

Order No:



201605050021

When recorded return to:

Skagit County Auditor \$79.00
5/5/2016 Page 1 of 7 10:34AM

Keith S. Johnson
18870 Quail Dr.
Mount Vernon, WA 98274

Escrow Number: JM1878

QUIT CLAIM DEED

THE GRANTOR KEITH S. JOHNSON, AS HIS SEPARATE PROPERTY, for and in consideration of boundary line adjustment without consideration conveys and quit claims to KEITH S. JOHNSON, A SINGLE MAN, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein

Those two portions of the Southwest 1/4 of the Southwest 1/4 of Section 8, Township 33 North, Range 4 East, W.M. as more fully described on the attachments hereto labelled "Tax Parcel No. P16541 AFTER Boundary Line Adjustment" and "Exhibit "A" Tax Parcel No. P16542 AFTER Boundary Line Adjustment"

Subject to matters of record.

The two herein described separate contiguous lots are a recombination or reaggregation of two differently described separate lots owned by the Grantee. 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.

4/26/2016

Tax Parcel Number(s): P16541 and P16542

Dated: April 14th, 2016

Keith S. Johnson
Keith S. Johnson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20161766
MAY 05 2016

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

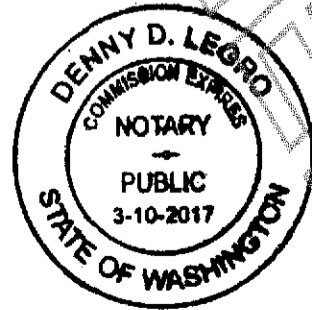
State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Keith S. Johnson is the person who appeared before me, and said person 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: APRIL 14, 2016

Denny D. Legro

Notary Public in and for the State of Washington
Residing at: MOUNT VERNON
My appointment expires: 3-10-17



TAX PARCEL No. P16542
BEFORE BOUNDARY LINE ADJUSTMENT

LEGAL DESCRIPTION

Parcel A:

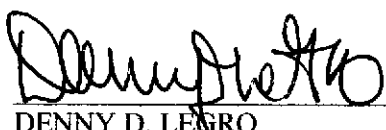
The South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 8, Township 33 North, Range 4 East, W.M., EXCEPT road and EXCEPT rights of way for Drainage Ditches appropriated by Drainage District No. 17.

Parcel B:

That portion of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 8, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the East line of Old State Highway 99 and the South line of said subdivision; thence North along the East line of said Highway 15 feet; thence East parallel to the South line of said subdivision 350 feet; thence South 45° East to an existing fence line; (lying approximately 9 feet North of the North line of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 8, Township 33 North, Range 4 East, W.M.); thence Easterly along said fence line to the East line of said subdivision; thence South along said East line to the Northeast corner of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 8; thence West along the North line of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ to the point of beginning.

Situate in the County of Skagit, State of Washington.



DENNY D. LEGRO
Registered Professional Land Surveyor
License No. 37532
Date: March 21, 2016

EXHIBIT "A"

TAX PARCEL No. P16542
AFTER BOUNDARY LINE ADJUSTMENT

LEGAL DESCRIPTION

That portion of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 8, Township 33 North, Range 4 East, W.M., EXCEPT County Road and EXCEPT rights of way for Drainage Ditches appropriated by Drainage District 17, described as follows:

Beginning at the Southeast corner of the above described tract of land along the North right-of-way line of the County Road;

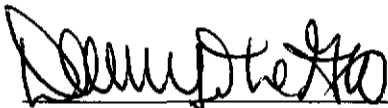
Thence North along the East line of said subdivision, a distance of 290.4 feet;

Thence West, along a line parallel to the South line of said subdivision, a distance of 150.0 feet;

Thence South, along a line parallel to the East line of said subdivision, a distance of 290.4 feet to the North Line of the County Road;

Thence East along the North line of the County Road, a distance of 150.0 feet to the Point of Beginning.

Situate in the County of Skagit, State of Washington.



DENNY D. LEGRO
Registered Professional Land Surveyor
License No. 37532
Date: April 7, 2016

TAX PARCEL No. P16541
AFTER BOUNDARY LINE ADJUSTMENT

LEGAL DESCRIPTION

Parcel A:

The South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 8, Township 33 North, Range 4 East, W.M., EXCEPT County Road and EXCEPT rights of way for Drainage Ditches appropriated by Drainage District No. 17; AND EXCEPT the following described tract of land:

Beginning at the Southeast corner of the above described tract of land along the North right-of-way line of the County Road;

Thence North along the East line of said subdivision, a distance of 290.4 feet;

Thence West, along a line parallel to the South line of said subdivision, a distance of 150.0 feet;

Thence South, along a line parallel to the East line of said subdivision, a distance of 290.4 feet to the North Line of the County Road;

Thence East along the North line of the County Road, a distance of 150.0 feet to the Point of Beginning.

