



201602100037

Skagit County Auditor

\$83.00

2/10/2016 Page

1 of

11 11:30AM

Return to:

David D. Lowell
P.O. Box 1346
Burlington, WA 98233

DOCUMENT TITLE: Quit Claim Deed for Boundary Line Adjustment

GRANTORS: Avery N. and Lisa H. Martin (husband and wife) and Sarah L. Martin

GRANTEES: Avery N. and Lisa H. Martin (husband and wife)

ABBREVIATED LEGAL DESCRIPTION: Ptn of Govt. Lot 3 within a Ptn of the NW ¼
of Section 1, Twp. 34N, Rng. 04E, W.M.

ASSESSOR'S PARCELS/TAX ID NUMBERS: P23343 and P23346

When Recorded Return to:
David D. Lowell
P.O. Box 1346
Burlington, WA 98233

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2016 415
FEB 10 2016

Amount Paid \$0
Skagit Co. Treasurer
By HB Deputy

**QUIT CLAIM DEED for
(BOUNDARY LINE ADJUSTMENT)**

GRANTORS: Avery N. and Lisa H. Martin (husband and wife) and Sarah L. Martin

GRANTEES: Avery N. and Lisa H. Martin (husband and wife)

ABBREVIATED LEGAL DESCRIPTION: Ptn of Govt. Lot 3 within a Ptn of the NW ¼
of Section 1, Twp. 34N, Rng. 04E, W.M.

ASSESSOR'S PARCELS/TAX ID NUMBERS: P23343 and P23346

THIS INDENTURE, is made this 10th day of February, 2016, by Avery and Lisa Martin (husband and wife) with Sarah Martin who together are the Grantors and Avery and Lisa Martin (husband and wife) who are the Grantees between the lots of record for this Boundary Line Adjustment.

RECITALS:

- A. The Grantors, Avery, Lisa and Sarah Martin, are the owners of property bearing Skagit County Assessor's Parcel number: P23343; with a street address of 12214 State Route 9, that is more particularly described in the attached **Exhibit A**.
- B. The Grantees, Avery and Lisa Martin, are the owners of property bearing Skagit County Assessor's Parcel number: P23346; that is more particularly described in the attached **Exhibit B**. This property includes a strip of land that was aggregated to it with a Quiet Title Action in 2015 with Superior Court Order No. 14-2-02085-9.
- C. The parties wish to adjust the boundaries between the above described properties, with a portion of the Grantor's property being incorporated into the Grantees' property, as described in the attached **Exhibit C**.
- D. The descriptions of the new boundaries of the properties, as the result of this boundary line adjustment, are set forth in the attached **Exhibits D and E**.

E. An exhibit map showing the adjusted boundaries of all of the properties is attached as Exhibit F.

CONVEYANCE:

THEREFORE, for and in consideration of said boundary line adjustment, and for no monetary consideration, the Grantors do hereby **QUIT CLAIM** to the 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; with said property being combined or aggregated with the contiguous property owned by the Grantees.

This Boundary Line Adjustment is not for the purposes of creating an additional building lot.

This Boundary Line Adjustment is approved by Howe Roeder of the Skagit County Planning and Development Services Department, on this 10th day of February 2016.

Howe Roeder (Skagit County Signature)

Dated this 10th day of February 2016

Avery N. Martin
Avery N. Martin

Lisa H. Martin
Lisa H. Martin

Sarah L. Martin
Sarah L. Martin

STATE OF WASHINGTON

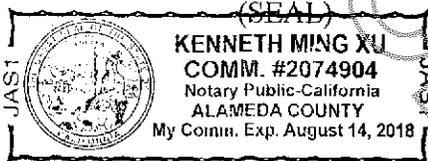
ss.

COUNTY OF SKAGIT

Alameda

I certify that I know or have satisfactory evidence that Sarah Lisa Martin is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Sarah Lisa Martin to be the free and voluntary act and deed of said Sarah Lisa Martin, for the uses and purposes therein mentioned.

Given under my hand and official seal this 04 day of 02, 2016.



Notary Public
Residing at Hayward CA
My appointment expires 08/14/2018

STATE OF WASHINGTON

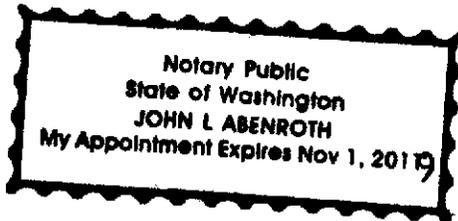
ss.

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Avery N. Martin is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the his to be the free and voluntary act and deed of said Avery N. Martin, for the uses and purposes therein mentioned.

Given under my hand and official seal this 9 day of FEB, 2016.

