



201603100007

Skagit County Auditor

\$79.00

3/10/2016 Page

1 of

7 10:11AM

When recorded return to:

Kelly and Joan Larkin
6376 Dow Lane
Anacortes, WA 98221

Escrow Number: JMI788**QUIT CLAIM DEED**

THE GRANTOR T. KELLY LARKIN AND JOAN B. LARKIN, WHO ALSO APPEARS OF RECORD AS JOAN M. LARKIN, HUSBAND AND WIFE, for and in consideration of boundary line adjustment without consideration conveys and quit claims to T. KELLY LARKIN AND JOAN B. LARKIN, HUSBAND AND WIFE, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

Parcels "A" and "B" as more fully described on Exhibit "B" hereto being portions of the Northeast ¼ of the Southwest ¼ of Section 31, Township 35 North, Range 2 East, W.M.

SUBJECT TO matters of record.

Parcels "A" and "B" as described on Exhibit "B" hereto are separate contiguous lots that are a recombination or reaggregation of two differently described separate lots owned by the Grantees as described on Exhibit "A" hereto. Parcels "C" and "D" on both Exhibits merely provide access to Parcels "A" and "B". This boundary line adjustment is not for the purposes of creating an additional building lot.

This boundary line adjustment is approved by Grace Roeder of the Skagit County Planning Department.

3/10/2016

Tax Parcel Number(s): P107680 and P33406

March 10, 2016 TRC

Dated: ~~September~~, 2014

T. Kelly Larkin
T. Kelly Larkin

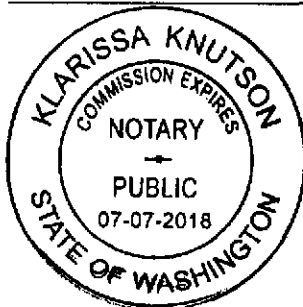
Joan B. Larkin
Joan B. Larkin

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that T. Kelly Larkin and Joan B. Larkin are the persons who appeared before me, and said persons 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: 9/25/14

Klarissa Knutson



Notary Public in and for the State of Washington

Residing at: Mount Vernon

My appointment expires: 07-07-18

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016767

MAR 10 2016

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

EXHIBIT "A"

LEGAL DESCRIPTION PRIOR TO ADJUSTMENT

PARCEL A:

The East Half of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of said Section 31, Township 35 North, Range 2 East of the Willamette Meridian;

PARCEL B:

The South half of the West half of the Southwest quarter of the Northeast quarter of the Southwest Quarter of Section 31, Township 35 North, Range 2 East, Willamette Meridian, being a portion of Tract 2, Revised Short Plat No. 84-80, approved August 19, 1980, recorded September 19, 1980, in Volume 4 of Short Plats, Page 176, under Auditor's File No. 8009190029, records of Skagit County, Washington.

PARCEL C:

TOGETHER WITH a non-exclusive easement over, under and across the certain 60 foot easement as delineated on Short Plat No. 47-85, recorded in Book 7 of Short Plats Page 93, under Auditor's File No. 8606200025, Records of Skagit County Washington.

PARCEL D:

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across that portion of Section 31, Township 35 North, Range 2 East, Willamette Meridian, described as follows:

Beginning at the Southeast corner of Lot C as shown on Short Plat No. 47-85, recorded in Book 7 of Short Plats Page 93, under Auditor's File No. 8606200025, Records of Skagit County Washington; thence North $88^{\circ} 21' 31''$ West along the South line of said Lot C, a distance of 253.03 feet to the Northeast corner of the West 1/2 of the South 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of said section 31; thence continue along said South line of Lot C, a distance of 20 feet; thence South $1^{\circ} 28' 14''$ West parallel with the East line of said West 1/2 and a distance of 20.00 feet therefrom, 331.73 feet to the South line of said West 1/2; thence continue South $1^{\circ} 28' 14''$ West parallel with the East line of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 31, and a distance of 20.00 feet therefrom, 331.73 feet to

the South line of the North 1/2 of said West 1/2: thence South $88^{\circ}35'56''$ East, 20.00 feet to the Southeast corner of said North 1/2: thence North $1^{\circ}28'14''$ East, 331.68 feet to the Northeast corner of said North 1/2: thence continue North $1^{\circ}28'14''$ East, 271.69 feet to a point that is 60 feet when measured at right angles from the North line of the South 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4: thence South $88^{\circ}21'31''$ East parallel to the North line of said South 1/2, a distance of 192.85 feet: thence along a curve to the left having a radius of 60.00 feet through a central angle of $89^{\circ}51'16''$ an arc distance of 94.10 feet to a point which lies South $1^{\circ}47'13''$ West from the point of beginning: thence North $1^{\circ}47'13''$ East, 0.15 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"

LEGAL DESCRIPTION AFTER ADJUSTMENT

PARCEL A:

The North Half of the East Half of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of said Section 31, Township 35 North, Range 2 East of the Willamette Meridian;

PARCEL B:

The South Half of the East Half of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of said Section 31, Township 35 North, Range 2 East of the Willamette Meridian;

TOGETHER WITH The South half of the West half of the Southwest quarter of the Northeast quarter of the Southwest Quarter of Section 31, Township 35 North, Range 2 East, Willamette Meridian, being a portion of Tract 2, Revised Short Plat No. 84-80, approved August 19, 1980, recorded September 19, 1980, in Volume 4 of Short Plats, Page 176, under Auditor's File No. 8009190029, records of Skagit County, Washington.

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parallel with the East line of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 31, and a distance of 20.00 feet therefrom, 331.73 feet to the South line of the North 1/2 of said West 1/2: thence South $88^{\circ}35'56''$ East, 20.00 feet to the Southeast corner of said North 1/2: thence North $1^{\circ}28'14''$ East, 331.68 feet to the Northeast corner of said North 1/2: thence continue North $1^{\circ}28'14''$ East, 271.69 feet to a point that is 60 feet when measured at right angles from the North line of the South 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4: thence South $88^{\circ}21'31''$ East parallel to the North line of said South 1/2, a distance of 192.85 feet: thence along a curve to the left having a radius of 60.00 feet through a central angle of $89^{\circ}51'16''$ an arc distance of 94.10 feet to a point which lies South $1^{\circ}47'13''$ West from the point of beginning: thence North $1^{\circ}47'13''$ East, 0.15 feet to the point of beginning.

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