



201609260090

Skagit County Auditor

\$86.00

9/26/2016 Page

1 of

14

1:58PM

Return to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2016 4355  
SEP 26 2016

Amount Paid *SD*  
Skagit Co. Treasurer  
By *Indm* Deputy

DOCUMENT TITLE: Quit Claim Deed for Boundary Line Adjustments

GRANTORS: Edward G. Bishop and Edward G. Bishop as Trustee of the Barbara L. Bishop Special Needs Trust

GRANTEES: Edward G. Bishop and Edward G. Bishop as Trustee of the Barbara L. Bishop Special Needs Trust

ABBREVIATED LEGAL DESCRIPTION: Ptn of Section 10, Twp. 35N, Rng. 04E, W.M.

ASSESSOR'S PARCELS/TAX ID NUMBERS: P36125, P105176, and P36127

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

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

**GRANTORS:** Edward G. Bishop and Edward G. Bishop as Trustee of the Barbara L. Bishop Special Needs Trust

**GRANTEES:** Edward G. Bishop and Edward G. Bishop as Trustee of the Barbara L. Bishop Special Needs Trust

**ABBREVIATED LEGAL DESCRIPTION:** Ptn of Section 10, Twp. 35N, Rng. 04E, W.M.

**ASSESSOR'S PARCELS/TAX ID NUMBERS:** P36125, P105176, and P36127

**THIS INDENTURE**, is made this 9<sup>th</sup> day of September, 2016, by Edward G. Bishop (a married man as his separate property) and Edward G. Bishop as Trustee of the Barbara L. Bishop Special Needs Trust who is both the Grantors and the Grantees between two lots of record (also referred to as the properties or property within this document) for these Boundary Line Adjustments.

**RECITALS:**

- A. The Grantors Edward G. Bishop are the owners of property bearing Skagit County Assessor's Parcel numbers: P36125 and P105176; that is more particularly described in the attached **Exhibit A**.
- B. The Grantor Edward G. Bishop and Edward G. Bishop as Trustee of the Barbara L. Bishop Special Needs Trust are also the owners of property bearing Skagit County Assessor's Parcel number: P36127; that is more particularly described in the attached **Exhibit B**.
- C. Edward G. Bishop and Edward G. Bishop as Trustee of the Barbara L. Bishop Special Needs Trust wishes to adjust the boundaries between the properties described above within sections A and B such that each lot of record will give and also receive parts of the other lot of record, as described in the attached **Exhibit C and D**.
- D. The descriptions of the new boundaries of both of the properties, as the result of these boundary line adjustments, are set forth in the attached **Exhibits E and F**.

E. An exhibit map showing the adjusted boundaries of both of the properties is attached as **Exhibit G.**

**CONVEYANCE:**

**THEREFORE**, for and in consideration of said boundary line adjustments, 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 **Exhibits C and D**; 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 Graeco Roeder of the Skagit County Planning and Development Services Department, on this 9<sup>th</sup> day of Sept. 2016.

Graeco Roeder (Skagit County Signature)

Dated this 9<sup>th</sup> day of Sept. 2016

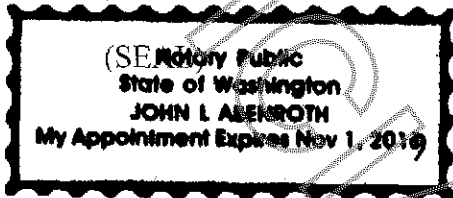
Edward G. Bishop  
Edward G. Bishop

Edward G. Bishop, Trustee  
Edward G. Bishop, Trustee  
Barbara L. Bishop Special Needs Trust

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } SS.

I certify that I know or have satisfactory evidence that Edward G. Bishop 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 Principal Edward G Bishop to be the free and voluntary act and deed of said Edward G Bishop for the uses and purposes therein mentioned.

Given under my hand and official seal this 2 day of September, 2016.

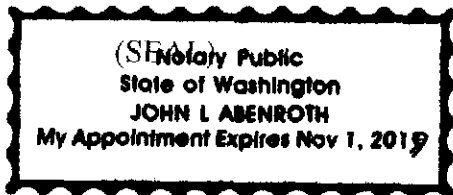


[Signature]  
Notary Public  
Residing at Burlington  
My appointment expires 11/1/19

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } SS.

