

When recorded return to:

Sedro-Woolley City Attorney
325 Metcalf Street
Sedro-Woolley, WA 98281

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015 4117
NOV 19 2015



201511190036

Skagit County Auditor
11/19/2015 Page

1 of

\$81.00
9 1:31PM

Amount Paid \$

Skagit Co. Treasurer

By MDM Deputy

Quitclaim Deed

(Boundary Line Adjustment)

GUARDIAN NORTHWEST TITLE CO.

Grantors: City of Sedro-Woolley, a Washington Municipal Corporation

179903

Grantee: JUAN RAMON GONZALEZ & LETICIA GONZALEZ, husband and wife

Legal Description: Portion Lots 9-12, Block 8, West Addn. to Woolley, full legal attached

Assessor's Property Tax Parcel or Account Nos.: P77392 & P77393

Reference Numbers of Documents Assigned or Released: N/A

THIS INDENTURE, made this 10th day of November, 2015, between CITY OF SEDRO-WOOLLEY, a Washington Municipal Corporation, Grantor, and JUAN & LETICIA GONZALEZ, husband and wife, Grantee, is for the purposes of completing a Boundary Line Adjustment.

Recitals

- a. The City of Sedro-Woolley constructed the SR 20/Cook Road Realignment and Extension project and Gonzalez granted an easement to the City for the construction of that project and as part of that transaction, the City agreed to transfer a portion of P77392 to Gonzalez for \$4,158.00.
- b. Grantor is the owner of the property bearing Skagit County Assessor's parcel no. P77392, more particularly described as follows:

The North 34.1 feet of the East 28 feet of Lot 11 and the North 34.1 feet of Lot 12, Block 8, WEST ADDITION TO THE TOWN OF WOOLLEY, SKAGIT COUNTY, WASHINGTON, according to the plat thereof, recorded in Volume 2 of Plats, records of Skagit County, Washington.
- c. Grantee is the owner of the property bearing Skagit County Assessor's parcel no. P77393, more particularly described as follows:

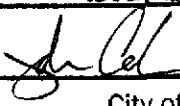
The North 78 feet of Lots 9, 10, 11 and 12, EXCEPT the North 34.1 feet of the East 28 feet of Lot 11 and EXCEPT the North 34.1 feet of Lot 12, all in Block 8, "WEST ADDITION TO THE TOWN OF WOOLLEY, SKAGIT COUNTY, WASH.", as per plat recorded in Volume 2 of Plats, page 89, records of Skagit County, Washington.

- d. The parties wish to adjust the boundaries between the said parcels.
- e. The legal description of the portion of P77392 being transferred from the City to Gonzalez (P77393) is set forth in the attached Exhibit A.
- f. The legal description of P77392 after the transfer of land to P77393 is set forth in the attached Exhibit B. The legal description of P77393 after the land transfer from P77392 is set forth in the attached Exhibit C.
- g. A diagram showing the adjusted boundaries of the two parcels is attached as Exhibit D.
- h. A diagram showing the boundaries of the two parcels before the adjustment is attached as Exhibit E.

Conveyance

THEREFORE, for valuable consideration, grantor does hereby QUIT CLAIM to the grantee all of its interest in the real property lying and being in the county of Skagit and State of Washington, and described in the attached Exhibit A, and subject to matters of record.

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

<p>BOUNDARY LINE ADJUSTMENT Reviewed and Approved in Accordance with Chapter 16.16 SWMC on <u>NOVEMBER 10</u>, 20<u>15</u>  City of Sedro Woolley Department of _____, _____ Department Services</p>
--

DATED: 11/10, 2015.

GONZALEZ

Juan Ramon Gonzalez
JUAN RAMON GONZALEZ

Leticia Barragan de G.
LETICIA GONZALEZ

STATE OF WASHINGTON)
) :ss
COUNTY OF SKAGIT)

On the 10th day of November, 2015, I certify that I know or have satisfactory evidence that JUAN RAMON GONZALEZ and LETICIA GONZALEZ are the person(s) who appeared before me, and said person(s) 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.

