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Skagit County Auditor

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8/23/2016 Page

1 of

19

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

DOCUMENT TITLE: Quit Claim Deed for Boundary Line Adjustment

GRANTORS: Donald G. Munks

GRANTEES: Kevin D. Scott and Darwin R. Wogan and Shiela A. Wogan (husband and wife)

ABBREVIATED LEGAL DESCRIPTION: Ptn NW¼ of Section 5, Twp. 34N, Rng. 02E, W.M.

ASSESSOR'S PARCELS/TAX ID NUMBERS: P19965 and P19966

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

QUIT CLAIM DEED *for*
(BOUNDARY LINE ADJUSTMENT)

GRANTORS: Donald G. Munks

GRANTEES: Kevin D. Scott
Darwin R. Wogan and Shiela A. Wogan (husband and wife)

ABBREVIATED LEGAL DESCRIPTION: Ptn NW¼ of Section 5, Twp. 34N, Rng. 02E, W.M.

ASSESSOR'S PARCELS/TAX ID NUMBERS: P19965 and P19966

THIS INDENTURE, is made this 18th day of August, 2016, by Donald G. Munks, the Grantor, and the Grantees, Kevin D. Scott and Darwin R. Wogan and Shiela A. Wogan (husband and wife) for this Boundary Line Adjustment.

RECITALS:

- A. The Grantor (Donald G. Munks) is the owner of property the title of which was quieted in fee simple to the Grantor via an Order Quieting Title No. 13-2-01303-0 recorded under Auditor's File Number: 201404300067, that is more particularly described in the attached **Exhibit A**.
- B. The Grantee (Kevin D. Scott) is the owner of property bearing Skagit County Assessor's Parcel number: P19965, with an address of 7126 Aqua Court, that is more particularly described in the attached **Exhibit B**.
- C. The Grantees (Darwin R. Wogan and Shiela A. Wogan) are the owners of property bearing Skagit County Assessor's Parcel number: P19966, with an address of 7172 Aqua Court, that is more particularly described in the attached **Exhibit C**.
- D. The parties wish to adjust the boundaries between the above described properties, with portions of the Grantor's property being incorporated into both of the Grantees' properties, as described in the attached **Exhibits D and E**.

E. The descriptions of the new boundaries of all of the properties, as the result of these boundary line adjustments, are set forth in the attached Exhibits F, G, and H.

F. An exhibit map showing the adjusted boundaries of all of the properties is attached as Exhibit I. (AFTER BLA)

G. An exhibit map showing the BEFORE BLA properties as Exhibit J.

CONVEYANCE:

THEREFORE, for and in consideration of said boundary line adjustment, and for no monetary consideration, the grantor does hereby QUIT CLAIM to the grantees all of his interest in the real property lying and being in the County of Skagit and State of Washington, and described in the attached Exhibits D and E; with said property being combined or aggregated with the contiguous property owned by the Grantees.

This lot boundary adjustment is not for the purposes of creating an additional lot.

This Boundary Line Adjustment is approved by Grace Rorden of the Skagit County Planning and Development Services Department, on this 18 day of Aug. 2016.

Grace Rorden (Skagit County Signature)

Dated this 24th day of June 2016

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016/3700
AUG 23 2016

Amount Paid \$
Skagit Co. Treasurer
By MB Deputy

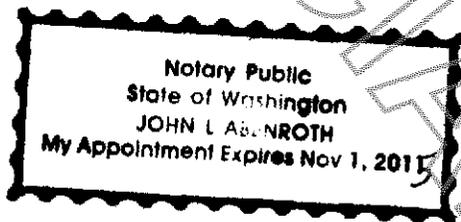
Donald G. Munks
Donald G. Munks

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that Donald G. Munks 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 himself to be the free and voluntary act and deed of said Donald G. Munks, for the uses and purposes therein mentioned.

Given under my hand and official seal this 24 day of June, 2016.

