

When Recorded Return to:

Derek Evans
11348 Marchs Point Rd.
Anacortes WA. 98221



201510200085

Skagit County Auditor \$86.00
10/20/2015 Page 1 of 14 3:28PM

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2015 4292
OCT 20 2015

**Quit Claim deed
(Boundary Line Adjustment)**

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

Grantors: Derek Evans and Ellen Evans

Grantees: Nathan Garretson and Jessica Garretson

Legal Description: Lots 3 & 4 of Skagit County Short Plat PL-04-0070, Sections 4 and 9, Township 34 North, Range 2 East

Assessor's Property tax Parcel or Account Nos: P122091, P122092, P122094 and P122095

THIS DEED is made this 10 Day of OCT, 2015, by Derek Evans & Ellen Evans, Grantors and in favor of Nathan Garretson & Jessica Garretson, as Grantees.

Recitals

- h. Grantors are the owners of the property bearing Skagit County Assessor's Parcel Nos P122091 and P122094, described in the attached Exhibit B.
- i. Grantees are the owner of the property bearing Skagit County Assessor's parcel Nos P122092 and P122095 described in the Attached Exhibit A.
- j. The parties wish to adjust the boundaries between the two parcels, with a portion of P122095 and P122092 to be incorporated into P122091 and P122094.
- k. The adjusted description of P122091 and P122094 is attached in Exhibit C
- l. The adjusted description of P122092 and P122095 is attached in Exhibit D
- m. The adjusted descriptions of P122095; and P122092; and P122091 and P122094, are attached in Exhibit E.
- n. The Survey showing the adjustments 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 D.

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

Dated OCT 10, 2015.

Derek Evans and Ellen Evans

By: Derek Evans

DEREK EVANS

(Printed Name)

By: Ellen Evans

Ellen Evans

(Printed Name)

Its _____

STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

On this 10 Day of OCT, 2015, before me personally appeared Derek Evans and Ellen Evans, to me known to be the owner that executed the within and foregoing instrument, and acknowledged said instrument to be free and voluntary act for the purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument thereof.

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

Darling C. [Signature]
NOTARY PUBLIC in and for the State of Washington

Residing at Anacortes

My commission expires: Oct. 3, 2018

Name: Darby C. Jordan



BOUNDARY ADJUSTMENT

Reviewed and approved in accordance
with Skagit County Code Chapter 14.18

Howe Rode
Skagit Co. Planning & Dev. Services

10/16/2015
Date

Exhibit "A"

**Nathan Garretson & Jessica Garretson
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Nos. P122092 and P122095)**

Lot 4 of Skagit County Short Plat PL-04-0070 recorded under auditor's file number 200409210129 located in Section 4 and 9, Township 34 North, Range 2 East.;

EXCEPT County roads;

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.

Exhibit "B"

**Derek Evans & Ellen Evans
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Nos P122091 and P122094)**

Lot 3 of Skagit County Short Plat PL-04-0070 recorded under auditor's file number 200409210129
located in Section 4 and 9, Township 34 North, Range 2 East;

EXCEPT County roads;

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.

Exhibit "C"

**Derek Evans & Ellen Evans
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Nos P122091 and P122094)**

Lot 3 of Skagit County Short Plat PL-04-0070 recorded under auditor's file number 200409210129 located in Section 4 and 9, Township 34 North, Range 2 East. Except a tract of land, more particularly described as follows:

Commencing at the Northwestern corner of said lot 3; thence North 77°01'55" East along the North line thereof a distance of 129.34 feet; thence South 12°13'43" East along the East line thereof a distance of 722.70 feet; thence South 01°37'33" East along the East line thereof a distance of 188.96 feet to the Point of Beginning; thence South 51°08'47" West a distance of 238.62 feet; thence South 01°37'33" East a distance of 264.86 feet; thence South 50°13'04" East a distance of 102.34 feet; thence North 89°25'19" East a distance of 396.47 feet to the Easterly line of said Lot 3; thence North 22°12'49" East along the East line thereof a distance of 41.53 feet to the North line of said Lot 3; thence South 89°25'19" West along the North line thereof a distance of 300.00 feet to the East line of said Lot 3; thence North 01°37'33" West along the East line thereof a distance of 440.69 feet to The Point of Beginning.