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



Cheryl A. Blue
Notary Public in and for the State of Washington,
residing at Sedro Woolley
My commission expires 9/30/17
Printed Name: Cheryl A. Blue

UNOFFICIAL DOCUMENT

Exhibit A

Skagit Surveyors and Engineers

806 Metcalf St. Sedro-Woolley, WA 98284
360.855.2121 360.855.1658(f)
www.ssecconsultants.com

LEGAL DESCRIPTION
FOR
CITY OF SEDRO-WOOLLEY
OF
PARCEL TO BE CONVEYED FROM CITY TO GONZALES
BY BOUNDARY LINE ADJUSTMENT

June 13, 2013

Beginning at the northwest corner of east 28 feet of Lot 11, Block 8, WEST ADDITION TO THE TOWN OF WOOLLEY, SKAGIT COUNTY, WASHINGTON according to the plat thereof filed in Volume 2 of Plats at page 89 records of Skagit County, Washington; thence S 53°19'51"E, a distance of 58.88 feet to a point on the south line of the north 34.1 feet of Lot 12 of said plat which is 10 feet distant westerly from the southeast corner thereof; thence N 88°43'17"W along the south line of the north 34.1 feet of Lots 11 and 12 of said plat, a distance of 48.00 feet to the southwest corner of the east 28 feet of said Lot 11; thence N 01°16'43"E along the west line of the said 28 feet, a distance of 34.10 feet to the point of beginning of this description.

Containing 818 square feet.

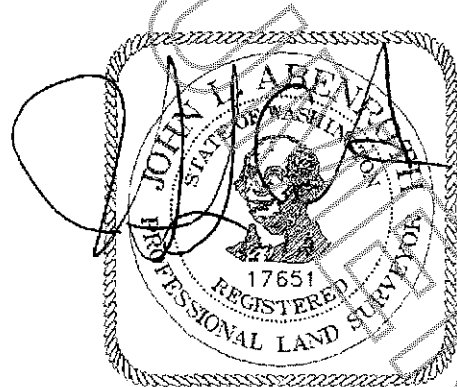


Exhibit B

Skagit Surveyors and Engineers

806 Metcalf St. Sedro-Woolley, WA 98284
360.855.2121 360.855.1658(f)
www.sseconsultants.com

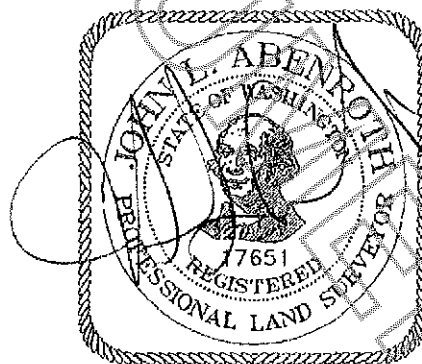
LEGAL DESCRIPTION
FOR
CITY OF SEDRO-WOOLLEY
OF
CITY PARCEL AFTER BOUNDARY LINE ADJUSTMENT

May 7, 2014
(Rev'd October 23, 2015)

Those portions of Lots 11 and 12, Block 8, WEST ADDITION TO THE TOWN OF WOOLLEY, SKAGIT COUNTY, WASHINGTON according to the plat thereof filed in Volume 2 of Plats at page 89 records of Skagit County, Washington, described as follows;

Beginning at the northwest corner of east 28 feet of Lot 11 thence S 53°19'51"E, a distance of 58.88 feet to a point on the south line of the north 34.1 feet of Lot 12 of said plat which is 10 feet distant westerly from the southeast corner thereof; thence S 88°43'17"E along the south line of the north 34.1 feet of said Lot 12, a distance of 10.00 feet to the southeast corner thereof; thence N 01°16'43"E along the east line of Lot 12, a distance of 34.10 feet to the northeast corner of said Lot 12; thence N 88°43'17"W along the north lines of Lots 11 and 12, a distance of 58.00 feet to point of beginning of this exception.

Containing 1,159 square feet.



10/23/19

Exhibit C

Skagit Surveyors and Engineers

806 Metcalf St. Sedro-Woolley, WA 98284
360.855.2121 360.855.1658(f)
www.sseconsultants.com

LEGAL DESCRIPTION
FOR
CITY OF SEDRO-WOOLLEY
OF
GONZALES PARCEL AFTER BOUNDARY LINE ADJUSTMENT

May 7, 2014

The north 78 feet of Lots 9, 10, 11 and 12, Block 8, WEST ADDITION TO THE TOWN OF WOOLLEY, SKAGIT COUNTY, WASHINGTON according to the plat thereof filed in Volume 2 of Plats at page 89 records of Skagit County, Washington;
EXCEPT beginning at the northwest corner of east 28 feet of Lot 11 thence S 53°19'51"E, a distance of 58.88 feet to a point on the south line of the north 34.1 feet of Lot 12 of said plat which is 10 feet distant westerly from the southeast corner thereof; thence S 88°43'17"E along the south line of the north 34.1 feet of said Lot 12, a distance of 10.00 feet to the southeast corner thereof; thence N 01°16'43"E along the east line of Lot 12, a distance of 34.10 feet to the northeast corner of said Lot 12; thence N 88°43'17"W along the north lines of Lots 11 and 12, a distance of 58.00 feet to point of beginning of this exception.