I certify that I know or have satisfactory evidence that Edward G. Bishop 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 Trustee of Barbara L. Bishop Special needs trust to be the free and voluntary act and deed of said Trust for the uses and purposes therein mentioned.

Given under my hand and official seal this 2 day of September, 2016.



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

# **Skagit Surveyors and Engineers**

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

LEGAL DESCRIPTION  
FOR  
ED BISHOP  
OF  
**P36125 AND P105176**  
BEFORE BOUNDARY LINE ADJUSTMENT

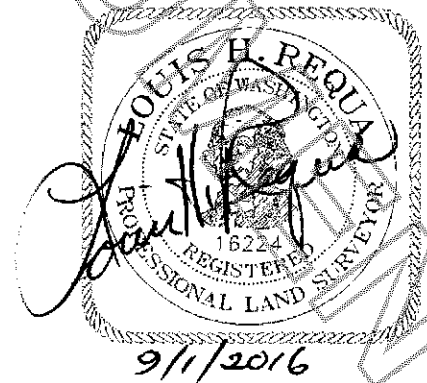
August 29, 2016

That portion of the west half of Section 10, Township 35 North, Range 4 East, W.M. described as follows:

Beginning at the northeast corner of the west 1220.00 feet of the northwest of the southwest quarter of Section 10, Township 35 North, Range 4 East, W.M., said point lies S 89°58'52"E, a distance of 1225.64 feet from the northwest corner of said subdivision; thence S 89°58'52"E, a distance of 30.03 feet to the northeast corner of the northwest quarter of the southwest quarter of said Section 10; thence N 2°53'33"W along the west line of the southeast quarter of the northwest quarter of said Section 10, a distance of 138.00 feet; thence S 62°43'42"E, a distance of 300.98 feet; thence S 3°39'47"W, a distance of 329.95 feet; thence S 31°33'22"W, a distance of 244.55 feet; thence S 3°39'47"W, a distance of 180.00 feet; thence S 79°42'58"W, a distance of 206.23 feet to the east line of the west 1220.00 feet of the northwest of the southwest quarter of said Section 10; thence N 5°31'11"E, a distance of 757.71 feet to the point of beginning.

Containing 4.7 acres.

Situate in Skagit County, Washington.



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LEGAL DESCRIPTION  
FOR  
ED BISHOP  
OF  
P36127  
BEFORE BOUNDARY LINE ADJUSTMENT

August 29, 2016

That portion of the northwest quarter of the southwest quarter of Section 10, Township 35 North, Range 4 East, W.M. described as follows:

Beginning at a point on the north line of said subdivision at a point which lies thence S 89°58'52"E, a distance of 600.00 feet from the northwest corner of said subdivision; thence S 89°58'52"E, a distance of 625.64 feet to the east line of the west 1250.00 feet of said subdivision; thence S 5°31'11"W along the east line of the west 1250.00 feet of said subdivision, a distance of 757.71 feet; thence S 79°42'58"W, a distance of 252.94 feet; thence S 3°39'47"W, a distance of 436.34 feet to the north line of F & S Grade Road right of way; thence N 50°44'55"W along said right of way, a distance of 392.35 feet to a curve to the left having a radius of 1482.39 feet; thence northwesterly along said curve through a central angle of 3°04'18", and an arc distance of 79.46 feet to a point of non-tangency; thence N 5°31'11"E, a distance of 942.54 feet to the point of beginning.

Containing 13.9 Acres.

Situate in Skagit County, Washington.



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LEGAL DESCRIPTION  
FOR  
ED BISHOP  
OF  
PORTION OF P36125 AND P105176 TO BE CONVEYED TO P36127  
AFTER BOUNDARY LINE ADJUSTMENT

AUGUST 29, 2016

That portion of the north half of the southwest quarter of Section 10,  
Township 35 North, Range 4 East, W.M. described as follows:

Commencing at a point on the north line of said subdivision which lies  
thence S 89°58'52"E, a distance of 500.00 feet from the northwest  
corner thereof; thence S 63°30'21"E, a distance of 666.95 feet to a  
point on the east line of the west 1220.00 feet of said subdivision  
and the point of beginning of this description; thence S 63°30'21"E, a  
distance of 271.97 feet; thence S 31°33'22"W, a distance of 139.77  
feet; thence S 3°39'47"W, a distance of 180.00 feet; thence  
S 79°42'58"W, a distance of 206.23 feet to a point on the east line of  
the west 1220.00 feet of said subdivision; thence N 5°31'11"E, a  
distance of 459.00 feet to the point of beginning.

