Northeast corner said Lot 1, and being the 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 78,727 sq ft

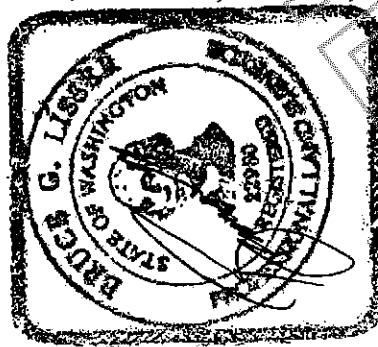
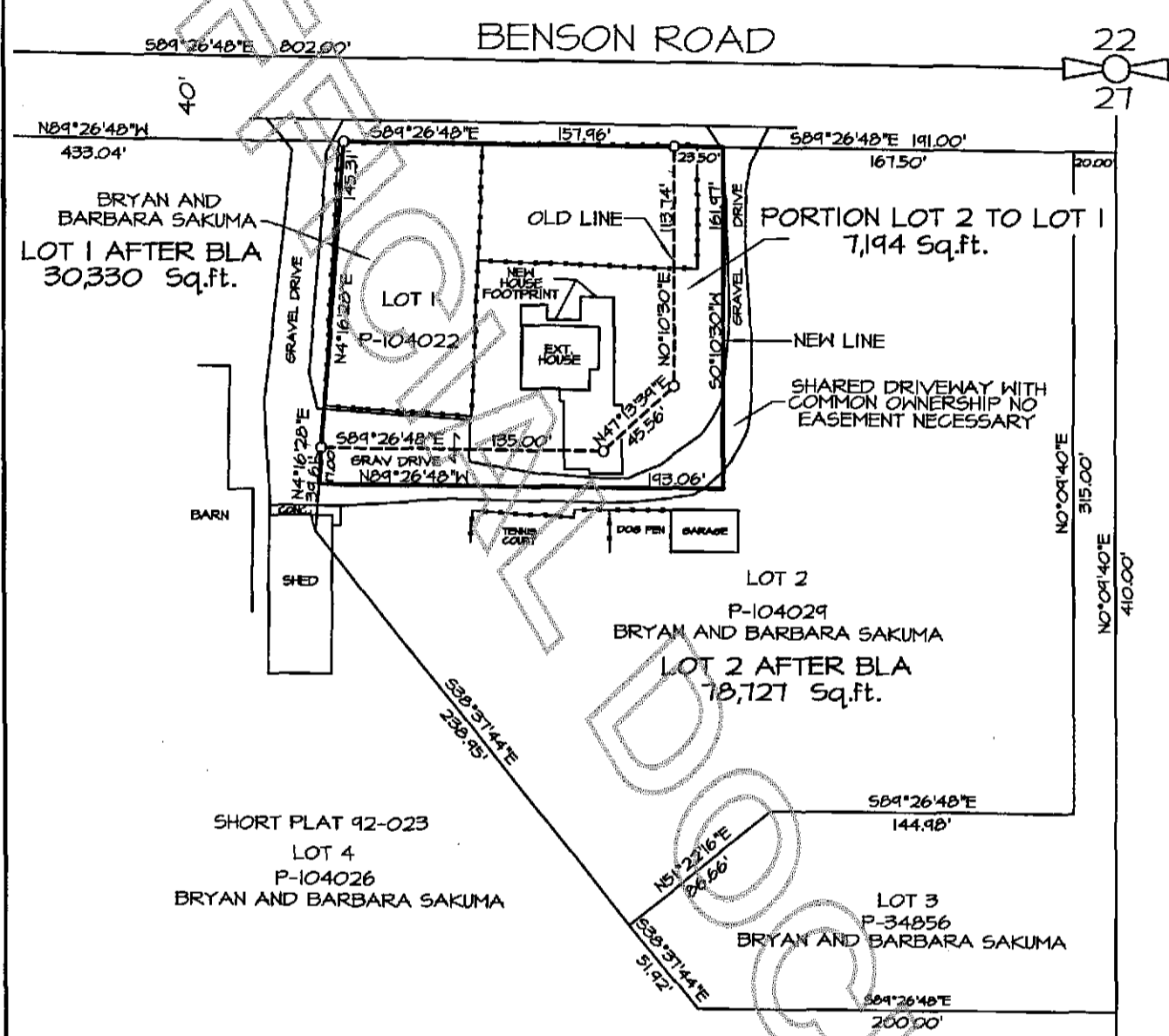




EXHIBIT "F"

B.L.A. EXHIBIT MAP IN A PORTION OF THE  
 NE 1/4 OF THE NW 1/4 OF  
 SECTION 27, T. 35 N., R. 3 E., W.M.  
 SKAGIT COUNTY, WASHINGTON  
 FOR: BRYAN AND BARBARA SAKUMA



SHORT PLAT 92-023  
 LOT 4  
 P-104026  
 BRYAN AND BARBARA SAKUMA

LOT 2  
 P-104029  
 BRYAN AND BARBARA SAKUMA  
 LOT 2 AFTER BLA  
 78,727 Sq.ft.

LOT 3  
 P-34856  
 BRYAN AND BARBARA SAKUMA

o INDICATES EXT. REBAR  
 NOTE: REAR YARD SETBACK EASEMENT TO  
 BE GRANTED FROM LOT 2 TO LOT 1



6-16-15



SCALE: 1"=80'

LISSER & ASSOCIATES, PLLC  
 SURVEYING & LAND-USE CONSULTATION  
 MOUNT VERNON, WA 98213 360-419-7442

DWG: 15-061 BLA

DATE: 6/16/15