(SEAL)



[Signature]
Notary Public
Residing at Burlington
My appointment expires 11/1/15

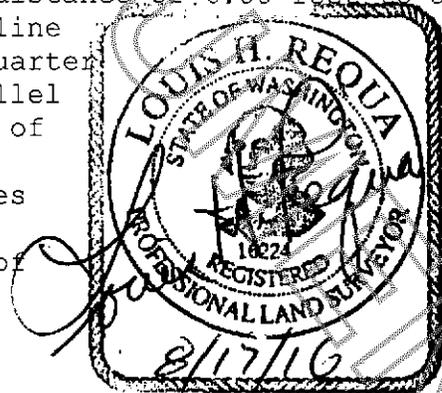
UNRECORDED
ORIGINAL DOCUMENT

**LEGAL DESCRIPTION FOR DON MUNKS OF
MUNKS PARCELS BEFORE BOUNDARY LINE ADJUSTMENT**

August 17, 2016

That portion of the southwest quarter of the northwest quarter,
Section 5, Township 34 North, Range 2 East, W.M. described as follows:

Commencing at a point on the westerly side of the Anacortes-Mount
Vernon Highway (as the name existed on May 25, 1943) which lies 1442.3
feet south of the north line of the northwest quarter of said Section
5; thence southeasterly along the westerly line of said Highway, a
distance of 176.00 feet; thence N 88°59'23"W parallel with the north
line of the southwest quarter of the northwest quarter of said Section
5, a distance of 200.00 feet; thence S 00°13'54"W parallel with the
east line of the southwest quarter of the northwest quarter of said
Section 5, a distance of 132.20 feet to a point which lies 1726.3 feet
south of the north line of the northwest quarter of said Section 5;
thence N 89°10'39"W parallel with the north line of the northwest
quarter of said Section 5, a distance of 27.26 feet to the west line
of Government Lot 3 and the point of beginning of this description;
thence continuing N 89°10'39"W, a distance of 650.74 feet to the
southwest corner of that certain tract conveyed to Kevin Scott by deed
recorded under AF#9307010152, records of Skagit County, Washington;
thence N 00°13'54"E along the west line of said Kevin Scott parcel and
parallel with the east line of the southwest quarter of the northwest
quarter of said Section 5, a distance of 2.22 feet; thence
N 88°59'23"W parallel with the north line of the southwest quarter of
the northwest quarter of said Section 5, a distance of 6.88 feet to a
point which lies 660 feet east of the west line
of the southwest quarter of the northwest quarter
of said Section 5; thence S 00°07'19"W parallel
with the west line of the southwest quarter of
the northwest quarter of said Section 5, a
distance of 460.22 feet to a point which lies
500.00 feet north of the south line of the
southwest quarter of the northwest quarter of



UNRECORDED
PUBLIC DOCUMENT

said Section 5; thence S 88°50'26"E parallel with the south line of the northwest quarter of said Section 5, a distance of 56.72 feet to a point which lies 600.00 feet west of the east line of the southwest quarter of the northwest quarter of said Section 5; thence N 00°13'54"E parallel with the east line of the southwest quarter of the northwest quarter of said Section 5, a distance of 392.29 feet to a point which lies 1792.3 feet south of the north line of the northwest quarter of said Section 5; thence S 89°10'39"E parallel with the north line of the northwest quarter of said Section 5, a distance of 600.03 feet to the west line of Government Lot 3 of said Section 5; thence N 00°13'54"E along the west line of said Government Lot 3, a distance of 66.00 feet to the point of beginning of this description.

Containing 66,181 square feet.

Situate in Skagit County, Washington.

