



201605270149

When recorded return to:

Skagit County Auditor
5/27/2016 Page

\$83.00

1 of 11 3:26PM

Daniel and Teresa Brim
223 E Wiser Lake Rd.
Lynden, WA 98264

Escrow Number: JM1860

QUIT CLAIM DEED

THE GRANTORS FRANK KROOK AND NANCY L. KROOK, HUSBAND AND WIFE ON JULY 7, 2015, THE DATE OF ACQUIRING TITLE, for and in consideration of boundary line adjustment without consideration conveys and quit claims to DANIEL BRIM AND TERESA J. BRIM, 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:

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 29, Township 34 north, Range 4 East, W.M. more completely described on Exhibit "C" attached hereto.

Though there are several exhibits attached hereto there is no Exhibit "D".

SUBJECT TO matters of record.

The property described on Exhibit "C" hereto will be combined or aggregated with contiguous property to the South owned by the Grantee. This boundary line adjustment is hereby approved.

City Engineer

Dated

MAY 26, 2016

Tax Parcel Number(s): Portion of P28208

Dated: ^{MARCH} January 16, 2016

Frank Krook

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 2131
MAY 27 2016

Amount Paid \$ ~~8~~
Skagit Co. Treasurer
By *[Signature]* Deputy

State of Washington }
County of SKAGIT } SS:

I certify that I know or have satisfactory evidence that Frank Krook and Nancy L. Krook 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: 3-16-16

BRUCE G. LISSER
STATE OF WASHINGTON
NOTARY -- PUBLIC
My Commission Expires 7-14-2016

Notary Public in and for the State of Washington
Residing at: Moss-Watson
My appointment expires: 7-14-16

Exhibit "A"
Lot 1
Frank Krook Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-28208)

BEGINNING at the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4;
thence North along the West line of said subdivision, 145 feet;
thence Easterly to a point in the Westerly line of Blodgett Road, 72 feet Southeasterly of the intersection of said road with the West line of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4;
thence Southeasterly along the Westerly line of said road to a point 48 feet North and 54 feet West of the intersection of the West line of said road with the South line of said Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4;
thence South 48 feet to the South line of said Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4;
thence West 177 feet, more or less, to the POINT OF BEGINNING.

ALSO, that portion of the Southeast 1/4 of the Southwest 1/4 of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the North line of said subdivision, 159.7 feet West of its intersection with the Westerly line of Blodgett Road;
thence South 20 feet;
thence West 106 feet;
thence North 20 feet;
thence East 106 feet to the POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Exhibit "B"

Lot 2

Daniel and Teresa Brim Parcels

Prior to Boundary Line Adjustment

(Parcel "A" Skagit County Assessor's Parcel Nos. P-28081 and P-28082)

(Parcel "B" Skagit County Assessor's Parcel No. P-90501)

Parcel "A"

That portion of the East 1/2 of the Southwest 1/4 of Section 29, Township 34 North, Range 4 East of the W.M., described as follows:

BEGINNING at a point in the North line of the Southeast 1/4 of the Southwest 1/4 of said Section 29, which is 54 feet West of the intersection of said line with the West line of Blodgett Road;
thence West 105.7 feet;
thence South 20 feet;
thence West 106 feet;
thence North 20 feet;
thence West 140.8 feet to the centerline of an existing drainage ditch;
thence South 42°31'22" East along centerline of said ditch 132.69 feet;
thence North 87°28' East 588.5 feet, more or less, to the West line of Blodgett Road;
thence Northwesterly along Blodgett Road to a point due North of the POINT OF BEGINNING;
thence South to the POINT OF BEGINNING.

