



Skagit County Auditor  
1/27/2016 Page

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7 12:26PM

**AFTER RECORDING, RETURN TO:**

FAIRWEATHER SURVEYOR  
1419 - 15<sup>TH</sup> STREET  
ANACORTES, WA 98221

**DOCUMENT:** QUIT CLAIM DEED (BOUNDARY LINE ADJUSTMENT)

**REFERENCE:** GLENN S. AND PAMELA S. MADDOX  
AFN: 200508250085 & 200102260041  
TINA M. COSSEL-ANDERSON  
AFN: 199909300043

**GRANTORS:** GLENN S. AND PAMELA S. MADDOX  
1411 K AVE.  
ANACORTES, WA. 98221

**GRANTEES:** TINA M. COSSEL-ANDERSON  
4440 SHARPE RD.  
ANACORTES, WA 98221

**ABBREVIATED LEGAL DESCRIPTION FOR AUDITOR'S INDEXING ONLY:**

A TRACT OF LAND IN; SECTION 24, TOWNSHIP 35 NORTH, RANGE 1 EAST,  
W.M. LOCATED ON 15<sup>TH</sup> STREET, ANACORTES, WA.

**ASSESSOR'S TAX PARCEL NUMBERS:**

3812-013-009-0006; 1D# P58751

3812-013-008-0007; 1D# P58750

3812-013-010-0003; 1D# P58752

## QUIT CLAIM DEED FOR BOUNDARY LINE ADJUSTMENT

WHEREAS, THE GRANTORS, GLENN S. AND PAMELA S. MADDOX, ARE THE OWNERS OF THE PROPERTY DESCRIBED IN EXHIBIT A; AND

WHEREAS, THE GRANTORS, GLENN S. AND PAMELA S. MADDOX, WISH TO RECONFIGURE THE ABOVE DESCRIBED PROPERTY THROUGH A BOUNDARY LINE ADJUSTMENT;

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SAID BOUNDARY LINE ADJUSTMENT, AND FOR NO MONETARY CONSIDERATION, THE GRANTORS GLENN S. AND PAMELA S. MADDOX, DO HEREBY CONVEY AND QUITCLAIM TO TINA M. COSSEL-ANDERSON AND SCOTT ANDERSON, THE PROPERTY DESCRIBED IN EXHIBIT B, TOGETHER WITH ALL AFTER-ACQUIRED TITLE OF THE GRANTORS THEREIN, RESULTING IN THE PROPERTY DESCRIBED IN EXHIBIT C AND DEPICTED IN EXHIBIT D.

SIGNED THIS 19 DAY OF January, 2015 2016

Glenn S. and Pamela S. Maddox:

Glenn S. Maddox  
By: Glenn S. Maddox

Pamela S. Maddox  
By: Pamela S. Maddox

STATE OF WASHINGTON

COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Glenn S. and Pamela S. Maddox are the persons who appeared before me, and said persons acknowledged that they signed this instrument, an oath stating that they were authorized to execute the instrument and to be the free and voluntary act of such parties for the uses and purposes mentioned in the instrument.

Dated this 19th day of January, 2015 2016

Valerie K. Closson  
Signature

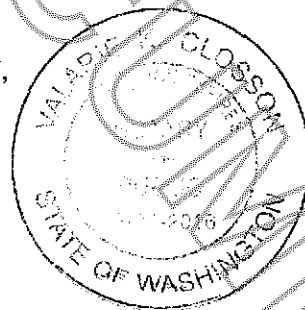
Valerie K. Closson  
(Print Name)

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,  
RESIDING AT Anacortes

My Appointment Expires 12-31-16

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2016255  
JAN 27 2016

Amount Paid \$ 183.00  
Skagit Co. Treasurer  
By HB Deputy



**EXHIBIT A**

**EXISTING LEGAL DESCRIPTIONS:**

**PARCEL A - MADDOX**

LOTS 6 TO 8, INCLUSIVE, BLOCK 13, "QUEEN ANNE ADDITION TO THE CITY OF ANACORTES", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 39, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN THE CITY OF ANACORTES, SKAGIT COUNTY, STATE OF WASHINGTON