LEGAL DESCRIPTION FOR DON MUNKS
Before OF
SCOTT PARCEL ~~FOR~~ BOUNDARY LINE ADJUSTMENT

August 19, 2016

That portion of the Southwest Quarter of the Northwest Quarter of Section 5, Township 34 North, Range 2 East of the Willamette Meridian, described as follows:

Commencing at a point on the West line of the Anacortes-Mount Vernon Highway which is 1442.3 feet south of the North line of said Section 5; thence Southeasterly along the West line of said Highway 176 feet; thence West, parallel with the North line of said subdivision, 200 feet; thence south parallel with the East line of said subdivision to a point 1726.3 feet South of the North line of said Section 5; thence West parallel with the North line of said Section 5, a distance of 312 feet to the true point of beginning of the property to be described; thence North parallel with the East line of said subdivision a distance of 122 feet; thence West parallel with the North line of said Section 5, a distance of 366 feet; thence South parallel with the East line of said subdivision, 122 feet; thence East parallel with the North line of said Section 5, a distance of 366 feet to the true point of beginning;

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across an existing road, as located on the ground and running in a generally Northerly and Southerly direction as referred to in Deed to Shirley L. Paulson, recorded August 25, 1966, under Auditor's File No. 687376, and as granted by Deed- recorded March 2, 1976, under Auditor's File No.830966; and over and across that certain easement as described in instruments recorded January 22, 1963, under Auditor's File No. 631148 and 631149, records of Skagit County, Washington; Situate in Skagit County, Washington.

EXHIBIT B

**LEGAL DESCRIPTION FOR DON MUNKS
OF
WOGAN PARCEL BEFORE BOUNDARY LINE ADJUSTMENT**

August 19, 2016

That portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 5, Township 34 North, Range 2, East W.M., described as follows:

Beginning at a point on the West line of the Anacortes Mount Vernon Highway, (as the same existed on May 25, 1943), which is 1,442.3 feet South of the North line of said Section 5; thence Southeasterly along the West line of said Highway 176 feet; thence West, parallel with the North line of said subdivision, 200 feet; thence South, parallel with the East line of said subdivision, to a point 1,726.3 feet South of the North line of said Section 5; thence West, parallel with the North line of said Section 5, a distance of 150 feet to the TRUE POINT OF BEGINNING of the property to be described; said point being the Southwest corner of that, certain tract conveyed to Warren Hull, et ux et al by deed recorded under Auditor's File No. 532561; thence North, parallel with the East line of said subdivision, a distance of 142 feet; thence West, parallel with the North line of said Section 5, a distance of 162 feet; thence South parallel with the East line of said subdivision, a distance of 142 feet, more or less, to a point 1,726.3 feet South of the North line of said Section 5, a distance of 162 feet to the TRUE POINT OF BEGINNING.

Exhibit C

**LEGAL DESCRIPTION
FOR
DON MUNKS
OF
PARCEL TO BE CONVEYED TO SCOTT**

August 17, 2016

That portion of the southwest quarter of the northwest quarter of Section 5, Township 34 North, Range 2 East, W.M. described as follows:

Beginning at the southeast corner of that certain tract conveyed to Kevin Scott by deed dated July 1, 1993 and recorded under AF#9307010152, records of Skagit County, Washington; thence S 00°13'54"W along the southerly prolongation of the east line of said Scott parcel, a distance of 33.00 feet; thence N 89°10'39"W parallel with the south line of said Scott parcel, a distance of 372.82 feet to a point which lies 660.00 feet east of the west line of the southwest quarter of the northwest quarter of said Section 5; thence N 00°07'19"E parallel with the west line of the southwest quarter of the northwest quarter of said Section 5, a distance of 35.25 feet; thence S 88°59'23"E parallel with the north line of the southwest quarter of the northwest quarter of said Section 5, a distance of 6.88 feet to a point on the west line of said Scott parcel; thence S 00°13'54"W along the west line of said Scott parcel, a distance of 2.22 feet to the southwest corner of said Scott parcel; thence S 89°10'39"E, a distance of 366.00 feet to the point of beginning of this description.

Containing 12,319 square feet acres.

Situate in Skagit County, Washington.

