

When recorded return to:

John McAdams
20611 English Road
Mount Vernon, WA 98274



Skagit County Auditor \$77.00
10/23/2015 Page 1 of 5 3:07PM

Escrow Number: JM1744

QUIT CLAIM DEED

THE GRANTORS MARK A. ENGBRECHT AND JEAN M. ENGBRECHT, HUSBAND AND WIFE, for and in consideration of boundary line adjustment without consideration conveys and quit claims to JOHN J. MCADAMS AND SUNNIE K. MCADAMS, 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 therein:

That portion of the Southwest 1/4 of the Northeast 1/4 of Section 21, Township 33 North, Range 4 East, W.M., as more particularly described on Exhibit "A" hereto.

SUBJECT TO MATTERS OF RECORD

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

This boundary line adjustment is approved by Dave Roede of the Skagit County Planning Department.

Tax Parcel Number(s): Portion of P17045

September 15, 2015

Dated: ~~October~~ _____, 2013.

10/23/2015
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 4359
OCT 23 2015

Amount Paid \$
Skagit Co. Treasurer
By Man Deputy

Mark A. Engbrecht
Mark A. Engbrecht

Jean M. Engbrecht
Jean M. Engbrecht

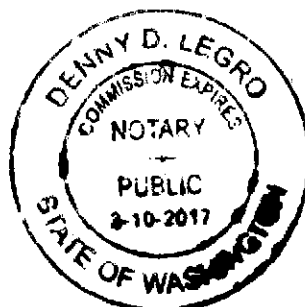
State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that John J. McAdams and Sunnie K. McAdams are the persons who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: SEPT. 9, 2015

Denny D. Legro

Notary Public in and for the State of Washington
Residing at: MOUNT VERNON
My appointment expires: 3-10-17



52

EXHIBIT "A"

Proposed Skagit County Boundary Line Adjustment
Ptn. Tax Parcel No. P17031 and P113323 being Conveyed to P17056

PARCEL BEING CONVEYED
FROM ROBERT E. SCOTT & LINDA L. SCOTT
AND FROM THE SCOTT FAMILY TRUST
TO JOHN J. & SUNNIE K. McADAMS

LEGAL DESCRIPTION

That portion of Lot 1 and of Tract "X" of Skagit County Short Plat No. 96-038 (Revised) approved 1-20-99 and recorded 1-21-99 in Volume 13 of Short Plats pages 198 and 199 under Auditor's File No. 9901210013, records of Skagit County, Washington, and being a portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 21, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of said Tract "X";
Thence N 63°12'40" E along the South line thereof, a distance of 87.07 feet to a point at the intersection with an existing fence line;
Thence along said fence line in a Northwesterly and Southwesterly direction on the following courses and distances:
N 68°52'52" W, 17.36 feet;
S 60°25'04" W, 12.41 feet;
S 53°26'21" W, 64.55 feet to a point which bears N 11°59'10" W, 1.49 feet, more or less, from the Point of Beginning;
Thence S 11°59'10" E, 1.49 feet, more or less, to the Point of Beginning, and containing 660 sq. ft., more or less.

Situate in the County of Skagit, State of Washington.



DENNY D. LAGRO
Registered Professional
Land Surveyor
License No. 37532
Date: September 16, 2013

JOHN J. & SUNNIE K. McADAMS
(P17056)
AFTER BOUNDARY LINE ADJUSTMENT

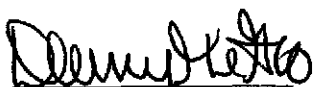
LEGAL DESCRIPTION

A tract of land in the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 21, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at a point which lies North $0^{\circ}34'23''$ East, 98.08 feet along the centerline of the said Section, and North $41^{\circ}36'$ East 747.61 feet parallel to County Road No. 310, from the center of said Section 21;
Thence N $47^{\circ}00'20''$ E, 91.25 feet;
Thence along an existing fence on the following courses and distances:
N $40^{\circ}44'13''$ W, 55.22 feet;
N $68^{\circ}52'52''$ W, 31.54 feet;
S $60^{\circ}25'04''$ W, 12.41 feet;
S $53^{\circ}26'21''$ W, 64.55 feet to the approximate corner of said fence;
Thence S $11^{\circ}59'10''$ E, departing from said fence 1.49 feet to the Northwest corner of the McAdams property as described in deed recorded under Auditor's file No. 9606030066;
Thence S $38^{\circ}23'24''$ E, 92.92 feet to a point on the Northerly right-of-way line of said County Road which bears S $41^{\circ}36'$ W 3.83 feet from the point of beginning;
Thence N $41^{\circ}36'$ E along the Northerly right-of-way line of said County Road, 3.83 feet to the point of beginning;

EXCEPT therefrom, such portion, if any, which lies within the right-of-way of the present County Road No. 310.

Situate in the County of Skagit, State of Washington.



