



201601070078

Skagit County Auditor

\$91.00

1/7/2016 Page

1 of

9 2:51PM

When recorded return to:

Craig Sjostrom  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

**Quitclaim Deed**  
(Boundary Line Adjustment)

Grantors: Dennis D. Clancy & Betty Ann Clancy, h/w

Grantees: Lynn B. Strauss & Barbara A. Strauss, h/w

Legal Description: ptn Lot 11, Spinnaker Cove

Assessor's Property Tax Parcel or Account Nos.: P122906; P122907

Reference Nos of Documents Assigned or Released: N/A

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

201647  
JAN 07 2016

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

THIS INDENTURE, is made this 29<sup>th</sup> day of December, 2015, between Dennis D. Clancy and Betty Ann Clancy, h/w, Grantors, and Lynn B. Strauss and Barbara A. Strauss, h/w, Grantees.

**Recitals**

- a. Grantees are the owners of the property bearing Skagit County Assessor's parcel no. P122906, described in the attached Exhibit A.
- b. Grantors are the owners of the property bearing Skagit County Assessor's parcel no. P122907, described in the attached Exhibit B.
- c. The parties wish to adjust the boundaries between the two parcels, with a portion of P122907 (described in the attached Exhibit C) to be incorporated into P122906.
- d. The adjusted description of P122906 is attached as Exhibit D.
- d. The adjusted description of P122907 is attached as Exhibit E.

c. 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: 12-29-, 2015

Dennis D. Clancy  
DENNIS D. CLANCY

Betty Ann Clancy  
BETTY ANN CLANCY

STATE OF WASHINGTON )  
  ) :ss  
COUNTY OF SKAGIT )

On this day personally appeared before me Dennis D. Clancy, 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 29<sup>th</sup> day of December, 2015.

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

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

STATE OF WASHINGTON )  
  ) :ss  
COUNTY OF SKAGIT )

On this day personally appeared before me Betty Ann Clancy, 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 29<sup>th</sup> day of December, 2015.

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

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

APPROVED

The foregoing Quit Claim Deed adjusting boundary lines is hereby approved this 6<sup>th</sup> day of JANUARY, ~~2015~~ 2016

City of Mount Vernon

By:   
It's City Engineer

Dated this 6<sup>th</sup> day of JANUARY, ~~2015~~  
2016

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

**Exhibit "A"**

**Lynn B. Strauss and Barbara A. Strauss, husband and wife, Parcel  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel No. P-122906)**

Lot 10, Plat of Spinnaker Cove, Division No. 2, recorded May 18, 2005, under Skagit County Auditor's File No. 20050518106, being a portion of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 34 North, Range 4 East

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Containing 7,794 sq ft



11-20-12

**Exhibit "B"**

**Dennis D. Clancy and Betty Ann Clancy, husband and wife, Parcel  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel No. P-122907)**

Lot 11, Plat of Spinnaker Cove, Division No. 2, recorded May 18, 2005, under Skagit County Auditor's File No. 20050518106, being a portion of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 34 North, Range 4 East

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Containing 36,888 sq ft



11-30-10

**Exhibit "C"**

**Portion of Clancy Parcel P-122907  
to be Boundary Line Adjusted  
to Strauss Parcel P-122906**

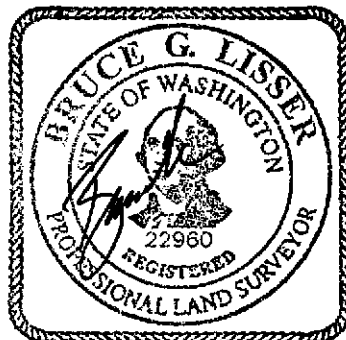
That portion of Lot 11, Plat of Spinnaker Cove, Division No. 2, recorded May 18, 2005, under Skagit County Auditor's File No. 200505180106, being more particularly described as follows:

BEGINNING at the Southwest corner of Lot 11, said Plat of Spinnaker Cove, Division 2, recorded under Skagit County Auditor's File No. 200505180106, thence South  $87^{\circ}55'20''$  East along the South line of said Lot 11 for a distance of 20.00 feet;  
thence North  $2^{\circ}04'40''$  East for a distance of 18.80 feet;  
thence North  $34^{\circ}59'29''$  West for a distance of 71.26 feet, more or less, to a point on a non-tangent curve on the Northwesterly line of said Lot 11, also being the right-of-way margin of North 43rd Place;  
thence along said curve to the right, also being along said Northwesterly line of Lot 11, concave to the Northwest having an initial tangent bearing of South  $55^{\circ}12'39''$  West, a radius of 134.02 feet, through a central angle of  $1^{\circ}16'57''$ , an arc distance of 3.00 feet, more or less, to the Southwesterly corner of said Lot 11, also being the Northerly most corner of Lot 10 said Plat of Spinnaker Cove, Division No. 2;  
thence South  $33^{\circ}30'24''$  East along the line common of said Lots 10 and 11 for a distance of 41.70 feet, more or less, to an angle point in said line at a point bearing North  $0^{\circ}29'15''$  East from the POINT OF BEGINNING;  
thence South  $0^{\circ}29'15''$  West along said common line for a distance of 39.99 feet, more or less, to 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 City of Mount Vernon, County of Skagit, State of Washington.