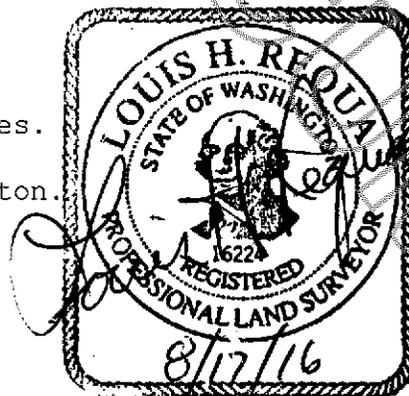


Exhibit D

**LEGAL DESCRIPTION
FOR
DON MUNKS
OF PARCEL TO BE CONVEYED TO WOGAN**

August 17, 2016

That portion of the southwest quarter of the northwest quarter of Section 5, Township 34 North, Range 2 East, W.M. described as follows:

Beginning at the southwest corner of that certain tract conveyed to Darwin R Wogan and Shiela A Wogan, husband and wife, by deed dated March 24, 1976 and recorded under AF#832453, records of Skagit County, Washington; thence S 00°13'54"W along the southerly prolongation of the west line of said Wogan parcel, a distance of 33.00 feet; thence S 89°10'39"E parallel with the south line of said Wogan parcel, a distance of 162.00 feet to a point which lies S 00°13'54"W, a distance of 33.00 feet from the southeast corner of said Wogan parcel; thence N 00°13'54"E, a distance of 33.00 feet to the southeast corner of said Wogan parcel; thence N 89°10'39"W, a distance of 162.00 feet to the point of beginning.

Containing 5,346 square feet.

Situate in Skagit County, Washington.



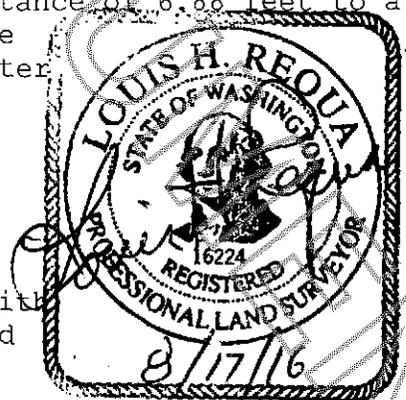
Exhibit E

**LEGAL DESCRIPTION FOR DON MUNKS OF
MUNKS PARCELS AFTER BOUNDARY LINE ADJUSTMENT**

August 17, 2016

That portion of the southwest quarter of the northwest quarter Section 5, Township 34 North, Range 2 East, W.M. described as follows:

Commencing at a point on the westerly side of the Anacortes-Mount Vernon Highway (as the name existed on May 25, 1943) which lies 1442.3 feet south of the north line of the northwest quarter of said Section 5; thence southeasterly along the westerly line of said Highway, a distance of 176.00 feet; thence N 88°59'23"W parallel with the north line of the southwest quarter of the northwest quarter of said Section 5, a distance of 200.00 feet; thence S 00°13'54"W parallel with the east line of the southwest quarter of the northwest quarter of said Section 5, a distance of 132.20 feet to a point which lies 1726.3 feet south of the north line of the northwest quarter of said Section 5; thence N 89°10'39"W parallel with the north line of the northwest quarter of said Section 5, a distance of 27.26 feet to the west line of Government Lot 3 and the point of beginning of this description; thence continuing N 89°10'39"W, a distance of 650.74 feet to the southwest corner of that certain tract conveyed to Kevin Scott by deed recorded under AF#9307010152, records of Skagit County, Washington; thence N 00°13'54"E along the west line of said Kevin Scott parcel and parallel with the east line of the southwest quarter of the northwest quarter of said Section 5, a distance of 2.22 feet; thence N 88°59'23"W parallel with the north line of the southwest quarter of the northwest quarter of said Section 5, a distance of 6.88 feet to a point which lies 660 feet east of the west line of the southwest quarter of the northwest quarter of said Section 5; thence S 00°07'19" parallel with the west line of the southwest quarter of the northwest quarter of said Section 5, a distance of 460.22 feet to a point which lies 500.00 feet north of the south line of the southwest quarter of the northwest quarter of said Section 5; thence S 88°50'26"E parallel with the south line of the northwest quarter of said Section 5, a distance of 56.72



