



When recorded return to:

Skagit County Auditor

\$79.00

1/8/2016 Page

1 of

7 11:11AM

Browning, David D. and Kristyn L.
9166 Bayview Edison Rd.
Bow, WA 98232

Filed for record at request of:

Browning, David D. and Kristyn L.

Quit Claim Deed

THE GRANTORS **David D. Browning and Kristyn L. Browning, Husband & Wife;**
AND Arastou Monjazez, who is also known as Al Monjazez, as his separate
property

for and in consideration of **Boundary Line Adjustment, 458-61A-109(2)(b)**
grants and conveys to

THE GRANTEES **David D. Browning and Kristyn L. Browning, Husband & Wife;**
AND Arastou Monjazez, who is also known as Al Monjazez, as his separate
property

the following described real estate, situated in the County of **Skagit**, State of Washington, together with
all after acquired title of the grantor(s) therein.

Exhibit 'A' - Browning Parcels Before Boundary Line Adjustment
Exhibit 'B' - Monjazez Parcel Before Boundary Line Adjustment
Exhibit 'C' - Browning Parcels After Boundary Line Adjustment
Exhibit 'D' - Monjazez Parcel After Boundary Line Adjustment

Abbrev. Legal: Ptn. Gov. Lot 4 & ptn. SW/SE, Sec. 18-35-3; AND ptn. Gov. Lot 1, Sec. 19-35-3;
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Browning Parcels

Tax #(P34456) 350318-0-009-0007; (P34498) 350318-0-009-0007

Monjazez Parcels

Tax #(P34452) 350318-0-005-0001; (P11360) 350319-0-001-0200;
(P34489) 350319-0-012-0001; (P34472) 350319-0-001-0004

201662
JAN 08 2016

Amount Paid \$ ☒
Skagit Co. Treasurer
By *mg* Deputy

The herein described property will be combined or aggregated with contiguous property owned by the parties. This boundary adjustment is not for the purposes of creating an additional building lot. This boundary adjustment is being executed to amend and adjust the boundary lines of the subject parcels ONLY. See Exhibits A and B, herein attached, 'Prior to Boundary Line Adjustment' AND Exhibits C and D, herein attached, 'After Boundary Line Adjustment'.

BOUNDARY ADJUSTMENT

Reviewed and approved in accordance
with Skagit County Code Chapter 14.18

Grace Roeder
Skagit Co. Planning & Dev. Services

1/8/2016
Date

Dated: 1-4, 2016.

David D. Browning
David D. Browning


Arastou Monjazez
Arastou Monjazez

Kristyn L. Browning
Kristyn L. Browning

STATE OF WASHINGTON }
County of Skagit }ss

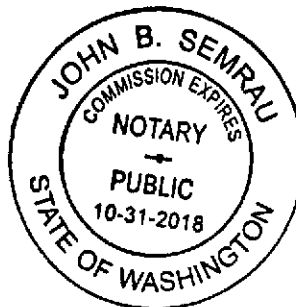
I certify that I know or have satisfactory evidence that **David D. Browning and Kristyn L. Browning** are the individuals who appeared before me and said individuals acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 24 day of DECEMBER, 20 15.


Notary Public in and for the

State of Washington, residing at MOUNT VERNON

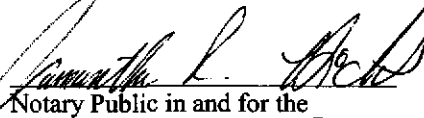
My appointment expires 10/31/18.



STATE OF WASHINGTON }
County of Skagit }ss

I certify that I know or have satisfactory evidence that **Arastou Monjaze** is the individuals who appeared before me and said individual acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 4th day of JANUARY, 20 16.


Notary Public in and for the

State of WASHINGTON, residing at BENTON, WA

My appointment expires 03-09-18.