**PARCEL B - COSSELL-ANDERSON**

LOT 9, BLOCK 13, QUEEN ANNE ADDITION TO THE CITY OF ANACORTES, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 39, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, STATE OF WASHINGTON

**PARCEL C - MADDOX**

LOT 10, BLOCK 13, QUEEN ANNE ADDITION TO THE CITY OF ANACORTES, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 39, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, STATE OF WASHINGTON

**EXHIBIT B**

**TRANSFER PROPERTY LEGAL DESCRIPTION**

**PARCEL A - MADDOX**

LOTS 6 TO 8, INCLUSIVE, BLOCK 13, "QUEEN ANNE ADDITION TO THE CITY OF ANACORTES, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 39, RECORDS OF SKAGIT COUNTY, WASHINGTON.

**LESS** A TRIANGULAR PARCEL AS SHOWN ON AF#201404240097 AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID LOT 8; THENCE S01°56'25"W, ALONG THE EAST LOT LINE OF SAID LOT 8, 24.42 FEET TO A BOARD FENCE AND THE TPOB; THENCE WEST, 0.91 FEET, ALONG SAID BOARD FENCE; THENCE S00°06'23"E, 29.82 FEET, ALONG SAID BOARD FENCE TO THE INTERSECTION OF THE EAST LOT LINE OF SAID LOT 8; THENCE N01°56'25"E, 29.85 FEET, ALONG THE EAST LINE OF SAID LOT 8 TO THE TPOB AND THE END OF THIS TRIANGULAR PARCEL.

SITUATED IN SKAGIT COUNTY, STATE OF WASHINGTON

**PARCEL B - COSSEL-ANDERSON**

(NO PROPERTY TRANSFERRED)

**PARCEL C - MADDOX**

LOT 10, BLOCK 13, "QUEEN ANNE ADDITION TO THE CITY OF ANACORTES, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 39, RECORDS OF SKAGIT COUNTY, WASHINGTON.

**LESS** A RECTANGULAR PARCEL DESCRIBED AS FOLLOWS: LYING ALONG THE WEST BOUNDARY OF SAID LOT 10, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 10, THENCE S01°56'25"W, ALONG THE COMMON BOUNDARY LINE BETWEEN LOTS 9 AND 10, 31.35 FEET, TO A BOARD FENCE AND THE TPOB; THENCE EAST, 3.91 FEET, ALONG SAID BOARD FENCE; THENCE S01°35'09"W, 41.90 FEET, ALONG SAID BOARD FENCE; THENCE WEST, 4.22 FEET, ALONG SAID BOARD FENCE TO THE COMMON BOUNDARY LINE BETWEEN LOTS 9 AND 10, THENCE N01°56'25"E, 41.87 FEET, TO THE TPOB AND THE END OF THIS RECTANGULAR PARCEL.

**EXHIBIT C**

**NEW LEGAL DESCRIPTION**

**PARCEL A - MADDUX**

LOTS 6 TO 8, INCLUSIVE, BLOCK 13, "QUEEN ANNE ADDITION TO THE CITY OF ANACORTES, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 39, RECORDS OF SKAGIT COUNTY, WASHINGTON.