Parcel "B"

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 29, Township 34 North, Range 4 East of the W.M., described as follows:

BEGINNING at the Northeast corner of said Southeast 1/4 of the Southwest 1/4;
thence North 89°09'18" West, along the North line thereof, for 850.20 feet to the centerline of an existing drainage ditch;
thence South 42°31'22" East along centerline of said ditch, for 132.69 feet to the TRUE POINT OF BEGINNING;
thence continue South 44°14'09" East, along said centerline of drainage ditch, for 298.58 feet;
thence South 6°35'07" East, being along said centerline of drainage ditch, for 14.81 feet to the South line of North 1/2 of the North 1/2 of the Southeast 1/4 of the Southwest 1/4;
thence South 89°21'56" East, along said South line, for 386.92 feet, more or less, to the Westerly right of way line of Blodgett Road;

thence Northwesterly along said right of way to a point North 88°18'42" East from the TRUE POINT OF BEGINNING (being the same line as called South 87°28' West in deed recorded under Auditor's File No. 612088);
thence South 88°18'42" West 400.21 feet, more or less, to the TRUE POINT OF BEGINNING.

EXCEPT that portion described as follows:

BEGINNING at a point on the North line of the Southeast 1/4 of the Southwest 1/4 of Section 29 at a point which is 54 feet West of the intersection of said line with the West line of Blodgett Road;
thence West 105.7 feet;
thence South 20 feet;
thence West 106 feet;
thence North 20 feet;
thence West to the centerline of an existing drainage ditch, which point is 850.20 feet, more or less, West of the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section 29;
thence South 42°31'22" East along the centerline of said ditch a distance of 132.69 feet;
thence continue along said centerline South 44°14'09" East a distance of 298.58 feet;
thence continue along said centerline South 6°35'07" East, a distance of 14.81 feet to the South line of the North 1/2 of the North 1/2 of the Southeast 1/4 of the Southwest 1/4;
thence South 89°21'56" East along said South line a distance of 216.92 feet, more or less, to a point which lies 170 feet West of the Westerly right of way line of the Blodgett Road; which point is also the TRUE POINT OF BEGINNING;
thence continue South 89°21'56" East along said South line 170 feet to said Westerly right of way line;
thence Northwesterly along said Westerly line 135 feet;
thence Southwesterly 120 feet, more or less, to a point 80 feet North of the TRUE POINT OF BEGINNING;
thence South 80 feet to the TRUE POINT OF BEGINNING.

ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

All of the above situated in the City of Mount Vernon, County of Skagit, State of Washington.

Exhibit "C"

**Portion of Frank Krook Parcel P-28208
to be Boundary Line Adjusted
to Daniel and Teresa Brim Parcel P-28081**

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the North line of said subdivision, having a bearing of South 89°26'52" West and a distance of 159.70 feet from the Westerly right of way margin of Blodgett Road;
thence South 0°33'08" East (called South on previous description) for a distance of 20.00 feet;
thence South 89°26'52" West (called West on previous description) for a distance of 97.17 feet to the TRUE POINT OF BEGINNING;
thence continue South 89°26'52" West for a distance of 8.83 feet;
thence North 0°33'08" West (called North on previous descriptions) for a distance of 20.00 feet, more or less, to said North line of the Southeast 1/4 of the Southwest 1/4;
thence North 89°26'52" East (called East on previous description) along said North line for a distance of 8.83 feet, more or less, to a point bearing North 0°33'08" West from the TRUE POINT OF BEGINNING;
thence South 0°33'08" East for a distance of 20.00 feet, more or less, to the TRUE POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Containing 177 sq ft



5-13-16

Exhibit "E"
Lot 1
Frank Krook Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-28208 and Portion of P-28082)

BEGINNING at the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4;
thence North along the West line of said subdivision, 145 feet;
thence Easterly to a point in the Westerly line of Blodgett Road, 72 feet Southeasterly of the intersection of said road with the West line of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4;
thence Southeasterly along the Westerly line of said road to a point 48 feet North and 54 feet West of the intersection of the West line of said road with the South line of said Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4;
thence South 48 feet to the South line of said Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4;
thence West 177 feet, more or less, to the POINT OF BEGINNING.

ALSO, that portion of the Southeast 1/4 of the Southwest 1/4 of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the North line of said subdivision, 159.7 feet West of its intersection with the Westerly line of Blodgett Road;
thence South 20 feet;
thence West 106 feet;
thence North 20 feet;
thence East 106 feet to the POINT OF BEGINNING.