feet to a point which lies 600.00 feet west of the east line of the southwest quarter of the northwest quarter of said Section 5; thence N 00°13'54"E parallel with the east line of the southwest quarter of the northwest quarter of said Section 5, a distance of 392.29 feet to a point which lies 1792.3 feet south of the north line of the northwest quarter of said Section 5; thence S 89°10'39"E parallel with the north line of the northwest quarter of said Section 5, a distance of 600.03 feet to the west line of Government Lot 3 of said Section 5; thence N 00°13'54"E along the west line of said Government Lot 3, a distance of 66.00 feet to the point of beginning of this description.

EXCEPT that portion of the southwest quarter of the northwest quarter of Section 5, Township 34 North, Range 2 East, W.M. described as follows:

Beginning at the southeast corner of that certain tract conveyed to Kevin Scott by deed dated July 1, 1993 and recorded under AF#9307010152, records of Skagit County, Washington; thence S 00°13'54"W along the southerly prolongation of the east line of said Scott parcel, a distance of 33.00 feet; thence N 89°10'39"W parallel with the south line of said Scott parcel, a distance of 372.82 feet to a point which lies 660.00 feet east of the west line of the southwest quarter of the northwest quarter of said Section 5; thence N 00°07'19"E parallel with the west line of the southwest quarter of the northwest quarter of said Section 5, a distance of 35.25 feet; thence S 88°59'23"E parallel with the north line of the southwest quarter of the northwest quarter of said Section 5, a distance of 6.88 feet to a point on the west line of said Scott parcel; thence S 00°13'54"W along the west line of said Scott parcel, a distance of 2.22 feet to the southwest corner of said Scott parcel; thence S 89°10'39"E, a distance of 366.00 feet to the point of beginning of this description.

AND EXCEPT that portion of the southwest quarter of the northwest quarter of Section 5, Township 34 North, Range 2 East, W.M. described as follows:

Beginning at the southeast corner of that certain tract conveyed to Darwin Wogan and Shiela Wogan, husband and wife, by deed dated March 24, 1976 and recorded under AF#832453, records of Skagit County, Washington; thence S 00°13'54"W along the southerly prolongation of the east line of said

Wogan parcel, a distance of 33.00 feet; thence N 89°10'39"W parallel with the south line of said Wogan parcel, a distance of 162.00 feet to a point which on the southerly prolongation of the west line of said Wogan parcel; thence N 00°13'54"E, a distance of 33.00 feet to the southwest corner of said Wogan parcel; thence S 89°10'39"E, a distance of 162.00 feet to the point of beginning of this description.

Containing 48,517 square feet.

Situate in Skagit County, Washington.

**LEGAL DESCRIPTION FOR DON MUNKS
OF
SCOTT PARCEL AFTER BOUNDARY LINE ADJUSTMENT**

August 17, 2016

That portion of the southwest quarter of the northwest quarter of Section 5, Township 34 North, Range 2 East, W.M. described as follows:

Commencing at a point on the west line of the Anacortes-Mount Vernon Highway, (as the same existed on May 25, 1943), which is 1442.3 feet south of the north line of said Section 5; thence southeasterly along the west line of said Highway, a distance of 176.00 feet; thence west parallel with the north line of said subdivision, a distance of 200.00 feet; thence south parallel with the east line of said subdivision to a point 1726.3 feet south of the north line of said Section 5; thence west parallel with the north line of said Section 5, a distance of 312.00 feet to the true point of beginning of this description; thence north parallel with the east line of said subdivision, a distance of 122.00 feet; thence west parallel with the north line of said Section 5, a distance of 366.00 feet; thence south parallel with the east line of said subdivision, a distance of 122.00 feet; thence east parallel with the north line of said Section 5, a distance of 366.00 feet to the point of beginning of this description.