DENNY D. NEGRO

Registered Professional

Land Surveyor

License No. 37532

Date: September 22, 2015

MARK A. & JEAN M. ENGBRECHT
(P17045 & P17087)
AFTER BOUNDARY LINE ADJUSTMENT

LEGAL DESCRIPTION

PARCEL "A" (P17045):

That portion of the Southwest ¼ of the Northeast ¼ of Section 21, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at a point in the Northerly right-of-way line of County Road No. 310, said point lying N 0°34'23" E, 98.08 feet along the centerline of the said Section, and N 41°36' E, 613.26 feet, along the said right-of-way line, from the North and South centerline of said Section 21;

Thence N 52°44'10" W, 91.77 feet;

Thence N 41°36' E, 153.61 feet;

Thence S 40°44' E, 92.33 feet;

Thence S 41°36' W, 134.35 feet to the point of beginning.

EXCEPT that portion thereof described as follows:

Beginning at a point in the Northerly right-of-way line of County Road No. 310, said point lying N 0°34'23" E, 98.08 feet along the centerline of the said Section, and N 41°36' E, 747.61 feet, along the said right-of-way line, from the North and South centerline of said Section 21;

Thence N 40°44' W, 92.33 feet;

Thence S 38°23'24" E, 92.92 feet to a point on the Northerly right-of-way line of said County Road No. 310;

Thence N 41°36' E along the said right-of-way line, 3.83 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B" (P17087):

That portion of the Southwest ¼ of the Northeast ¼ of Section 21, Township 33 North, Range 4 East, W.M., lying Northwesterly of County Road No. 310 and Northerly and Easterly of a strip of land conveyed to Skagit County for road purposes by deed recorded March 2, 1956, under Auditor's File No. 532429, said portion being more particularly described as follows:

Beginning at a point in the Northerly right-of-way line of County Road No. 310, said point lying N 0°34'23" E, 98.08 feet along said centerline of said Section 21, and N 41°36' E, 613.26 feet along the said right-of-way from the North - South centerline of said Section 21;

Thence N 52°44'10" W, 91.77 feet;

Thence N 41°36'00" E, 153.61 feet to the True Point of Beginning;

Thence S 41°36'00" W, 153.61 feet;


Thence N 52°44'10" W, 109.60 feet to a point which is S 79°18'50" E, 244.89 feet from a point on said North - South centerline N 0°34'23" E, 724.04 feet from said center of Section 21;

Thence S 79°18'50" E, 21.03 feet to a point which is S 79°18'50" E, 265.92 feet from said point on North - South centerline;

Thence N 10°41'10" E, 100.00 feet;

Thence S 73°00'05" E, 156.85 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.



DENNY D. LAGRO
Registered Professional
Land Surveyor
License No. 37532
Date: September 22, 2015

Bar Scale Feet

0 25 50 75 100

LOT 1

LOT 1
S/P No. 96-038 REV

S/P No. 96-038 REV

PROP COR NOT FOUND AT FENCE COR

FENCE/NEW
PROPERTY LINE

S 87°20'12" E
26.76 (S/P)

PROP COR
FOUND "LISSER"

SCOTT FAMILY TRUST
20663 ENGLISH ROAD
(P17031)

S 11°59'10" E
1.49

N 55°22'52" E
77.00 (S/P)

S 60°25'04" W
12.41

S 68°02'52" E
12.18

N 40°44'13" W
55.22

S 36°33'00" E
59.67 S/P
(65.00 DEED)

FENCE/NEW PROPERTY LINE

PROP COR
FOUND "CRANE"

N 53°26'21" W
84.55 (BLA)

N 87°07' (DEED)

N 63°12'40" E

OLD PROPERTY LINE

PROP COR
FOUND "LISSER"

FENCE

PROP COR
FOUND "CRANE"

S 38°23'24" E
92.92

N 40°44' W
92.33 (DEED)

N 41°36' E
5.83

PROPERTY LINE
BEFORE BLA

PROPERTY LINE
AFTER BLA

DEED EXCEPTION
(CO. RD. R/W)

JOHN McADAMS
20611 ENGLISH ROAD
(P17056)

GARAGE

1.83 BLDG. TO REV. LOT LINE

1.2 BLDG. TO REV. LOT LINE

MARK & JEAN ENGBRECHT
20599 ENGLISH ROAD
(P17045)

Boundary Line Adjustment

Reviewed and Approved in
Accordance with SCC Chapter
14.18.700 on

2013.

Skagit County Planning &
Development Services



JOHN & SUNNIE McADAMS
"AFTER" BOUNDARY LINE ADJUSTMENT
20611 ENGLISH ROAD, MOUNT VERNON, WA
PTN. SW 1/4 NE 1/4
SEC. 21, T. 33 N., R. 4 E.W.M.
SKAGIT COUNTY, WASHINGTON

PREPARED BY:
LEGRO & ASSOCIATES
LAND SURVEYOR
1321 SOUTH 2ND STREET
MOUNT VERNON, WA. 98273

JULY 23, 2013 (REV: 10-03-13)

DENNY D. LEGRO, REGISTERED
PROFESSIONAL LAND SURVEYOR
LICENSE No. 37532

98.08 (DEED)
N 0°34'23" E

CEN SEC 21