AND ALSO TOGETHER WITH that portion of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the South line of said subdivision at a point bearing South 89°26'52" West (called West in previous descriptions) a distance of 54.00 feet from the Westerly right of way margin of Blodgett Road;
thence North 1°26'21" West (called North on previous descriptions) for a distance of 48.01 feet, more or less, to said Westerly right of way margin of Blodgett Road;
thence South 49°18'26" East along said Westerly right of way margin for a distance of 26.48 feet;
thence South 27°00'44" West for a distance of 34.45 feet, more or less, to said South line of the Southeast 1/4 of the Northeast 1/4 of the Southwest

1/4 at a point bearing North 89°26'52" East from the POINT OF BEGINNING;
thence South 89°26'52" West along said South line for a distance of 3.23 feet, more or less, to the POINT OF BEGINNING.

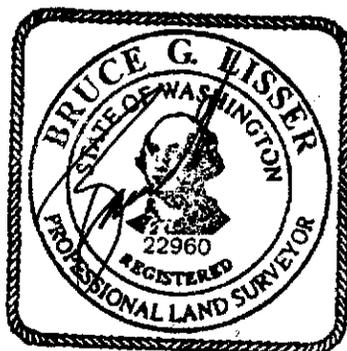
EXCEPT that portion of the Southeast 1/4 of the Southwest 1/4 of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the North line of said subdivision, having a bearing of South 89°26'52" West and a distance of 159.70 feet from the Westerly right of way margin of Blodgett Road;
thence South 0°33'08" East (called South on previous description) for a distance of 20.00 feet;
thence South 89°26'52" West (called West on previous description) for a distance of 97.17 feet to the TRUE POINT OF BEGINNING;
thence continue South 89°26'52" West for a distance of 8.83 feet;
thence North 0°33'08" West (called North on previous descriptions) for a distance of 20.00 feet, more or less, to said North line of the Southeast 1/4 of the Southwest 1/4;
thence North 89°26'52" East (called East on previous description) along said North line for a distance of 8.83 feet, more or less, to a point bearing North 0°33'08" West from the TRUE POINT OF BEGINNING;
thence South 0°33'08" East for a distance of 20.00 feet, more or less, to the TRUE POINT OF BEGINNING.

ALL BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Containing 21,495 sq ft



5-13-16

Exhibit "F"

Lot 2

**Daniel and Teresa Brim Parcels
After Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-28081,
Portion of P-28082, Portion of P-28208 and P-90501)**

Parcel "A"

That portion of the East 1/2 of the Southwest 1/4 of Section 29, Township 34 North, Range 4 East of the W.M., described as follows:

BEGINNING at a point in the North line of the Southeast 1/4 of the Southwest 1/4 of said Section 29, which is 54 feet West of the intersection of said line with the West line of Blodgett Road;
thence West 105.7 feet;
thence South 20 feet;
thence West 106 feet;
thence North 20 feet;
thence West 140.8 feet to the centerline of an existing drainage ditch;
thence South $42^{\circ}31'22''$ East along centerline of said ditch 132.69 feet;
thence North $87^{\circ}28'$ East 588.5 feet, more or less, to the West line of Blodgett Road;
thence Northwesterly along Blodgett Road to a point due North of the POINT OF BEGINNING;
thence South to the POINT OF BEGINNING

TOGETHER WITH that portion of the Southeast 1/4 of the Southwest 1/4 of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the North line of said subdivision, having a bearing of South $89^{\circ}26'52''$ West and a distance of 159.70 feet from the Westerly right of way margin of Blodgett Road;
thence South $0^{\circ}33'08''$ East (called South on previous description) for a distance of 20.00 feet;
thence South $89^{\circ}26'52''$ West (called West on previous description) for a distance of 97.17 feet to the TRUE POINT OF BEGINNING;
thence continue South $89^{\circ}26'52''$ West for a distance of 8.83 feet;
thence North $0^{\circ}33'08''$ West (called North on previous descriptions) for a distance of 20.00 feet, more or less, to said North line of the Southeast 1/4 of the Southwest 1/4;

thence North 89°26'52" East (called East on previous description) along said North line for a distance of 8.83 feet, more or less, to a point bearing North 0°33'08" West from the TRUE POINT OF BEGINNING;
thence South 0°33'08" East for a distance of 20.00 feet, more or less, to the TRUE POINT OF BEGINNING.