TOGETHER WITH That portion of the southwest quarter of the northwest quarter of Section 5, Township 34 North, Range 2 East, W.M. described as follows:

Beginning at the southeast corner of that certain tract conveyed to Kevin Scott by deed dated July 1, 1993 and recorded under AF#9307010152, records of Skagit County, Washington; thence S 00°13'54"W along the southerly prolongation of the east line of said Scott parcel, a distance of 33.00 feet; thence N 89°10'39"W parallel with the south line of said Scott parcel, a distance of 372.82 feet to a point which lies 660.00 feet east of the west line of the southwest quarter of the northwest quarter of said Section 5; thence



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N 00°07'19"E parallel with the west line of the southwest quarter of the northwest quarter of said Section 5, a distance of 35.25 feet; thence S 88°59'23"E parallel with the north line of the southwest quarter of the northwest quarter of said Section 5, a distance of 6.88 feet to a point on the west line of said Scott parcel; thence S 00°13'54"W along the west line of said Scott parcel, a distance of 2.22 feet to the southwest corner of said Scott parcel; thence S 89°10'39"E, a distance of 366.00 feet to the point of beginning of this description.

Containing 1.3 acres.

Situate in Skagit County, Washington.

**LEGAL DESCRIPTION FOR DON MUNKS
OF
WOGAN PARCEL AFTER BOUNDARY LINE ADJUSTMENT**

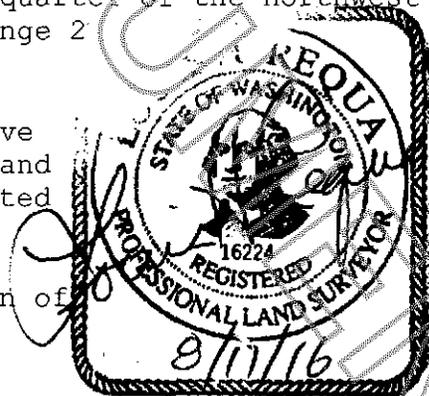
August 17, 2016

That portion of the southwest quarter of the northwest quarter of Section 5, Township 34 North, Range 2 East, W.M. described as follows:

Beginning at a point on the west line of the Anacortes-Mount Vernon Highway, (as the same existed on May 25, 1943), which is 1442.3 feet south of the north line of said Section 5; thence southeasterly along the west line of said Highway, a distance of 176.00 feet; thence west parallel with the north line of said subdivision, a distance of 200.00 feet; thence south parallel with the east line of said subdivision to a point 1726.3 feet south of the north line of said Section 5; thence west parallel with the north line of said Section 5, a distance of 150.00 feet to the true point of beginning of this description, said point being the southwest corner of that certain tract conveyed to Warren Bull, et ux et al by deed recorded under AF#532561; thence north parallel with the east line of said subdivision, a distance of 142.00 feet; thence west parallel with the north line of said Section 5, a distance of 162.00 feet; thence south parallel with the east line of said subdivision, a distance of 142.00 feet, more or less, to a point 1726.3 feet south of the north line of said Section 5; thence east parallel with the north line of said Section 5, a distance of 162.00 feet to the point of beginning of this description.

TOGETHER WITH that portion of the southwest quarter of the northwest quarter of Section 5, Township 34 North, Range 2 East, W.M. described as follows:

Beginning at the southwest corner of the above described parcel conveyed to Darwin R Wogan and Shiela A Wogan, husband and wife, by deed dated March 24, 1976 and recorded under AF#832453, records of Skagit County, Washington; thence S 00°13'54"W along the southerly prolongation of



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the east line of said Scott parcel, a distance of 33.00 feet;
thence S 89°10'39"E parallel with the south line of said Wogan parcel,
a distance of 162.00 feet to a point which lies S 00°13'54"W, a
distance of 33.00 feet from the southeast corner of said Wogan parcel;
thence N 00°13'54"E, a distance of 33.00 feet to the southeast corner
of said Wogan parcel; thence N 89°10'39"W, a distance of 162.00 feet to
the point of beginning.

