



201601110101

Skagit County Auditor

\$80.00

1/11/2016 Page

1 of

8 12:58PM

When recorded return to:

Walgamott, John and Elizabeth
12692 Marine Dr., Anacortes, WA 98221

Filed for record at request of:

Walgamott, John and Elizabeth

Quit Claim Deed

THE PARTY(S), **John C. Walgamott and Elizabeth Walgamott, Husband and Wife, as to Parcel 'A'; AND Richard T. Wright, as his separate property, as to Parcel 'B'**

for and in consideration of **Boundary Line Adjustment, 458-61A-109(2)(b), ONLY**, grant, convey and agree to the following:

- 1) EXHIBIT "A", hereto attached, is the Legal Description of Parcels A and B, prior to the agreed boundary adjustment.
- 2) EXHIBIT "B", hereto attached, is the Legal Description of Parcels A and B, after the agreed boundary adjustment.
- 3) EXHIBIT "C", hereto attached, depicts Parcels A and B, BEFORE ADJUSTMENT.
- 4) EXHIBIT "D", hereto attached, depicts Parcels A and B, AFTER ADJUSTMENT.
- 5) EXHIBIT "E", hereto attached, is a detail of the adjusted boundary.

PARCEL 'A': WALGAMOTT, #(P68242) 3973-000-002-2005

PARCEL 'B': WRIGHT, #(P19048) 340102-0-024-0009

Abbreviated Legal:

Portion of the Lots 1 & 2, "Rancho San Juan Del Mar, Div. #2; PTN Gov. Lot 6, Sec. 2, Twn. 34, Rg. 1

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.

Dated: DEC 18, 2015


John C. Walgamott


Richard T. Wright


Elizabeth Walgamott

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201677
JAN 11 2016

Amount Paid \$ 
Skagit Co. Treasurer
By Mam Deputy

EXHIBIT "A"

LEGAL DESCRIPTION PRIOR TO ADJUSTMENT

PARCEL "A":

The portion of the following described real property lying West of Marine Drive:

Lot 1 and the South 60 feet of Lot 2, "RANCHO SAN JUAN del MAR, SUBDIVISION NO. 2," as per plat recorded in Volume 5 of Plats, page 30, records of Skagit County, Washington;

TOGETHER WITH that portion of vacated Marine Drive No. 378 described in amended Vacation recorded July 19, 1978, under Auditor's File No. 883795, as would attach by operation of law;

EXCEPT that portion conveyed to Skagit County for road by deed recorded July 5, 1972, under Auditor's File No. 770666.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Government Lot 6 of Section 2, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at the intersection of the South line of Lot 1 and the West line of the County Road known as Marine Drive, all as shown on "RANCHO SAN JUAN del MAR, SUBDIVISION NO. 2," as per plat recorded in Volume 5 of Plats, page 30, records of Skagit County, Washington; thence Southerly along the West line of said County road known as Marine Drive a distance of 100 feet; thence West parallel to the South line of said Lot 1, "RANCHO SAN JUAN del MAR, SUBDIVISION NO. 2," to the innerline of Tract 3, Plate 1 of the Anacortes Tidelands; thence Northerly along said innerline of Tract 3, Plat 1 to the Southwest corner of said Lot 1 of the "RANCHO SAN JUAN del MAR, SUBDIVISION NO. 2," ; thence East along the South line of said Lot 1, 247.81 feet, more or less, to the point of beginning.

TOGETHER WITH that portion of vacated Marine View Drive adjoining said premises that has reverted thereto by operation of law.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"

Sheet 1 of 2

LEGAL DESCRIPTION AFTER ADJUSTMENT

PARCEL "A":

The portion of the following described real property lying West of Marine Drive:

Lot 1 and the South 60 feet of Lot 2, "RANCHO SAN JUAN del MAR, SUBDIVISION NO. 2," as per plat recorded in Volume 5 of Plats, page 30, records of Skagit County, Washington;

TOGETHER WITH that portion of vacated Marine Drive No. 378 described in amended Vacation recorded July 19, 1978, under Auditor's File No. 883795, as would attach by operation of law;

EXCEPT that portion conveyed to Skagit County for road by deed recorded July 5, 1972, under Auditor's File No. 770666.