EXCEPT that portion of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the South line of said subdivision at a point bearing South 89°26'52" West (called West in previous descriptions) a distance of 54.00 feet from the Westerly right of way margin of Blodgett Road;
thence North 1°26'21" West (called North on previous descriptions) for a distance of 48.01 feet, more or less, to said Westerly right of way margin of Blodgett Road;
thence South 49°18'26" East along said Westerly right of way margin for a distance of 26.48 feet;
thence South 27°00'44" West for a distance of 34.45 feet, more or less, to said South line of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 at a point bearing North 89°26'52" East from the POINT OF BEGINNING;
thence South 89°26'52" West along said South line for a distance of 3.23 feet, more or less, to the POINT OF BEGINNING

Parcel "B"

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 29, Township 34 North, Range 4 East of the W.M., described as follows:

BEGINNING at the Northeast corner of said Southeast 1/4 of the Southwest 1/4;
thence North 89°09'18" West, along the North line thereof, for 850.20 feet to the centerline of an existing drainage ditch;
thence South 42°31'22" East along centerline of said ditch, for 132.69 feet to the TRUE POINT OF BEGINNING;
thence continue South 44°14'09" East, along said centerline of drainage ditch, for 298.58 feet;
thence South 6°35'07" East, being along said centerline of drainage ditch, for 14.81 feet to the South line of North 1/2 of the North 1/2 of the Southeast 1/4 of the Southwest 1/4;
thence South 89°21'56" East, along said South line, for 386.92 feet, more or less, to the Westerly right of way line of Blodgett Road;

thence Northwesterly along said right of way to a point North $88^{\circ}18'42''$ East from the TRUE POINT OF BEGINNING (being the same line as called South $87^{\circ}28'$ West in deed recorded under Auditor's File No. 612088);
thence South $88^{\circ}18'42''$ West 400.21 feet, more or less, to the TRUE POINT OF BEGINNING.

EXCEPT that portion described as follows:

BEGINNING at a point on the North line of the Southeast 1/4 of the Southwest 1/4 of Section 29 at a point which is 54 feet West of the intersection of said line with the West line of Blodgett Road;
thence West 105.7 feet;
thence South 20 feet;
thence West 106 feet;
thence North 20 feet;
thence West to the centerline of an existing drainage ditch, which point is 850.20 feet, more or less, West of the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section 29;
thence South $42^{\circ}31'22''$ East along the centerline of said ditch a distance of 132.69 feet;
thence continue along said centerline South $44^{\circ}14'09''$ East a distance of 298.58 feet;
thence continue along said centerline South $6^{\circ}35'07''$ East, a distance of 14.81 feet to the South line of the North 1/2 of the North 1/2 of the Southeast 1/4 of the Southwest 1/4;
thence South $89^{\circ}21'56''$ East along said South line a distance of 216.92 feet, more or less, to a point which lies 170 feet West of the Westerly right of way line of the Blodgett Road; which point is also the TRUE POINT OF BEGINNING;
thence continue South $89^{\circ}21'56''$ East along said South line 170 feet to said Westerly right of way line;
thence Northwesterly along said Westerly line 135 feet;
thence Southwesterly 120 feet, more or less, to a point 80 feet North of the TRUE POINT OF BEGINNING;
thence South 80 feet to the TRUE POINT OF BEGINNING.

ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

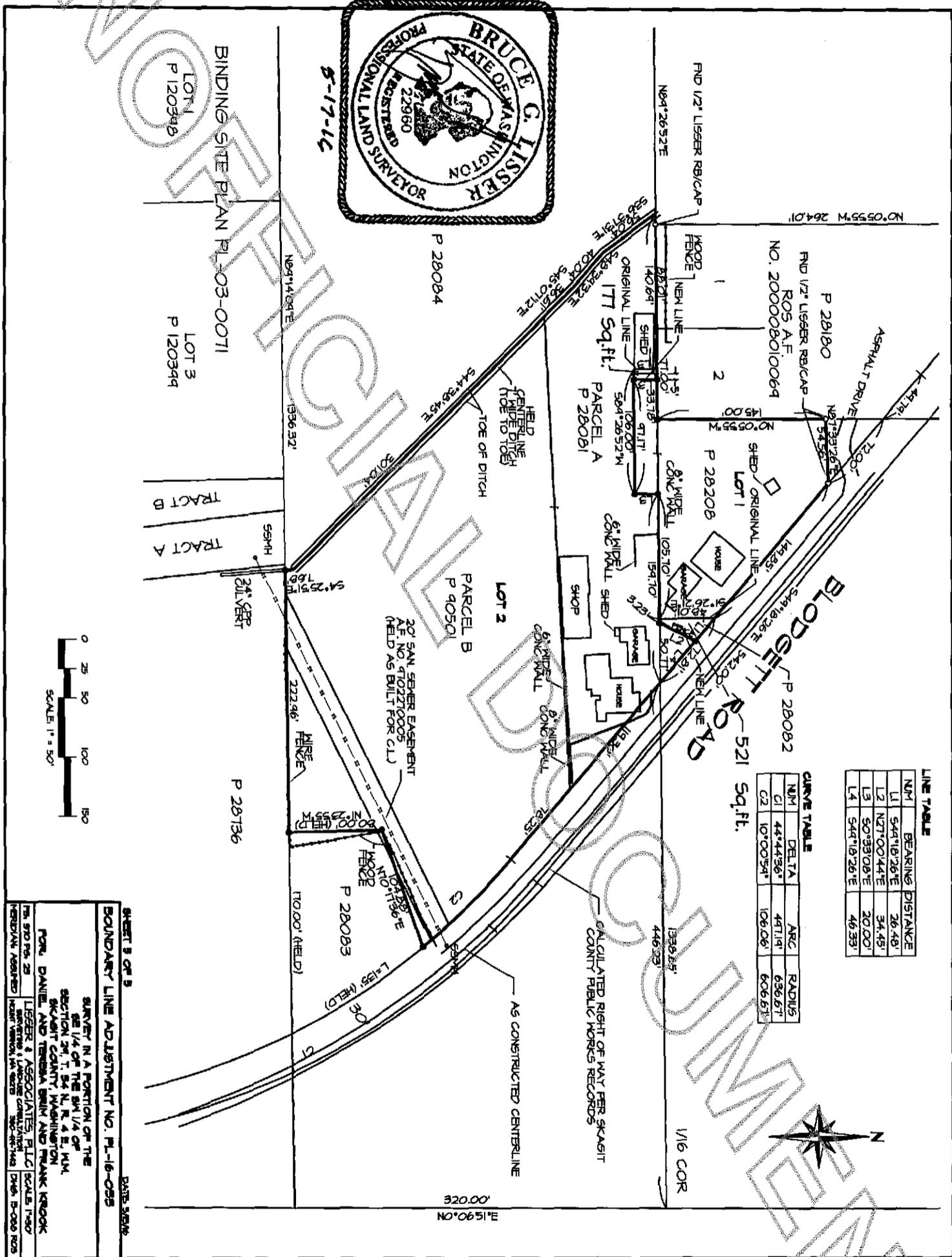
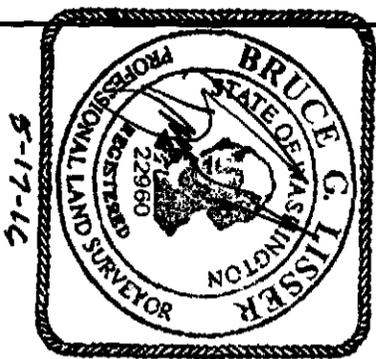
All of the above being situated in the City of Mount Vernon, County of Skagit, State of Washington.

Containing 118,580 sq ft



5-13-16

EXHIBIT "D"



SEE RECORDED SURVEY MAP FOR SCALE