Together with a tract of land being a portion of Lot 4 of said short plat, more particularly described as follows:

Commencing at the Northwestern corner of said lot 3; thence North 77°01'55" East along the North line thereof a distance of 129.34 feet to the Point of Beginning; thence continuing North 77°01'55" East along the North line thereof a distance of 38.04 feet to a point hereon called "Point A"; thence South 21°01'06" East a distance of 441.08 feet; thence South 32°49'24" East a distance of 106.03 feet; thence South 07°15'28" East a distance of 170.57 feet; thence South 09°20'52" West a distance of 164.80 feet; thence South 51°08'47" West a distance of 114.22 feet to the Easterly line of said Lot 3; thence North 01°37'33" West along the East line thereof a distance of 188.96 feet; thence North 12°13'43" West along the East line thereof a distance of 722.70 feet to the Point of Beginning.

Subject to and together with a 10-foot utility easement lying on the West side of the following described line:

Beginning at afore mentioned Point A; thence South 21°01'06" East a distance of 441.08 feet; thence South 32°49'24" East a distance of 106.03 feet; thence South 07°15'28" East a distance of 170.57 feet; thence South 09°20'52" West a distance of 164.80 feet; thence South 11°21'57" East a distance of 61.40 feet to the terminus of said line.

Containing an area of 21.46 acres, more or less

Situate in Skagit County, Washington

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

The above described parcels will be combined or aggregated with contiguous property to the East P122092 and P122095, owned by the grantee.

APPROVED

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

Skagit County

By:

Title:

David Roeder
Senior Planner

Date: 10/16/2016

UNOFFICIAL DOCUMENT

Exhibit "D"

**Nathan Garretson & Jessica Garretson
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Nos. P122092 and P122095)**

Lot 4 of Skagit County Short Plat PL-04-0070 recorded under auditor's file number 200409210129 located in Section 4 and 9, Township 34 North, Range 2 East.; Except a tract of land, more particularly described as follows:

Commencing at the Northwestern corner of lot 3 of said Short Plat; thence North 77°01'55" East along the North line thereof a distance of 129.34 feet to the Point of Beginning; thence continuing North 77°01'55" East along the North line thereof a distance of 38.04 feet to a point hereon called "Point A"; thence South 21°01'06" East a distance of 441.08 feet; thence South 32°49'24" East a distance of 106.03 feet; thence South 07°15'28" East a distance of 170.57 feet; thence South 09°20'52" West a distance of 164.80 feet; thence South 51°08'47" West a distance of 114.22 feet to the Westerly line of said Lot 4; thence North 01°37'33" West along the west line thereof a distance of 188.96 feet; thence North 12°13'43" West along the West line thereof a distance of 722.70 feet to the Point of Beginning.

Together with a tract of land being a portion of Lot 3 of said short plat, more particularly described as follows:

Commencing at the Northwestern corner of said Lot 3; thence North 77°01'55" East along the North line thereof a distance of 129.34 feet to the West line of said Lot 4; thence South 12°13'43" East along the West line thereof a distance of 722.70 feet; thence South 01°37'33" East a distance of 188.96 feet to the Point of Beginning; thence South 51°08'47" West a distance of 238.62 feet; thence South 01°37'33" East a distance of 264.86 feet; thence South 50°13'04" East a distance of 102.34 feet; thence North 89°25'19" East a distance of 396.47 feet to the Easterly line of said Lot 3; thence North 22°12'49" East along the East line thereof a distance of 41.53 feet to the North line of said Lot 3; thence South 89°25'19" West along the North line thereof a distance of 300.00 feet to the East line of said Lot 3; thence North 01°37'33" West along the East line thereof a distance of 440.69 feet to The Point of Beginning.

Subject to and together with a 10-foot utility easement lying on the West side of the following described line:

Beginning at afore mentioned Point A; thence South 21°01'06" East a distance of 441.08 feet; thence South 32°49'24" East a distance of 106.03 feet; thence South 07°15'28" East a distance of 170.57 feet; thence South 09°20'52" West a distance of 164.80 feet; thence South 11°21'57" East a distance of 61.40 feet to the terminus of said line.