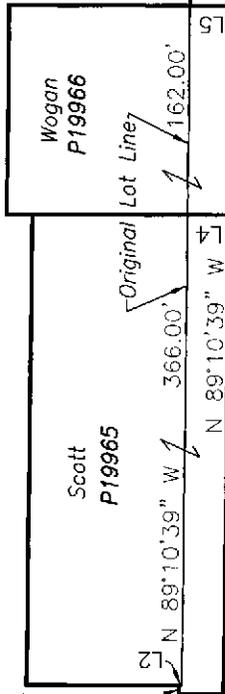
Containing 28,349 square feet.

Situate in Skagit County, Washington.

SECTION 5, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.

PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER

LINE	BEARING	DISTANCE
L1	S 88°59'23" E	6.88
L2	N 00°13'54" E	2.22
L3	S 00°07'19" W	35.25
L4	N 00°13'54" E	33.00
L5	S 00°13'54" W	33.00
L6	N 00°13'54" E	9.00
L7	S 89°10'39" E	27.26

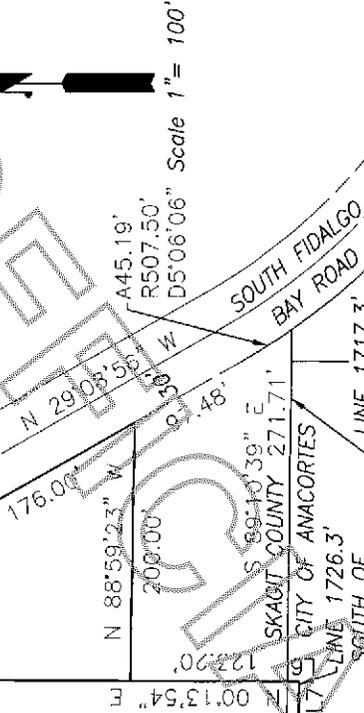


LINE 660' EAST OF THE WEST LINE OF THE SW1/4,NW1/4

Exhibit I

PORTION OF GOVERNMENT LOT 3

LINE 1442.3' SOUTH OF THE NORTH LINE OF THE NW1/4



SOUTH FIDALGO BAY ROAD

CITY OF ANACORTES

LINE 1717.3' SOUTH OF THE NORTH LINE OF THE NW1/4

LINE 1726.3' SOUTH OF THE NORTH LINE OF THE NW1/4