ALSO EXCEPT that portion of Said Lot 1 BEGINNING in the Southeast corner of Said Lot 1 thence Northwest for a distance of 6.93 feet along a 2834.79 foot radius to the left; thence South 82°07'30" West, 40.15 feet; thence North 10°17'07" West 3.97 feet; thence South 83°58'36" West, 47.46 feet; thence East, 90.03 feet to the POINT OF BEGINNING.

TOGETHER WITH that portion of Government Lot 6 of Section 2, Township 34 North, Range 1 East, W.M., described as follows:

Commencing at the intersection of the South line of Said Lot 1 and the West line of the County Road known as Marine Drive; thence West 90.03 feet to the POINT OF BEGINNING; thence continuing West 178.40 feet to the Southwest corner of said Lot 1; thence southeasterly along the innerline of Tract 3, Plate 1 of the Anacortes Tidelands, 1.70 feet; thence East 162.34 feet; thence North 83°58'36" West, 15.72 feet to the POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.

BOUNDARY ADJUSTMENT

Reviewed and approved in accordance
with Skagit County Code Chapter 14.18

Maed Roder
Skagit Co. Planning & Dev. Services

11/7/2016
Date

EXHIBIT "B"

Sheet 2 of 2

LEGAL DESCRIPTION AFTER ADJUSTMENT

PARCEL "B":

That portion of Government Lot 6 of Section 2, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at the intersection of the South line of Lot 1 and the West line of the County Road known as Marine Drive, all as shown on "RANCHO SAN JUAN del MAR, SUBDIVISION NO. 2," as per plat recorded in Volume 5 of Plats, page 30, records of Skagit County, Washington; thence Southerly along the West line of said County road known as Marine Drive a distance of 100 feet; thence West parallel to the South line of said Lot 1, "RANCHO SAN JUAN del MAR, SUBDIVISION NO. 2," to the innerline of Tract 3, Plate 1 of the Anacortes Tidelands; thence Northerly along said innerline of Tract 3, Plate 1 to the Southwest corner of said Lot 1 of the "RANCHO SAN JUAN del MAR, SUBDIVISION NO. 2,"; thence East along the South line of said Lot 1, 247.81 feet, more or less, to the point of beginning.

TOGETHER WITH that portion of vacated Marine View Drive adjoining said premises that has reverted thereto by operation of law.