Containing 8,201 square feet.

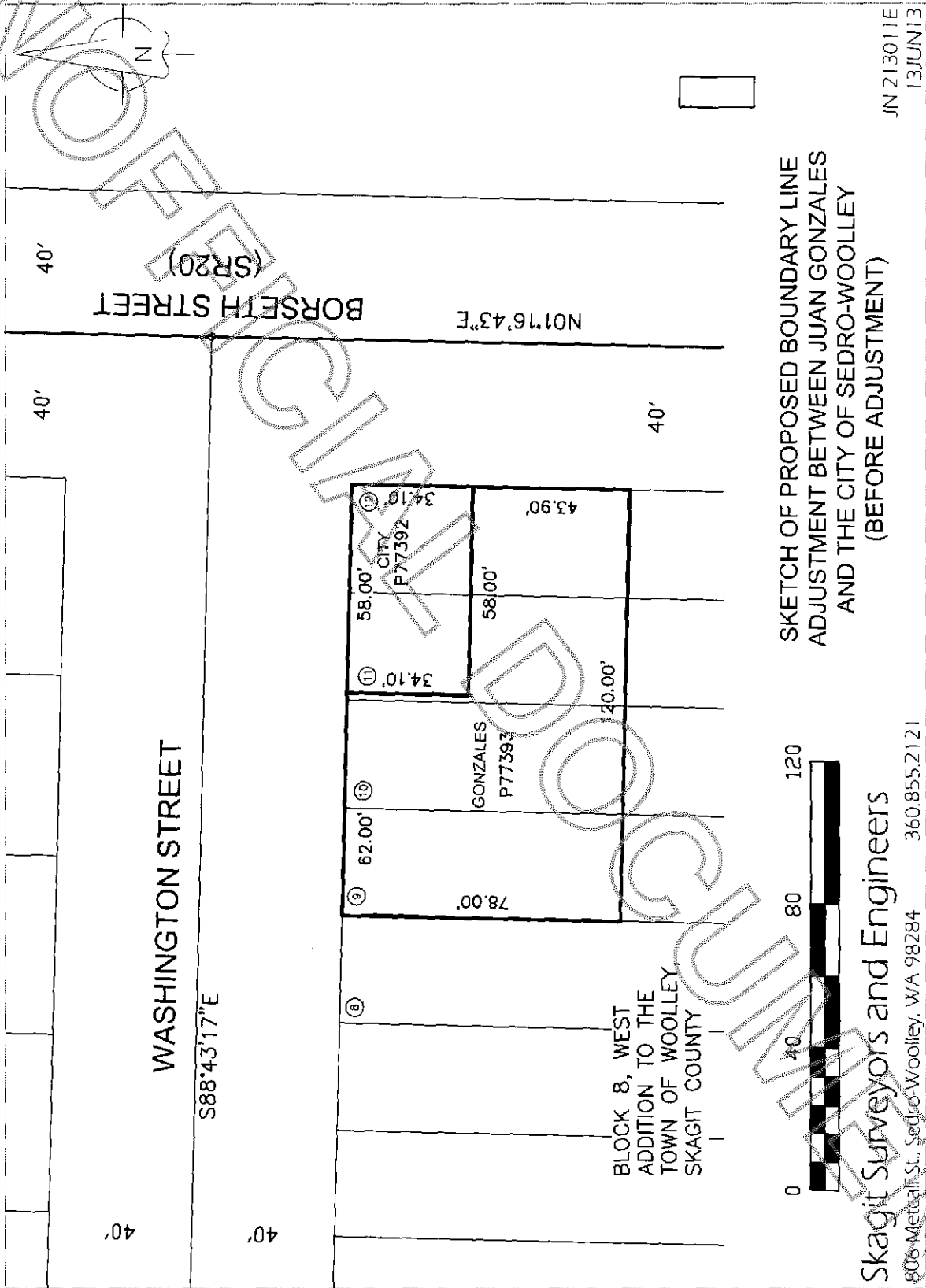


10/23/15

Exhibit D



Exhibit E



SKETCH OF PROPOSED BOUNDARY LINE
ADJUSTMENT BETWEEN JUAN GONZALES
AND THE CITY OF SEDRO-WOOLLEY
(BEFORE ADJUSTMENT)



Skagit Surveyors and Engineers

806 Metall St., Sedro-Woolley, WA 98284 360.855.2121

JN 213011E
13JUN13

UNOFFICIAL