CITY OF ANACORTES

SKAGIT COUNTY

LINE 560' NORTH OF THE SOUTH LINE OF THE SW1/4,NW1/4

SKAGIT COUNTY

CITY OF ANACORTES

LINE 892.95' WEST OF THE EAST LINE OF GOV'T LOT 3

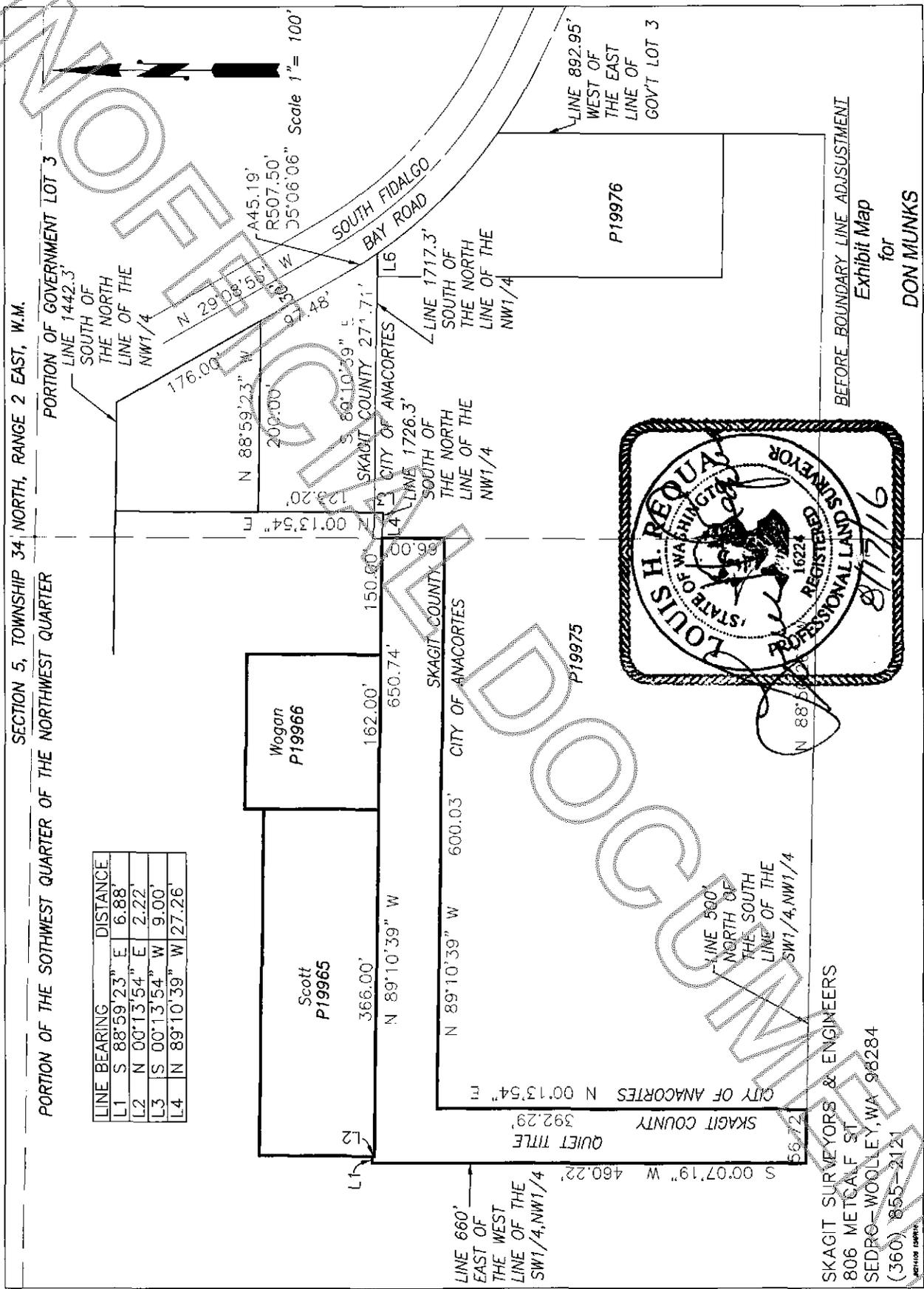


AFTER BOUNDARY LINE ADJUSTMENT
Exhibit Map
for
DON MUNKS

SKAGIT SURVEYORS & ENGINEERS
806 METCALF ST
SEDRÖ-WOOLLEY, WA 98284
(360) 855-2121

SECTION 5, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.
 PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER

LINE BEARING	DISTANCE
L1 S 88°59'23" E	6.88'
L2 N 00°13'54" E	2.22'
L3 S 00°13'54" W	9.00'
L4 N 89°10'39" W	27.26'



SKAGIT SURVEYORS & ENGINEERS
 806 METCALF ST
 SEDRO-WOOLLEY, WA 98284
 (360) 855-2121

BEFORE BOUNDARY LINE ADJUSTMENT
 Exhibit Map
 for
 DON MUNKS

Exhibit J