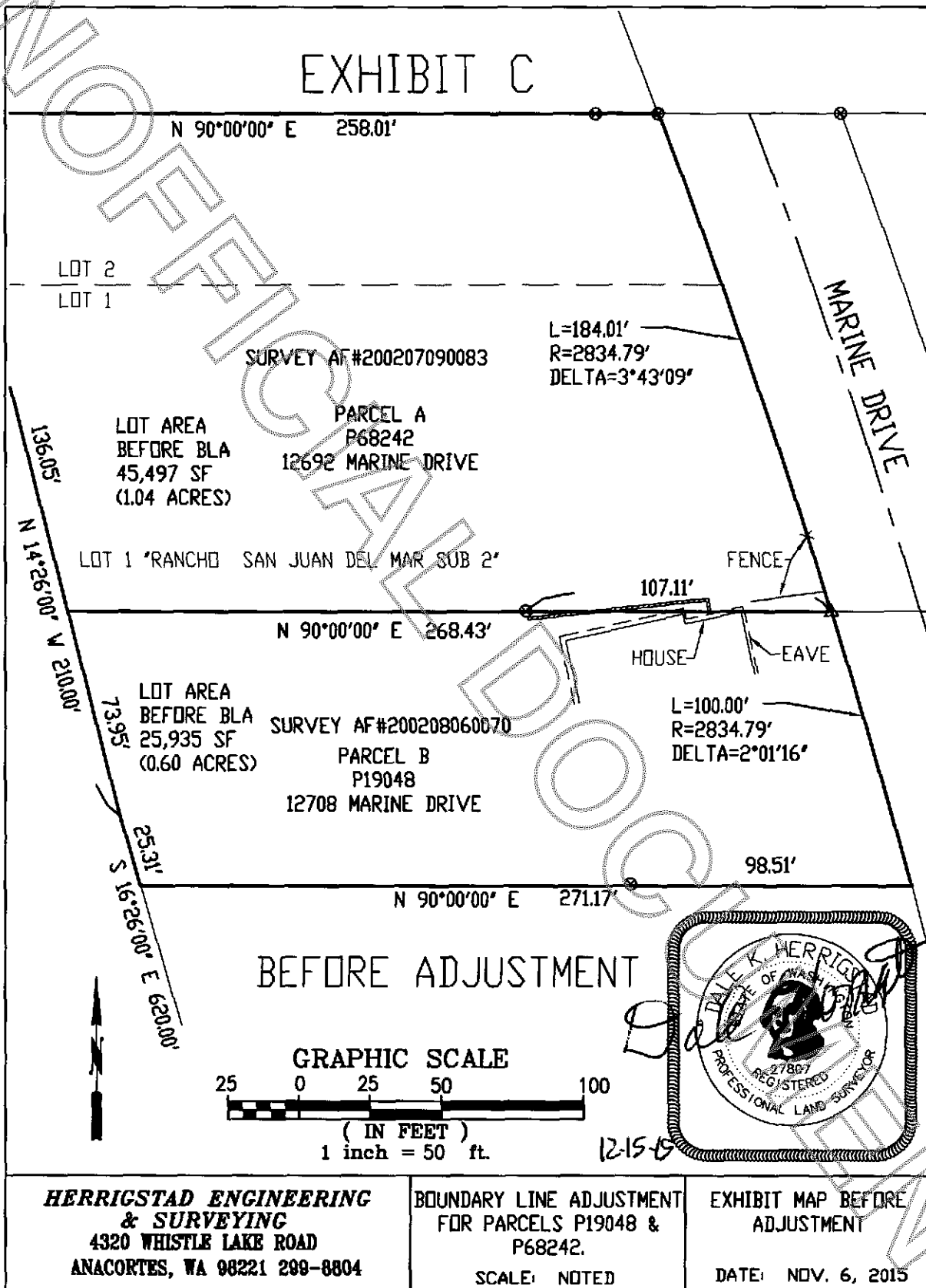
ALSO TOGETHER WITH that portion of Said Lot 1 BEGINNING in the Southeast corner of Said Lot 1 thence Northwest for a distance of 6.93 feet along a radius of 2834.79 feet to the left; thence South $82^{\circ}07'30''$ West, 40.15 feet; thence north $10^{\circ}17'07''$ West 3.97 feet; thence South $83^{\circ}58'36''$ West, 47.46 feet; thence East, 90.03 feet to the POINT OF BEGINNING.

EXCEPT that portion of Said Government Lot 6 of Section 2, Township 34 North, Range 1 East, W.M., described as follows:

Commencing at the intersection of the South line of Said Lot 1 and the West line of the County Road known as Marine Drive; thence West 90.03 feet to the POINT OF BEGINNING; thence continuing West 178.40 feet to the Southwest corner of said Lot 1; thence southeasterly along the innerline of Tract 3, Plate 1 of the Anacortes Tidelands, 1.70 feet; thence East 162.34 feet; thence North $83^{\circ}58'36''$ West, 15.72 feet to the POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.