EXCEPT County roads;

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 an area of 11.97 acres, more or less.

Situate in Skagit County, Washington

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

The above described parcels will be combined or aggregated with contiguous property to the West P122091 and P122094, owned by the grantee.

APPROVED

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

Skagit County

By: David Rooden

Title: 10/16/2015

Date: Senior Planner

Exhibit "E"

SURVEYOR'S DESCRIPTIONS

UNOFFICIAL DOCUMENT

Exhibit E

Lot 3A Legal Description

Lot 3 of Skagit County Short Plat PL-04-0070 recorded under auditor's file number 200409210129 located in Section 4 and 9, Township 34 North, Range 2 East. Except a tract of land, more particularly described as follows:

Commencing at the Northwestern corner of said lot 3; thence North 77°01'55" East along the North line thereof a distance of 129.34 feet; thence South 12°13'43" East along the East line thereof a distance of 722.70 feet; thence South 01°37'33" East along the East line thereof a distance of 188.96 feet to the Point of Beginning; thence South 51°08'47" West a distance of 238.62 feet; thence South 01°37'33" East a distance of 264.86 feet; thence South 50°13'04" East a distance of 102.34 feet; thence North 89°25'19" East a distance of 396.47 feet to the Easterly line of said Lot 3; thence North 22°12'49" East along the East line thereof a distance of 41.53 feet to the North line of said Lot 3; thence South 89°25'19" West along the North line thereof a distance of 300.00 feet to the East line of said Lot 3; thence North 01°37'33" West along the East line thereof a distance of 440.69 feet to The Point of Beginning.

Together with a tract of land being a portion of Lot 4 of said short plat, more particularly described as follows:

Commencing at the Northwestern corner of said lot 3; thence North 77°01'55" East along the North line thereof a distance of 129.34 feet to the Point of Beginning; thence continuing North 77°01'55" East along the North line thereof a distance of 38.04 feet to a point hereon called "Point A"; thence South 21°01'06" East a distance of 441.08 feet; thence South 32°49'24" East a distance of 106.03 feet; thence South 07°15'28" East a distance of 170.57 feet; thence South 09°20'52" West a distance of 164.80 feet; thence South 51°08'47" West a distance of 114.22 feet to the Easterly line of said Lot 3; thence North 01°37'33" West along the East line thereof a distance of 188.96 feet; thence North 12°13'43" West along the East line thereof a distance of 722.70 feet to the Point of Beginning.

Subject to and together with a 10-foot utility easement lying on the West side of the following described line:

Beginning at afore mentioned Point A; thence South 21°01'06" East a distance of 441.08 feet; thence South 32°49'24" East a distance of 106.03 feet; thence South 07°15'28" East a distance of 170.57 feet; thence South 09°20'52" West a distance of 164.80 feet; thence South 11°21'57" East a distance of 61.40 feet to the terminus of said line.

Containing an area of 21.46 acres, more or less

Situate in Skagit County, Washington

Lot 4A Legal Description

Lot 4 of Skagit County Short Plat PL-04-0070 recorded under auditor's file number 200409210129 located in Section 4 and 9, Township 34 North, Range 2 East. Except a tract of land, more particularly described as follows:

Commencing at the Northwestern corner of lot 3 of said Short Plat; thence North 77°01'55" East along the North line thereof a distance of 129.34 feet to the Point of Beginning; thence continuing North

Exhibit E

77°01'55" East along the North line thereof a distance of 38.04 feet to a point hereon called "Point A"; thence South 21°01'06" East a distance of 441.08 feet; thence South 32°49'24" East a distance of 106.03 feet; thence South 07°15'28" East a distance of 170.57 feet; thence South 09°20'52" West a distance of 164.80 feet; thence South 51°08'47" West a distance of 114.22 feet to the Westerly line of said Lot 4; thence North 01°37'33" West along the west line thereof a distance of 188.96 feet; thence North 12°13'43" West along the West line thereof a distance of 722.70 feet to the Point of Beginning.