(SEAL)

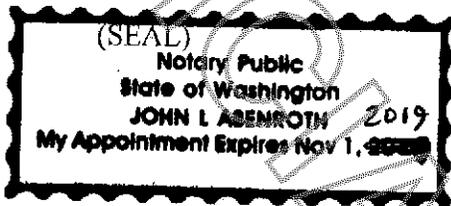


Notary Public
Residing at Burlington
My appointment expires 11/1/17

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that Lisa H. Martin is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the her ~~to be the~~ free and voluntary act and deed of said Lisa H. Martin, for the uses and purposes therein mentioned.

Given under my hand and official seal this 9 day of February, 2016.



[Signature]
Notary Public
Residing at Burlington
My appointment expires 11/1/19

UNRECORDED INSTRUMENT DOCUMENT

Skagit Surveyors and Engineers

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

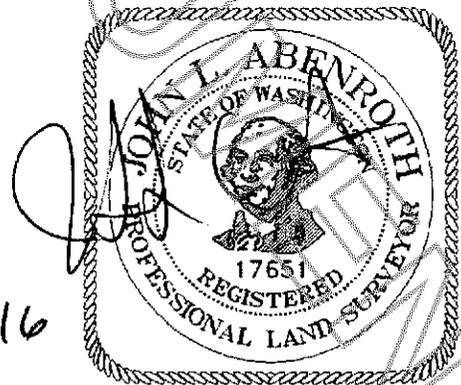
**LEGAL DESCRIPTION
FOR
SARA MARTIN AND AVERY AND LISA MARTIN
OF
P23343
BEFORE BOUNDARY LINE ADJUSTMENT**

January 14, 2016

That portion of Government Lot 3 of Section 1, Township 34 N., Range 4 E., W.M. described as follows:
Beginning at the southeast corner of said Government Lot 3; thence west 435 feet; thence north 200 feet; thence east 435 feet; thence south 200 feet to the point of beginning.

EXCEPT any portion thereof lying within the right of way of State Highway 9 and/or Francis Road.

Containing 1.66 Acres Net, (1.99 Acres to Hwy 9 and Francis Road centerlines).



2/1/16

Exhibit A

Skagit Surveyors and Engineers

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

**LEGAL DESCRIPTION
FOR
AVERY AND LISA MARTIN
OF
P23346
BEFORE BOUNDARY LINE ADJUSTMENT**

January 14, 2016

Those portions of Government Lot 3 of Section 1, Township 34 N., Range 4 E., W.M. described as follows:

Commencing at a point 215 feet north of the southeast corner of said Government Lot 3; thence west 435 feet; thence north 150 feet; thence east 435 feet; thence south 150 feet to the point of beginning.

TOGETHER WITH the north 15 feet of the south 215 of the east 435 feet of said Government Lot 3;

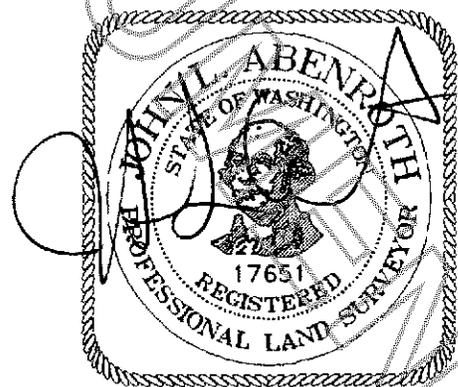
EXCEPT commencing at a point 215 feet north of the southeast corner of said Government Lot 3; thence west 150 feet; thence north 150 feet; thence east 150 feet; thence south 150 feet to the point of beginning.

AND EXCEPT any portion thereof lying within the right of way of State Highway 9.

Containing 1.12 Acres Net, (1.13 Acres to Hwy 9 centerline).

2/1/16

Exhibit B
Page 1 of 1



Skagit Surveyors and Engineers

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360.855.2121 360.855.1658(f)
www.sseconsultants.com

**LEGAL DESCRIPTION
FOR
SARA MARTIN AND AVERY AND LISA MARTIN
OF
PARCEL TO BE CONVEYED FROM P23343 TO P233346**

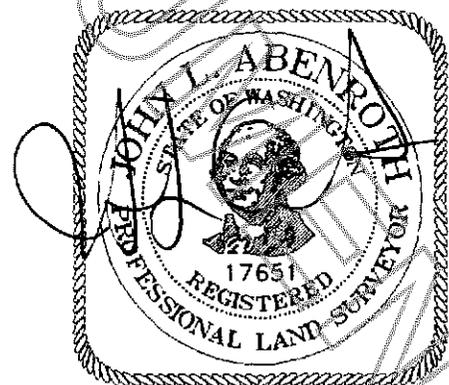
January 14, 2016

That portion of Government Lot 3 of Section 1, Township 34 N., Range 4 E., W.M. described as follows:

Beginning at the southeast corner of said Government Lot 3; thence west 435 feet; thence north 200 feet; thence east 435 feet; thence south 200 feet to the point of beginning.