EXHIBIT C



HERRIGSTAD ENGINEERING & SURVEYING
 4320 WHISTLE LAKE ROAD
 ANACORTES, WA 98221 299-8804

BOUNDARY LINE ADJUSTMENT
 FOR PARCELS P19048 &
 P68242.
 SCALE: NOTED

EXHIBIT MAP BEFORE
 ADJUSTMENT
 DATE: NOV. 6, 2015

EXHIBIT D

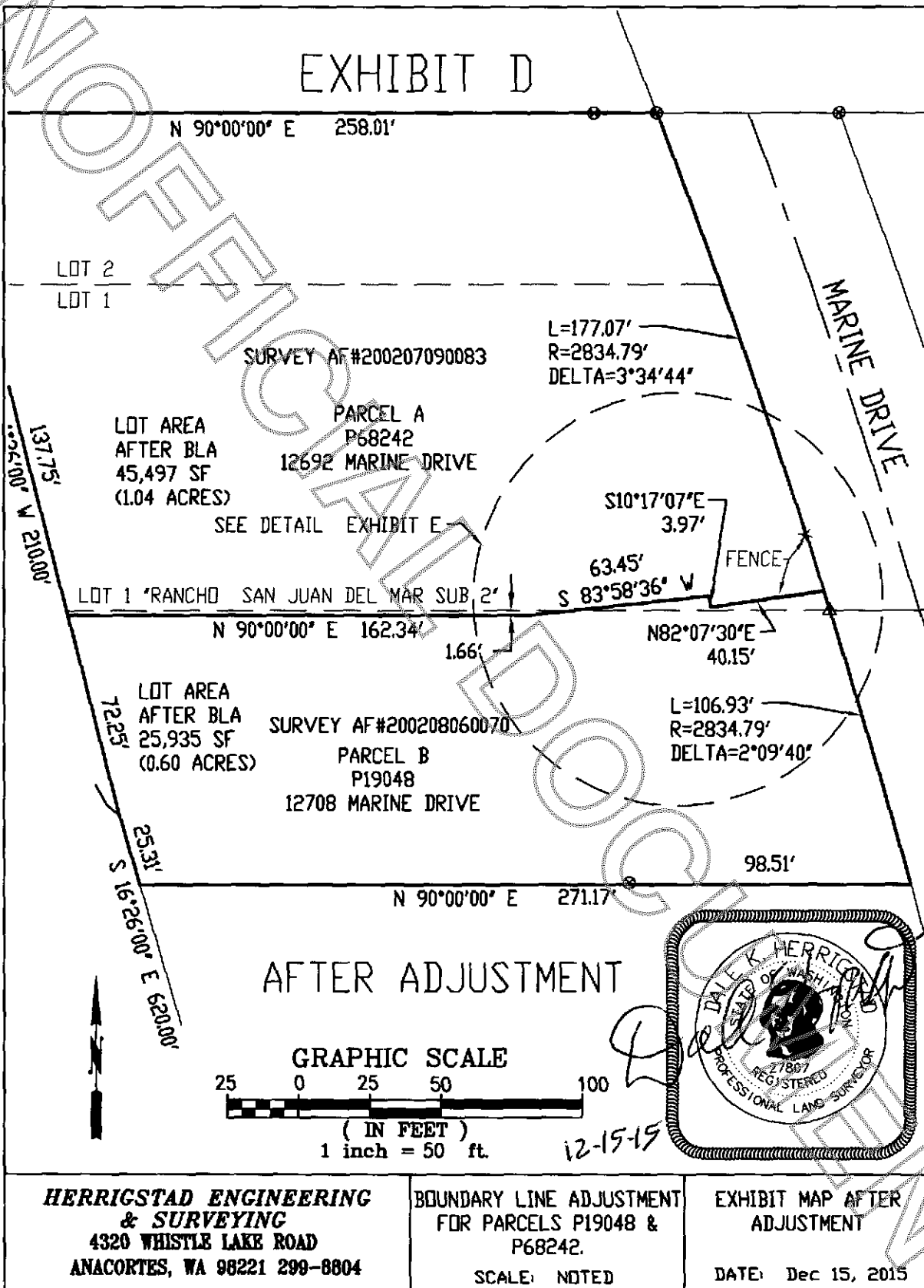
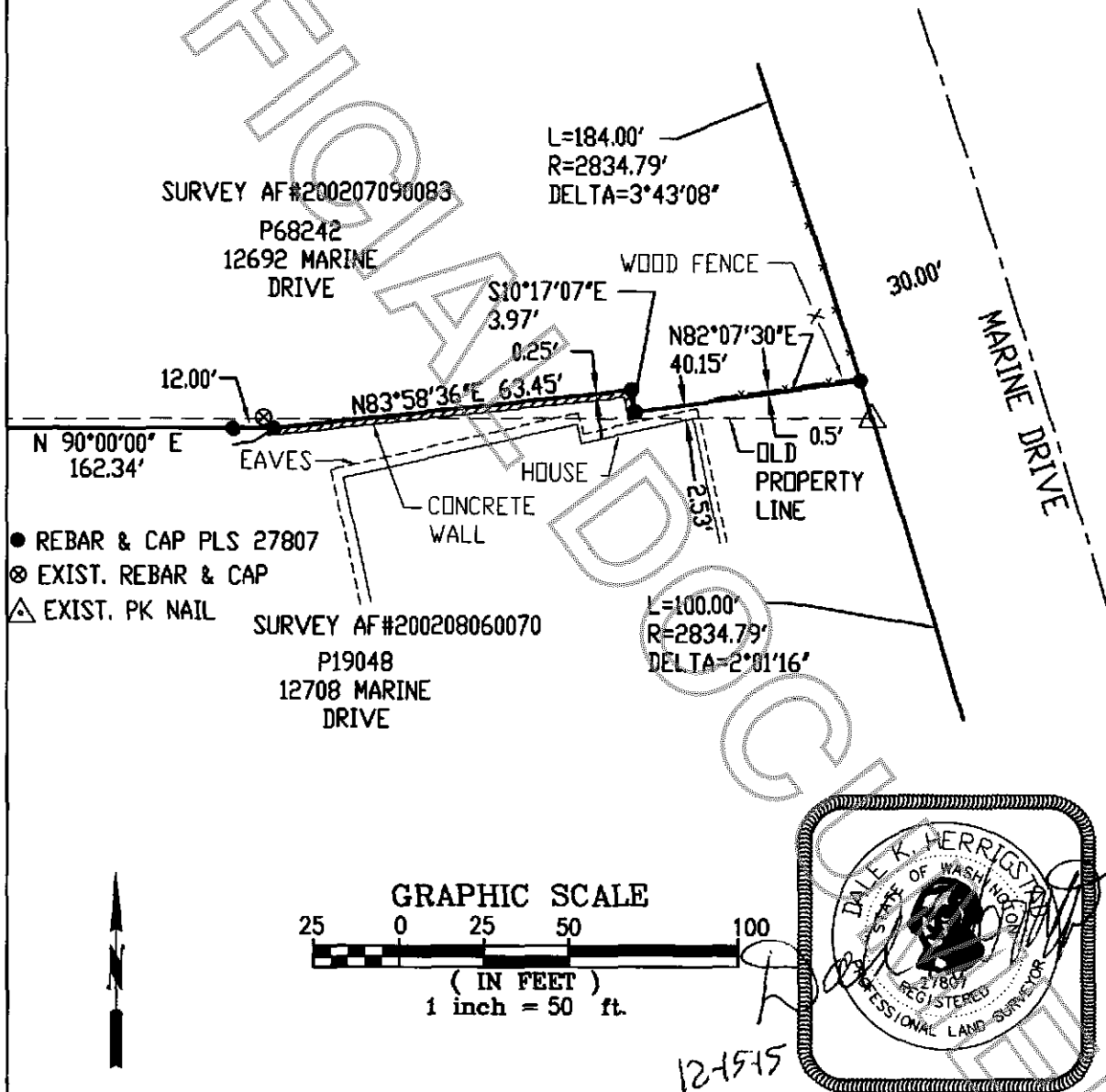