Together with a tract of land being a portion of Lot 3 of said short plat, more particularly described as follows:

Commencing at the Northwestern corner of said Lot 3; thence North 77°01'55" East along the North line thereof a distance of 129.34 feet to the West line of said Lot 4; thence South 12°13'43" East along the West line thereof a distance of 722.70 feet; thence South 01°37'33" East a distance of 188.96 feet to the Point of Beginning; thence South 51°08'47" West a distance of 238.62 feet; thence South 01°37'33" East a distance of 264.86 feet; thence South 50°13'04" East a distance of 102.34 feet; thence North 89°25'19" East a distance of 396.47 feet to the Easterly line of said Lot 3; thence North 22°12'49" East along the East line thereof a distance of 41.53 feet to the North line of said Lot 3; thence South 89°25'19" West along the North line thereof a distance of 300.00 feet to the East line of said Lot 3; thence North 01°37'33" West along the East line thereof a distance of 440.69 feet to The Point of Beginning.

Subject to and together with a 10-foot utility easement lying on the West side of the following described line:

Beginning at afore mentioned Point A; thence South 21°01'06" East a distance of 441.08 feet; thence South 32°49'24" East a distance of 106.03 feet; thence South 07°15'28" East a distance of 170.57 feet; thence South 09°20'52" West a distance of 164.80 feet; thence South 11°21'57" East a distance of 61.40 feet to the terminus of said line.

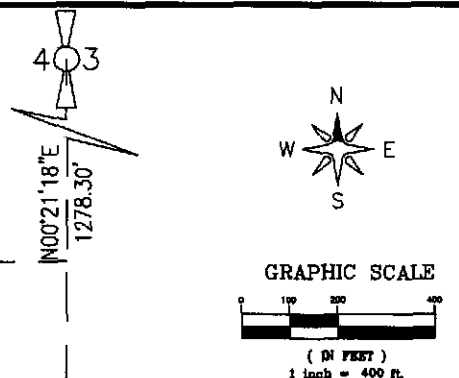
Containing an area of 11.97 acres, more or less.