EXCEPT Commencing at the southeast corner of said Government Lot 3; thence N 00°09'09"E along the east line of said Government Lot 3, a distance of 200.00 feet; thence S 89°59'11"W parallel with the south line of said Government Lot 3, a distance of 22.50 feet to the west right of way line of State Route 9 and the point of beginning of this description; thence S 89°59'11"W, a distance of 192.57 feet; thence S 00°00'49"E, a distance of 175.00 feet to the north right of way line of Francis Road; thence N 89°59'11"E along the north line of Francis Road, a distance of 194.03 feet to its intersection with the west line of State Route 9; thence N 00°29'37"W along the west line of State Route 9, a distance of 175.01 feet to the point of beginning of this description.

Containing 0.77 acres, (1.00 acres to road centerlines)



2/1/16

Exhibit C
Page 1 of 1

Skagit Surveyors and Engineers

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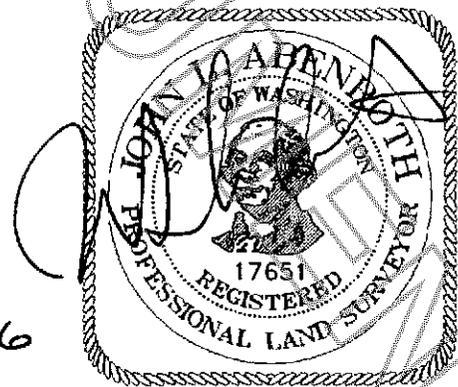
**LEGAL DESCRIPTION
FOR
SARA MARTIN AND AVERY AND LISA MARTIN
OF
HOUSE TRACT - P23343**

January 14, 2016

That portion of Government Lot 3, Section 1, Township 34 North, Range 4 East, W.M. described as follows:

Commencing at the southeast corner of said Government Lot 3; thence N 00°09'09"E along the east line of said Government Lot 3, a distance of 200.00 feet; thence S 89°59'11"W parallel with the south line of said Government Lot 3, a distance of 22.50 feet to the west right of way line of State Route 9 and the point of beginning of this description; thence S 89°59'11"W, a distance of 192.57 feet; thence S 00°00'49"E, a distance of 175.00 feet to the north right of way line of Francis Road; thence N 89°59'11"E along the north line of Francis Road, a distance of 194.03 feet to its intersection with the west line of State Route 9; thence N 00°29'37"W along the west line of State Route 9, a distance of 175.01 feet to the point of beginning of this description.

Containing 0.77 acres, (1.00 acres to road centerlines).



2/1/16

Skagit Surveyors and Engineers

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360.855.2121 360.855.1658(f)
www.sseconsultants.com

**LEGAL DESCRIPTION
FOR
AVERY AND LISA MARTIN
OF**

**P23346
AFTER BOUNDARY LINE ADJUSTMENT**

January 14, 2016

That portion of Government Lot 3 of Section 1, Township 34 N., Range 4 E., W.M. described as follows:

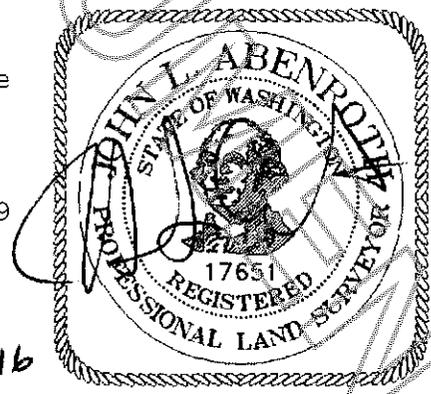
Beginning at the southeast corner of said Government Lot 3; thence west 435 feet; thence north 365 feet; thence east 435 feet; thence south 365 feet to the point of beginning;

EXCEPT commencing at a point 215 feet north of the southeast corner of said Government Lot 3; thence west 150 feet; thence north 150 feet; thence east 150 feet; thence south 150 feet to the point of beginning;

AND EXCEPT commencing at the southeast corner of said Government Lot 3; thence N 00°09'09"E along the east line of said Government Lot 3, a distance of 200.00 feet; thence S 89°59'11"W parallel with the south line of said Government Lot 3, a distance of 22.50 feet to the west right of way line of State Route 9 and the point of beginning of this description; thence S 89°59'11"W, a distance of 192.57 feet; thence S 00°00'49"E, a distance of 175.00 feet to the north right of way line of Francis Road; thence N 89°59'11"E along the north line of Francis Road, a distance of 194.03 feet to its intersection with the west line of said State Route 9; thence N 00°29'37"W along the west line of State Route 9, a distance of 175.01 feet to the point of beginning3