Containing 806 sq ft



11-30-09

**Exhibit "D"**

**Lynn B. Strauss and Barbara A. Strauss, husband and wife, Parcel  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel No. P-122906)**

Lot 10, Plat of Spinnaker Cove, Division No. 2, recorded May 18, 2005, under Skagit County Auditor's File No. 20050518106, being a portion of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 34 North, Range 4 East

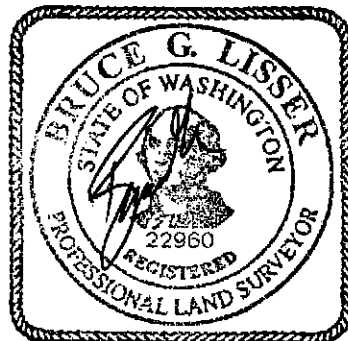
TOGETHER WITH that portion of Lot 11, Plat of Spinnaker Cove, Division No. 2, recorded May 18, 2005, under Skagit County Auditor's File No. 200505180106, being more particularly described as follows:

BEGINNING at the Southwest corner of Lot 11, said Plat of Spinnaker Cove, Division 2, recorded under Skagit County Auditor's File No. 200505180106, thence South 87°55'20" East along the South line of said Lot 11 for a distance of 20.00 feet;  
thence North 2°04'40" East for a distance of 18.80 feet;  
thence North 34°59'29" West for a distance of 71.26 feet, more or less, to a point on a non-tangent curve on the Northwesterly line of said Lot 11, also being the right-of-way margin of North 43rd Place;  
thence along said curve to the right, also being along said Northwesterly line of Lot 11, concave to the Northwest having an initial tangent bearing of South 55°12'39" West, a radius of 134.02 feet, through a central angle of 1°16'57", an arc distance of 3.00 feet, more or less, to the Southwesterly corner of said Lot 11, also being the Northerly most corner of Lot 10 said Plat of Spinnaker Cove, Division No. 2;  
thence South 33°30'24" East along the line common of said Lots 10 and 11 for a distance of 41.70 feet, more or less, to an angle point in said line at a point bearing North 0°29'15" East from the POINT OF BEGINNING;  
thence South 0°29'15" West along said common line for a distance of 39.99 feet, more or less, to 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 City of Mount Vernon, County of Skagit, State of Washington.

Containing 8,600 sq ft



11-2015

**Exhibit "E"**

**Dennis D. Clancy and Betty Ann Clancy, husband and wife, Parcel  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel No. P-122907)**

Lot 11, Plat of Spinnaker Cove, Division No. 2, recorded May 18, 2005, under Skagit County Auditor's File No. 20050518106, being a portion of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 34 North, Range 4 East

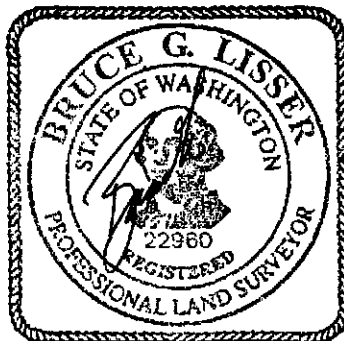
EXCEPT that portion of Lot 11, Plat of Spinnaker Cove, Division No. 2, recorded May 18, 2005, under Skagit County Auditor's File No. 200505180106, being more particularly described as follows:

BEGINNING at the Southwest corner of Lot 11, said Plat of Spinnaker Cove, Division 2, recorded under Skagit County Auditor's File No. 200505180106, thence South 87°55'20" East along the South line of said Lot 11 for a distance of 20.00 feet;  
thence North 2°04'40" East for a distance of 18.80 feet;  
thence North 34°59'29" West for a distance of 71.26 feet, more or less, to a point on a non-tangent curve on the Northwesterly line of said Lot 11, also being the right-of-way margin of North 43rd Place;  
thence along said curve to the right, also being along said Northwesterly line of Lot 11, concave to the Northwest having an initial tangent bearing of South 55°12'39" West, a radius of 134.02 feet, through a central angle of 1°16'57", an arc distance of 3.00 feet, more or less, to the Southwesterly corner of said Lot 11, also being the Northerly most corner of Lot 10 said Plat of Spinnaker Cove, Division No. 2;  
thence South 33°30'24" East along the line common of said Lots 10 and 11 for a distance of 41.70 feet, more or less, to an angle point in said line at a point bearing North 0°29'15" East from the POINT OF BEGINNING;  
thence South 0°29'15" West along said common line for a distance of 39.99 feet, more or less, to 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 City of Mount Vernon, County of Skagit, State of Washington.