Situate in Skagit County, Washington



10/05/2015

EXST. 50' ACCE
UTILITY EA
AND A 10'
EASEMENT



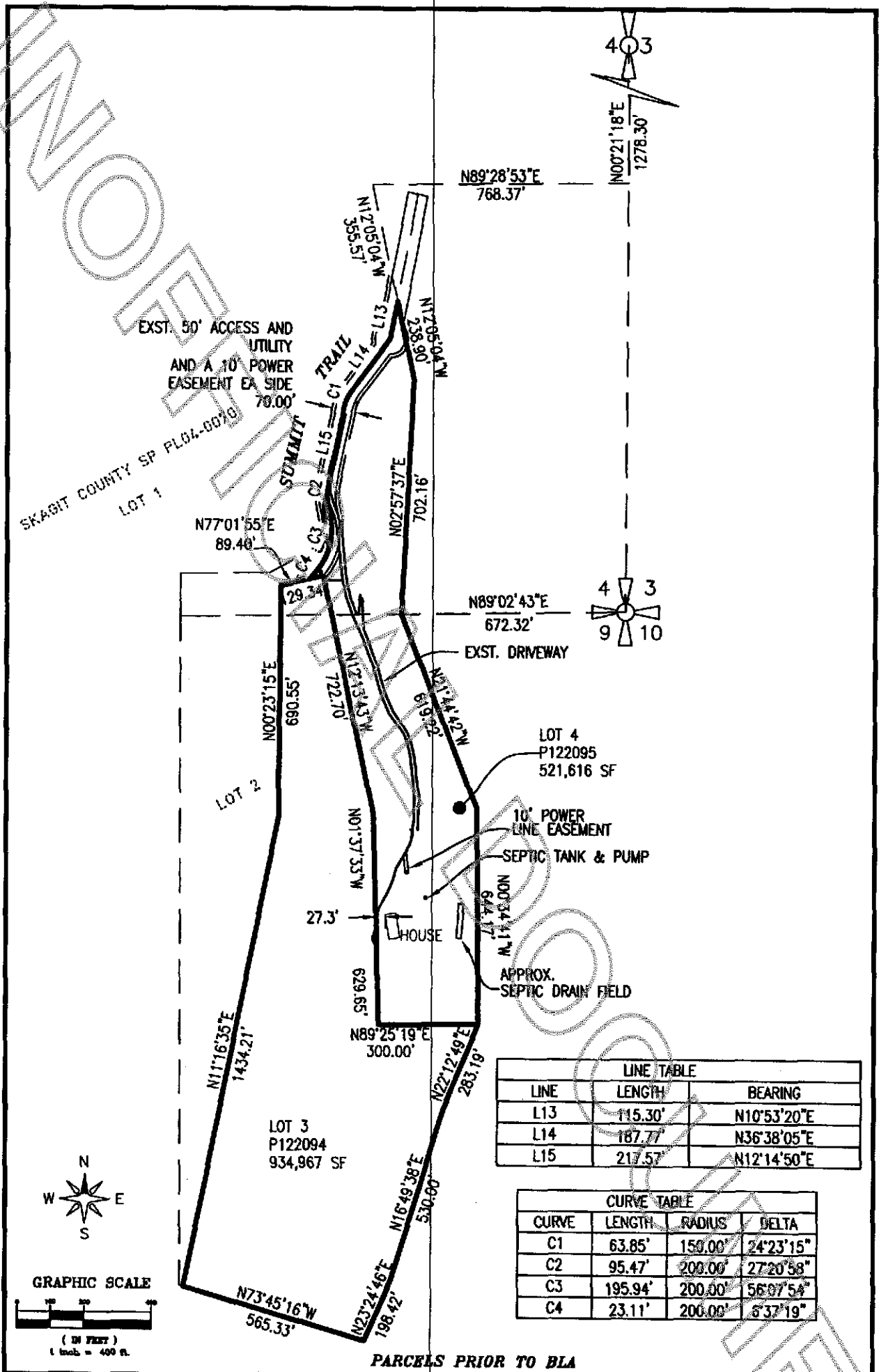
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	63.85'	150.00'	24°23'15"
C2	95.47'	200.00'	27°20'58"
C3	195.94'	200.00'	56°07'54"
C4	23.11'	200.00'	6°37'19"

LINE TABLE (AFTER BLA)		
LINE	LENGTH	BEARING
L1	106.93'	N32°49'24"W
L2	170.57'	N07°15'28"W
L3	164.80'	N09°20'52"E
L4	114.22'	N51°08'47"E
L5	238.62'	N51°08'47"E
L6	264.86'	N01°37'33"W
L7	102.34'	N50°13'04"W
L8	396.47'	N89°25'19"E
L9	41.53'	N22°12'49"E
L10	115.30'	N10°53'20"E
L11	187.77'	N36°38'05"E
L12	217.57'	N12°14'50"E
L13	61.40'	N11°21'57"W

5160 INDUSTRIAL PL. SUITE 108
FERNDAL, WA 98248
Ph (360) 383-0620

SITUATE IN A PORTION OF THE SE
1/4 SECTION 4, NE 1/4 SECTION 9,
TOWNSHIP 34N, RANGE 2 EAST, W.M.
SKAGIT COUNTY, WASHINGTON

DRAWN BY: SR	DATE: 09/18/15	JOB#: 1540
CHECKED BY: Y.C.	SCALE: 1" = 400'	SHEET: 2 OF 2



PARCELS PRIOR TO BLA

**LAND DEVELOPMENT
ENGINEERING &
SURVEYING INC.**

5160 INDUSTRIAL PL. SUITE 108
FERNDAL, WA 98248
Ph (360) 383-0620

SITUATE IN A PORTION OF THE SE
1/4 SECTION 4, NE 1/4 SECTION 9,
TOWNSHIP 34N, RANGE 2 EAST, W.M.
SKAGIT COUNTY, WASHINGTON

DRAWN BY:	DATE:	JOB#:
SR	09/01/15	1540
CHECKED BY:	SCALE:	SHEET:
	1" = 400'	1 OF 1