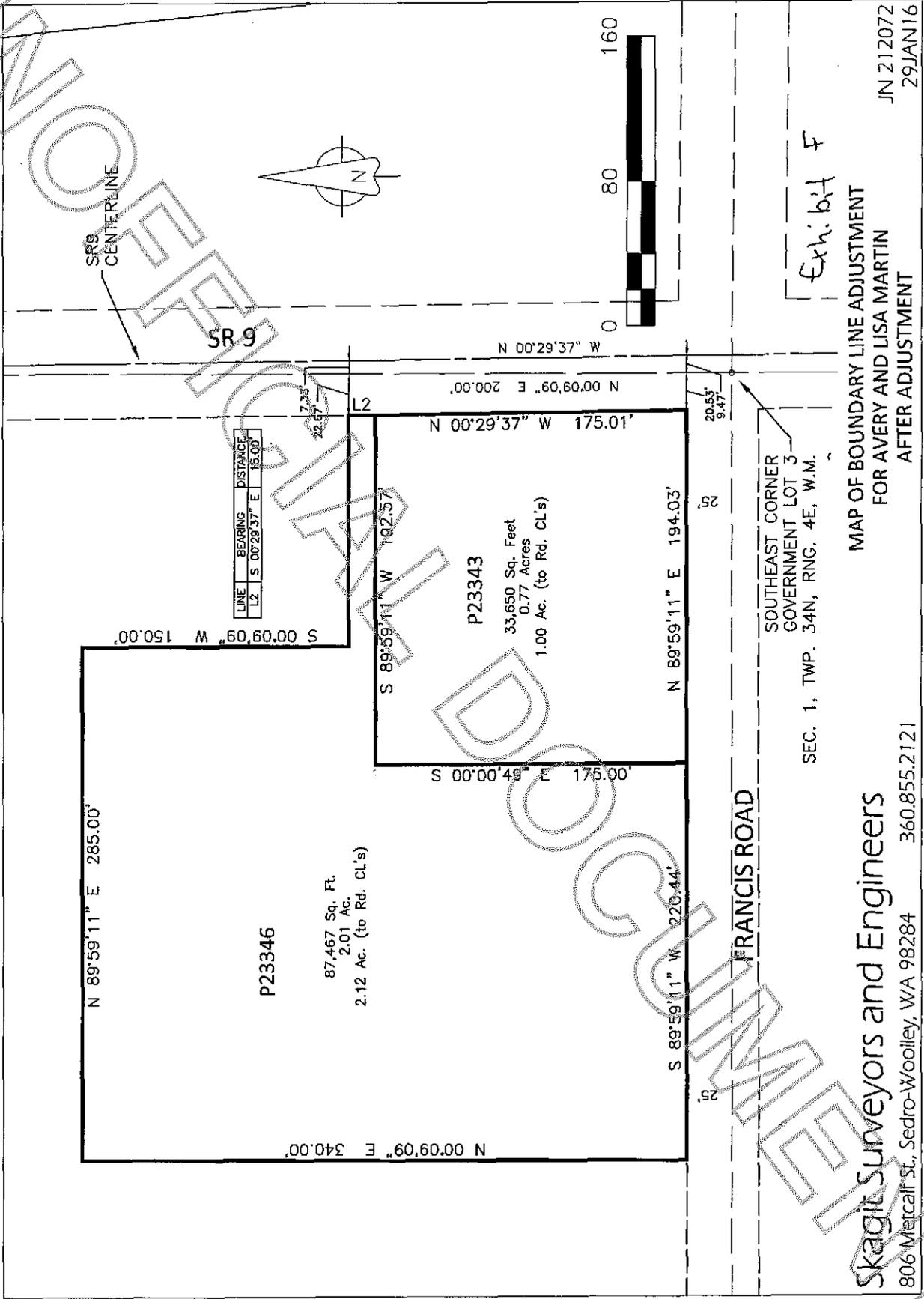
AND EXCEPT any portion thereof lying within the rights of way of State Highway 9 and Francis Road.

Containing 2.01 Acres Net, (2.12 Acres to Hwy 9 centerline and Francis Road centerline).



2/1/16

UNOFFICIAL



LINE	BEARING	DISTANCE
L2	S 00°29'37" E	18.03'

Exhibit F

Skagit Surveyors and Engineers
806 Metcalf St., Sedro-Woolley, WA 98284 360.855.2121

**MAP OF BOUNDARY LINE ADJUSTMENT
FOR AVERY AND LISA MARTIN
AFTER ADJUSTMENT**

JN 212072
29JAN16