**LESS A TRIANGULAR PARCEL AS SHOWN ON AF#201404240097 AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID LOT 8; THENCE S01°56'25"W, ALONG THE EAST LOT LINE OF SAID LOT 8, 24.42 FEET TO A BOARD FENCE AND THE TPOB; THENCE WEST, 0.91 FEET, ALONG SAID BOARD FENCE; THENCE S00°06'23"E, 29.82 FEET, ALONG SAID BOARD FENCE TO THE INTERSECTION OF THE EAST LOT LINE OF SAID LOT 8; THENCE N01°56'25"E, 29.85 FEET, ALONG THE EAST LINE OF SAID LOT 8 TO THE TPOB AND THE END OF THIS TRIANGULAR PARCEL.**

SITUATED IN SKAGIT COUNTY, STATE OF WASHINGTON

**PARCEL B – COSSEL-ANDERSON**

LOT 9, BLOCK 13, QUEEN ANNE ADDITION TO THE CITY OF ANACORTES, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 39, RECORDS OF SKAGIT COUNTY, WASHINGTON, AS ON SURVEY AF#9201310064.

**TOGETHER WITH A TRIANGULAR PARCEL AS SHOWN ON AF#201404240097 AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID LOT 8; THENCE S01°56'25"W, ALONG THE EAST LOT LINE OF SAID LOT 8, 24.42 FEET TO A BOARD FENCE AND THE TPOB; THENCE WEST, 0.91 FEET, ALONG SAID BOARD FENCE; THENCE S00°06'23"E, 29.82 FEET, ALONG SAID BOARD FENCE TO THE INTERSECTION OF THE EAST LOT LINE OF SAID LOT 8; THENCE N01°56'25"E, 29.85 FEET, ALONG THE EAST LINE OF SAID LOT 8 TO THE TPOB AND THE END OF THIS TRIANGULAR PARCEL.**

**EXHIBIT C**

**PARCEL B – COSSEL-ANDERSON (Continued)**

**ALSO A RECTANGULAR PARCEL DESCRIBED AS FOLLOWS: LYING ALONG THE WEST BOUNDARY OF SAID LOT 10, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 10; THENCE S01°56'25"W, ALONG THE COMMON BOUNDARY LINE BETWEEN LOTS 9 AND 10, 31.35 FEET, TO A BOARD FENCE AND THE TPOB; THENCE EAST, 3.91 FEET, ALONG SAID BOARD FENCE; THENCE S01°35'09"W, 41.90 FEET, ALONG SAID BOARD FENCE; THENCE WEST, 4.22 FEET, ALONG SAID BOARD FENCE TO THE COMMON BOUNDARY LINE BETWEEN LOTS 9 AND 10, THENCE N01°56'25"E, 41.87 FEET, TO THE TPOB AND THE END OF THIS RECTANGULAR PARCEL. **TOGETHER WITH AN EASEMENT FOR THE SAME PURPOSE IDENTIFIED IN A.F. NO. 9204270133. LET IT BE KNOWN THAT THE CONCRETE WALK IS NOW A FLAGSTONE WALK.****

**SITUATED IN SKAGIT COUNTY, STATE OF WASHINGTON**

**PARCEL C - MADDOX**

**LOT 10, BLOCK 13, "QUEEN ANNE ADDITION", CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 39, RECORDS OF SKAGIT COUNTY, WASHINGTON. AS SHOWN ON SURVEY AF#201308120002.**

**LESS A RECTANGULAR PARCEL DESCRIBED AS FOLLOWS, LYING ALONG THE WEST BOUNDARY OF SAID LOT 10, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 10; THENCE S01°56'25"W, ALONG THE COMMON BOUNDARY LINE BETWEEN LOTS 9 AND 10, 31.35 FEET, TO A BOARD FENCE AND THE TPOB; THENCE EAST, 3.91 FEET, ALONG SAID BOARD FENCE; THENCE S01°35'09"W, 41.90 FEET, ALONG SAID BOARD FENCE; THENCE WEST, 4.22 FEET, ALONG SAID BOARD FENCE TO THE COMMON BOUNDARY LINE BETWEEN LOTS 9 AND 10, THENCE N01°56'25"E, 41.87 FEET, TO THE TPOB AND THE END OF THIS RECTANGULAR PARCEL.**

**SITUATED IN SKAGIT COUNTY, STATE OF WASHINGTON**

# EXHIBIT D