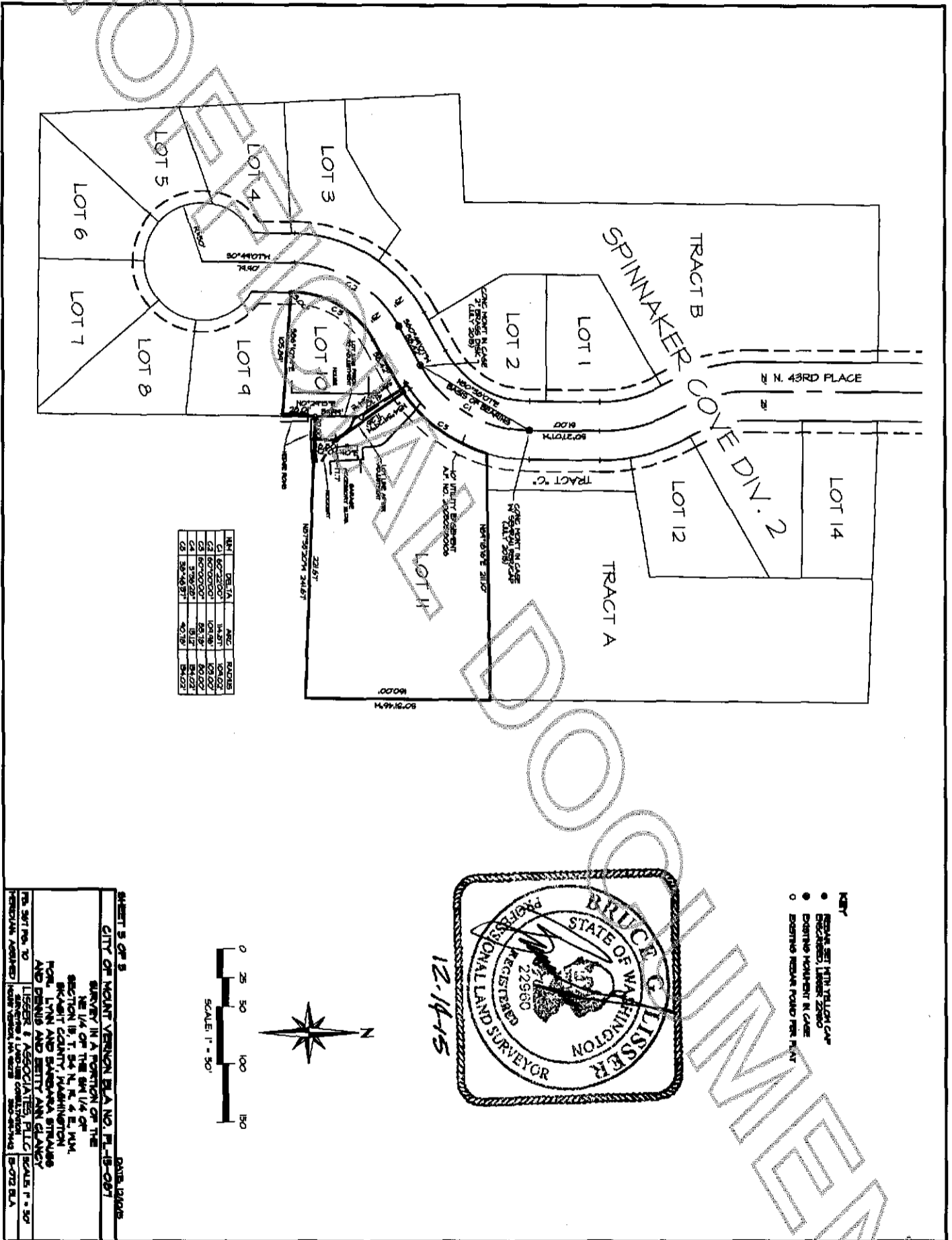
Containing 36,082 sq ft



11-90-103



EXHIBIT "F"



SEE RECORDED SURVEY MAP FOR SCALE