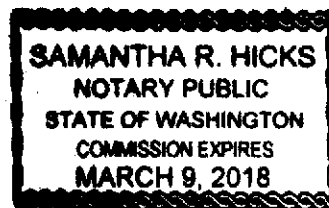


EXHIBIT A

Legal Description Prior to Boundary Line Adjustment (Browning)

Parcel "A"

That portion of Government Lot 4, Section 18, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at a point 1,602 feet West of the Southeast corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 18, Township 35 North, Range 3 East, W.M.;
thence North 4° West 401.6 feet;
thence West 154.5 feet;
thence South 18° West 432.2 feet;
thence East 311.8 feet to the point of beginning;

Situate in the County of Skagit, State of Washington.

Parcel "B"

That portion of Government Lot 1, Section 19, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at a point 1,602 feet West of the Northeast corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 19, Township 35 North, Range 3 East, W.M.;
thence South 4° East 62 feet;
thence Southwesterly on a curve to the left and along the Northerly boundary of the County road 323 feet;
thence North $8^{\circ}20'$ West 214.3 feet;
thence East 311.8 feet to the point of beginning,

EXCEPT County road;

Situate in the County of Skagit, State of Washington.

EXHIBIT B

Legal Description Prior to Boundary Line Adjustment (Monjazel)

Government Lot 1 in Section 19; Government Lot 4 in Section 18; and that portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ in Section 18 lying South and West of the Joe Leary Slough; all in Township 35 North, Range 3 East, W.M.,

EXCEPT the six following described parcels:

- 1.) Dike, ditch and County road rights-of-way;
- 2.) Beginning at a point on the South line of said Government Lot 1 that bears North $89^{\circ}54'00''$ West 1,149.34 feet from its Southeast corner; more or less, to the West line of the County road more commonly referred to as the Bayview-Edison Road, said point being on a curve to the right in a Northerly and Easterly direction having a radius of 1,378.14 feet, at which point the tangent to the curve bears North $1^{\circ}20'31''$ East; thence following along the West side of said road in a Northerly and Easterly direction having a radius of 1,378.14 feet and a central angle of $22^{\circ}19'09''$, an arc distance of 536.85 feet to the true point of beginning; thence continuing in a Northerly and Easterly direction along said curve to the right having a radius of 1,378.14 feet and a central angle of $11^{\circ}36'18''$, an arc distance of 279.14 feet, more or less, to the most Southerly corner of that tract of land conveyed to John B. Moon and Joyce V. Moon, husband and wife, Grantees from Lester C. Merritt and Evelyn Bernice Merritt, husband and wife, by that instrument dated June 11, 1973 and recorded June 20, 1973 under Auditor's File No. 786810, records of Skagit County, Washington as established from physical survey for Lester C. Merritt by J. A. Newman, Professional Land Surveyor, according to that unrecorded survey map dated March 5, 1973 and description for deed dated March 6, 1973; thence North $38^{\circ}24'54''$ West along the Southwesterly line of said Moon tract and the Northerly projection thereof, a distance of 205.69 feet to the approximate base of a ridge; thence Southerly along the base of said ridge on the following courses and distances: South $35^{\circ}16'57''$ West, 117.26 feet; South $13^{\circ}26'08''$ West, 82.90 feet; South $33^{\circ}11'18''$ West, 81.41 feet; South $17^{\circ}30'04''$ West, 122.42 feet to a point which bears North $75^{\circ}01'43''$ West, a distance of 164.70 feet, more or less, from the point of beginning; thence departing said base of ridge South $75^{\circ}01'43''$ East a distance of 164.70 feet to the point of beginning.
- 3.) Beginning at a point 1,602 feet West of the Southeast corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 18, Township 35 North, Range 3 East, W.M.; thence North 4° West 401.6 feet; thence West 154.5 feet; thence South 18° West 432.2 feet; thence East 311.8 feet to the point of beginning.
- 4.) Beginning at a point 1,602 feet West of the Northeast corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 19, Township 35 North, Range 3 East, W.M.; thence South 4° East 62 feet; thence Southwesterly on a curve to the left and along the Northerly boundary of the County road 323 feet; thence North $8^{\circ}20'$ West 214.3 feet; thence East 311.8 feet to the point of beginning.
- 5.) Beginning at the Northeast corner of said Section 19; thence West along the North line of said subdivision 1,331.31 feet to the Northwest corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 19; thence South $78^{\circ}47'26''$ West for 2,146.37 feet to the true point of beginning of this description on the Northwesterly margin of Bayview-Edison County Road; thence South $63^{\circ}34'33''$ West for 152.94 feet to the Northeasterly boundary of the premises conveyed to George W. McKay, et al, by Deed dated September 30, 1924, and recorded October 9, 1924, in Volume 134 of Deeds, page 27, records of Skagit County, Washington; thence South $37^{\circ}39'$ East along said boundary for 192.06 feet to the Northwesterly margin of County road; thence North $39^{\circ}50'29''$ East along said Northwesterly margin for 153.65 feet to the point of beginning.
- 6.) The East 20 acres of said portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ lying South and West of the Joe Leary Slough, as it existed on January 9, 1984; (the West line of said East 20 acres being drawn in a straight line parallel with the West line of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$.)