Parcel B:

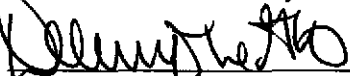
The North 20 acres of the West 40 acres of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 8, Township 33 North, Range 4 East, W.M.; EXCEPT the East 220 feet of the North 330 feet of said North 20 acres; AND EXCEPT that portion, if any, lying within the boundaries of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 8; AND EXCEPT that portion, if any, lying within the boundaries of the South 20 acres of the West 40 acres of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of said Section 8; AND EXCEPT that portion conveyed to Skagit County for road purposes by Deed dated August 12, 1935 and recorded January 20, 1941 under Auditor's File No. 334267, in Volume 182 of Deeds, page 371, records of Skagit County, Washington; AND EXCEPT that portion lying within the as built and existing County road running along the West line of said subdivision;

Parcel C:

That portion of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 8, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the East line of Old State Highway 99 and the South line of said subdivision; thence North along the East line of said Highway 15 feet; thence East parallel to the South line of said subdivision 350 feet; thence South 45° East to an existing fence line (lying approximately 9 feet North of the North line of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 8, Township 33 North, Range 4 East, W.M.); thence Easterly along said fence line to the East line of said subdivision; thence South along said East line to the Northeast corner of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 8; thence West along the North line of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ to the point of beginning.

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



DENNY D. LEGRO

Registered Professional Land Surveyor

License No. 37532

Date: April 7, 2016

TAX PARCEL No. P16541
BEFORE BOUNDARY LINE ADJUSTMENT

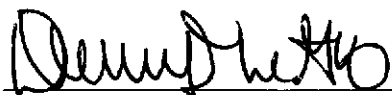
LEGAL DESCRIPTION

The North 20 acres of the West 40 acres of the South ½ of the Southwest ¼ of Section 8, Township 33 North, Range 4 East, W.M.; EXCEPT the East 220 feet of the North 330 feet of said North 20 acres; AND EXCEPT that portion, if any, lying within the boundaries of the Southeast ¼ of the Southwest ¼ of said Section 8; AND EXCEPT that portion, if any, lying within the boundaries of the South 20 acres of the West 40 acres of the South ½ of the Southwest ¼ of said Section 8; AND EXCEPT that portion conveyed to Skagit County for road purposes by Deed dated August 12, 1935 and recorded January 20, 1941 under Auditor's File No. 334267, in Volume 182 of Deeds, page 371, records of Skagit County, Washington; AND EXCEPT that portion lying within the as built and existing County road running along the West line of said subdivision; AND ALSO EXCEPT that portion thereof lying within the boundaries of the following described tract:

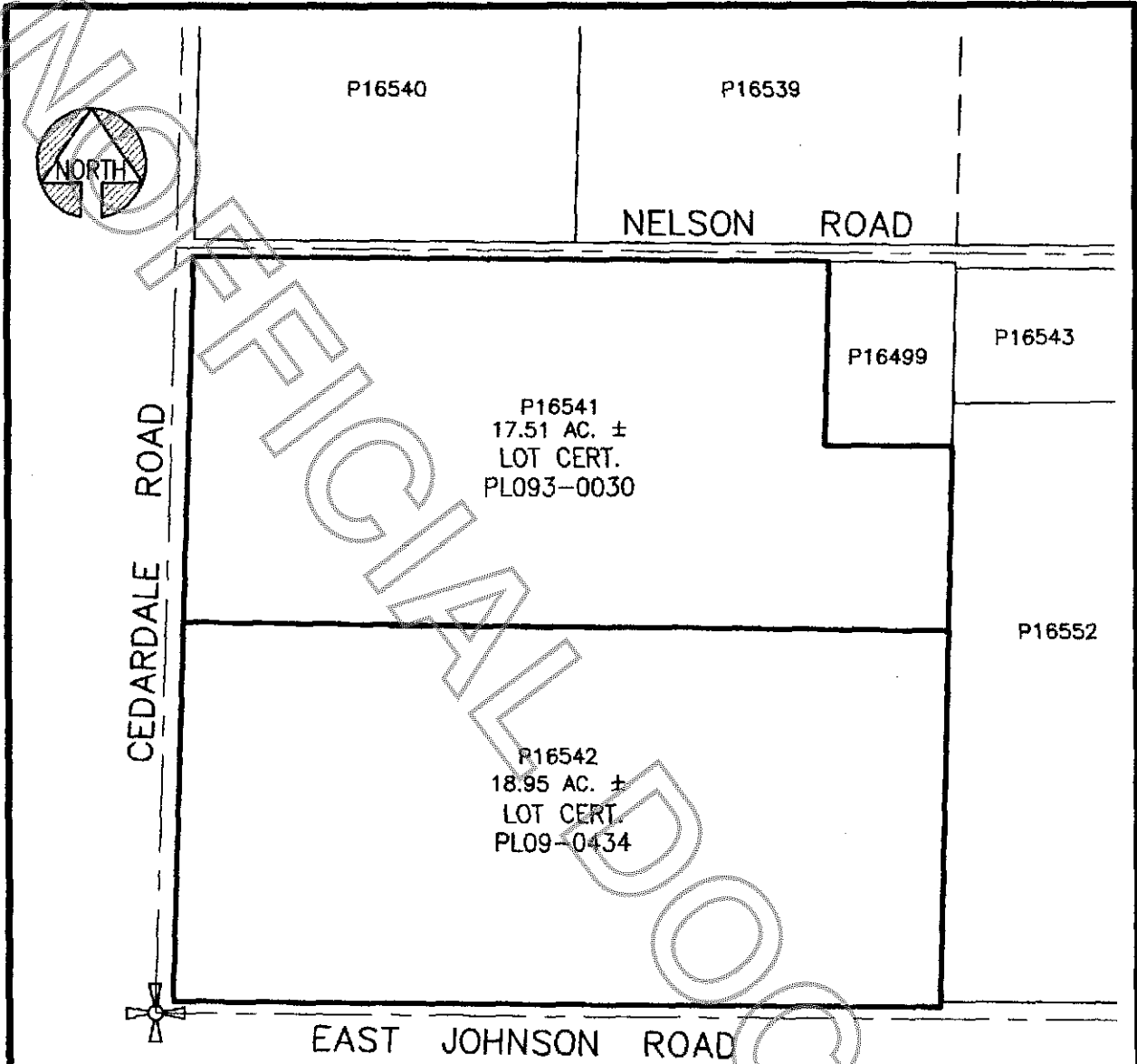
That portion of the North ½ of the Southwest ¼ of the Southwest ¼ of Section 8, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the East line of Old State Highway 99 and the South line of said subdivision; thence North along the East line of said Highway 15 feet; thence East parallel to the South line of said subdivision 350 feet; thence South 45° East to an existing fence line; (lying approximately 9 feet North of the North line of the South ½ of the Southwest ¼ of the Southwest ¼ of Section 8, Township 33 North, Range 4 East, W.M.); thence Easterly along said fence line to the East line of said subdivision; thence South along said East line to the Northeast corner of the South ½ of the Southwest ¼ of the Southwest ¼ of said Section 8; thence West along the North line of the South ½ of the Southwest ¼ of the Southwest ¼ to the point of beginning.

Situate in the County of Skagit, State of Washington.



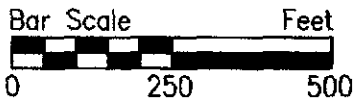
DENNY D. LEGRO
Registered Professional Land Surveyor
License No. 37532
Date: March 21, 2016



THIS SKETCH HAS BEEN PREPARED FROM THE SKAGIT COUNTY ASSESSOR'S MAP FOR THE PURPOSE OF ILLUSTRATING THE BOUNDARY LINE ADJUSTMENT ONLY AND DOES NOT PURPORT TO BE A SURVEY OF THE SUBJECT PROPERTIES.

PLAN

Scale: 1" = 300'



PREPARED BY:

LEGRO & ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYOR
1321 SOUTH 2ND STREET
MOUNT VERNON, WA 98273
PHONE: (360)336-3220

**KEITH S. JOHNSON
BOUNDARY LINE ADJUSTMENT
BEFORE SKETCH**

PTN. SW 1/4 SW 1/4
SEC. 8, T. 33 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON

MARCH 21, 2016



NELSON ROAD

CEDARDALE ROAD

35.46 AC. ±
LOT CERT
PL93-0030

LOT CERT
PL09-0434

150.0'

290.4'

1 AC.

EAST JOHNSON ROAD BOUNDARY LINE ADJUSTMENT

THIS SKETCH HAS BEEN PREPARED FROM THE SKAGIT COUNTY ASSESSOR'S MAP FOR THE PURPOSE OF ILLUSTRATING THE BOUNDARY LINE ADJUSTMENT ONLY AND DOES NOT PURPORT TO BE A SURVEY OF THE SUBJECT PROPERTIES.

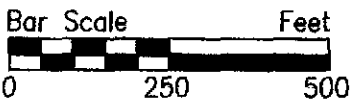
REVIEWED AND APPROVED IN ACCORDANCE WITH SCC CHAPTER 14.18.700 ON March 26, 2016

Maureen Rode

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAN

Scale: 1" = 300'



PREPARED BY:

LEGRO & ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYOR
1321 SOUTH 2ND STREET
MOUNT VERNON, WA 98273
PHONE: (360)336-3220

**KEITH S. JOHNSON
BOUNDARY LINE ADJUSTMENT
AFTER SKETCH**

PTN. SW 1/4 SW 1/4
SEC. 8, T. 33 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON
MARCH 21, 2016