EXHIBIT E



HERRIGSTAD ENGINEERING & SURVEYING
 4320 WHISTLE LAKE ROAD
 ANACORTES, WA 98221 299-8804

BOUNDARY LINE ADJUSTMENT
FOR PARCELS P19048 &
P68242.
SCALE: NOTED

EXHIBIT MAP AFTER
ADJUSTMENT DETAIL
DATE: DEC. 15, 2015

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that **John C. Walgamott** is the individual 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 18 day of December, 2015.

Lia M Coleman

Notary Public in and for the
State of Washington, residing at

Mount Vernon
My appointment expires Aug 25 2019

Notary Public
State of Washington
LIA M COLEMAN
Appointment Expires Aug. 25, 2019

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that **Elizabeth Walgamott** is the individual who appeared before me, and said individual acknowledged that **she** signed this instrument and acknowledged it to be **her** free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 18 day of December, 2015.

Lia M Coleman

Notary Public in and for the
State of Washington, residing at

Mount Vernon
My appointment expires Aug 25 2019

Notary Public
State of Washington
LIA M COLEMAN
Appointment Expires Aug. 25, 2019

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that **Richard T. Wright** is the individual 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 18 day of December, 2015.

Lia M Coleman

Notary Public in and for the
State of Washington, residing at

Mount Vernon
My appointment expires Aug 25 2019

Notary Public
State of Washington
LIA M COLEMAN
Appointment Expires Aug. 25, 2019