All situate in the County of Skagit, State of Washington.

EXHIBIT C

Legal Description After Boundary Line Adjustment (Browning Parcels)

Adjusted Parcel "A"

Commencing at the Southeast Corner of Government Lot 4, Section 18, Township 35 North, Range 3 East, W.M.;
thence N 88°37'39" W on the South line of said Lot 4 a distance of 300.58 feet to the Point of Beginning;
thence N 3°09'28" W a distance of 376.71 feet;
thence N 88°39'00" W a distance of 154.96 feet;
thence S 18°37'54" W a distance of 393.18 feet to said South line;
thence S 88°37'39" E on said South line a distance of 301.37 feet to the Point of Beginning;

Situate in the County of Skagit, State of Washington.

Adjusted Parcel "B"

Commencing at the Northeast Corner of Government Lot 1, Section 19, Township 35 North, Range 3 East, W.M.;
thence N 88°37'39" W on the North line of said Lot 1 a distance of 300.58 feet to the Point of Beginning;
thence S 3°09'28" E a distance of 84.03 feet to the Northerly Right-of-Way margin of Bayview-Edison Road;
thence Southwesterly on said Northerly margin along a non-tangent curve to the left, having a central angle of 13°30'21", a radius of 1378.14 feet, an arc length of 324.86 feet, and a chord bearing S 62°16'34" W a distance of 324.86 feet;
thence N 7°38'14" W a distance of 215.32 feet;
thence N 18°37'54" E a distance of 30.06 feet to said North line;
thence S 88°37'39" E on said North line a distance of 301.37 feet to the Point of Beginning;

Situate in the County of Skagit, State of Washington.

EXHIBIT D

Legal Description After Boundary Line Adjustment (Monjazeb Parcel)

Government Lot 1 in Section 19; Government Lot 4 in Section 18; and that portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ in Section 18 lying South and West of the Joe Leary Slough; all in Township 35 North, Range 3 East, W.M., EXCEPT the six following described parcels:

- 1.) Dike, ditch and County road rights-of-way;
- 2.) Beginning at a point on the South line of said Government Lot 1 that bears North $89^{\circ}54'00''$ West 1,149.34 feet from its Southeast corner; more or less, to the West line of the County road more commonly referred to as the Bayview-Edison Road, said point being on a curve to the right in a Northerly and Easterly direction having a radius of 1,378.14 feet, at which point the tangent to the curve bears North $1^{\circ}20'31''$ East;
thence following along the West side of said road in a Northerly and Easterly direction having a radius of 1,378.14 feet and a central angle of $22^{\circ}19'09''$, an arc distance of 536.85 feet to the true point of beginning;
thence continuing in a Northerly and Easterly direction along said curve to the right having a radius of 1,378.14 feet and a central angle of $11^{\circ}36'18''$, an arc distance of 279.14 feet, more or less, to the most Southerly corner of that tract of land conveyed to John B. Moon and Joyce V. Moon, husband and wife, Grantees from Lester C. Merritt and Evelyn Bernice Merritt, husband and wife, by that instrument dated June 11, 1973 and recorded June 20, 1973 under Auditor's File No. 786810, records of Skagit County, Washington as established from physical survey for Lester C. Merritt by J. A. Newman, Professional Land Surveyor, according to that unrecorded survey map dated March 5, 1973 and description for deed dated March 6, 1973; thence North $38^{\circ}24'54''$ West along the Southwesterly line of said Moon tract and the Northerly projection thereof, a distance of 205.69 feet to the approximate base of a ridge;
thence Southerly along the base of said ridge on the following courses and distances: South $35^{\circ}16'57''$ West, 117.26 feet; South $13^{\circ}26'08''$ West, 82.90 feet; South $33^{\circ}11'18''$ West, 81.41 feet; South $17^{\circ}30'04''$ West, 122.42 feet to a point which bears North $75^{\circ}01'43''$ West, a distance of 164.70 feet, more or less, from the point of beginning;
thence departing said base of ridge South $75^{\circ}01'43''$ East a distance of 164.70 feet to the point of beginning.
- 3.) Commencing at the Southeast Corner of Government Lot 4, Section 18, Township 35 North, Range 3 East, W.M.;
thence N $88^{\circ}37'39''$ W on the South line of said Lot 4 a distance of 300.58 feet to the Point of Beginning;
thence N $3^{\circ}09'28''$ W a distance of 376.71 feet;
thence N $88^{\circ}39'00''$ W a distance of 154.96 feet;
thence S $18^{\circ}37'54''$ W a distance of 393.18 feet to said South line;
thence S $88^{\circ}37'39''$ E on said South line a distance of 301.37 feet to the Point of Beginning.
- 4.) Commencing at the Northeast Corner of Government Lot 1, Section 19, Township 35 North, Range 3 East, W.M.;
thence N $88^{\circ}37'39''$ W on the North line of said Lot 1 a distance of 300.58 feet to the Point of Beginning;
thence S $3^{\circ}09'28''$ E a distance of 84.03 feet to the Northerly Right-of-Way margin of Bayview-Edison Road;
thence Southwesterly on said Northerly margin along a non-tangent curve to the left, having a central angle of $13^{\circ}30'21''$, a radius of 1378.14 feet, an arc length of 324.86 feet, and a chord bearing S $62^{\circ}16'34''$ W a distance of 324.86 feet;
thence N $7^{\circ}38'14''$ W a distance of 215.32 feet;
thence N $18^{\circ}37'54''$ E a distance of 30.06 feet to said North line;
thence S $88^{\circ}37'39''$ E on said North line a distance of 301.37 feet to the Point of Beginning.

(continued)

5.) Beginning at the Northeast corner of said Section 19;
thence West along the North line of said subdivision 1,331.31 feet to the Northwest corner of
the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 19;
thence South $78^{\circ}47'26''$ West for 2,146.37 feet to the true point of beginning of this
description on the Northwestern margin of Bayview-Edison County Road;
thence South $63^{\circ}34'33''$ West for 152.94 feet to the Northeasterly boundary of the premises
conveyed to George W. McKay, et al, by Deed dated September 30, 1924, and recorded
October 9, 1924, in Volume 134 of Deeds, page 27, records of Skagit County, Washington;
thence South $37^{\circ}39'$ East along said boundary for 192.06 feet to the Northwestern margin
of County road;
thence North $39^{\circ}50'29''$ East along said Northwestern margin for 153.65 feet to the point of
beginning.

6.) The East 20 acres of said portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ lying South and
West of the Joe Leary Slough, as it existed on January 9, 1984; (the West line of said East
20 acres being drawn in a straight line parallel with the West line of said Southwest $\frac{1}{4}$ of the
Southeast $\frac{1}{4}$.)

All situate in the County of Skagit, State of Washington