Containing 1.86 acres.

Situate in Skagit County, Washington.



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## LEGAL DESCRIPTION FOR ED BISHOP OF

### PORTION OF P36127 TO BE CONVEYED TO P36125 AND P105176 AFTER BOUNDARY LINE ADJUSTMENT

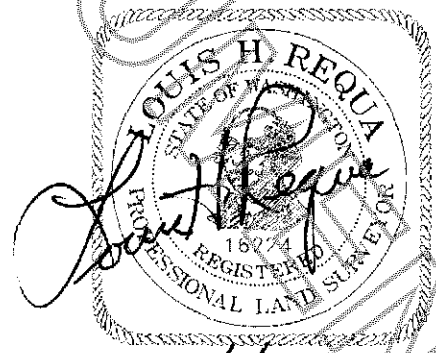
AUGUST 29, 2016

That portion of the northwest quarter of the southwest quarter of Section 10, Township 35 North, Range 4 East, W.M. described as follows:

Beginning at a point on the north line of said subdivision which lies S 89°58'52"E, a distance of 600.00 feet from the northwest corner thereof; thence S 63°30'21"E, a distance of 709.97 feet to a point on the east line of said subdivision; thence N 3°39'47"E, a distance of 317.15 feet to the northeast corner of said subdivision; thence N 89°58'52"W, a distance of 655.67 feet to the point of beginning.

Containing 2.38 acres.

Situate in Skagit County, Washington.



9/1/2016



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LEGAL DESCRIPTION  
FOR  
ED BISHOP  
OF  
**P36125 AND P105176**  
AFTER BOUNDARY LINE ADJUSTMENT

August 29, 2016

That portion of the west half of Section 10, Township 35 North, Range 4 East, W.M. described as follows:

Beginning at a point on the north line of the northwest corner of the southwest quarter of Section 10, Township 35 North, Range 4 East, W.M., which lies thence S 89°58'52"E, a distance of 600.00 feet from the northwest corner of said subdivision; thence S 89°58'52"E along the north line of said subdivision, a distance of 655.67 feet to the northeast corner of the northwest quarter of the southwest quarter of said Section 10; thence N 2°53'33"W along the west line of the southeast quarter of the northwest quarter of said Section 10, a distance of 138.00 feet; thence S 62°43'42"E, a distance of 300.98 feet; thence S 3°39'47"W, a distance of 329.95 feet; thence S 31°33'22"W, a distance of 104.78 feet; thence N 63°30'21"W, a distance of 938.92 feet to the point of beginning.

TOGETHER WITH a thirty (30) foot wide easement for ingress, egress and utilities, over under and across the northwest quarter of the southwest quarter of Section 10, Township 35 North, Range 4 East, W.M., the centerline of which is described as follows:

Commencing at a point on the north line of the northwest corner of the southwest quarter of Section 10, Township 35 North, Range 4 East, W.M. which lies thence S 89°58'52"E, a distance of 600.00 feet from the northwest corner of said subdivision; thence S 63°30'21"E, a distance of 309.87 feet to the point of beginning of this centerline description: thence S 42°40'18"W, a



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distance of 365.67 feet to a curve to the left having a radius of 202.00 feet; thence Southerly along said curve through a central angle of  $33^{\circ}00'06''$ , and an arc distance of 116.35 feet; thence  $S\ 9^{\circ}40'13''W$ , a distance of 124.75 feet to a curve to the right having a radius of 172.00 feet; thence Southerly along said curve through a central angle of  $27^{\circ}53'27''$ , and an arc distance of 83.73 feet; thence  $S\ 37^{\circ}33'40''W$ , a distance of 113.71 feet to a curve to the right having a radius of 92.00 feet; thence westerly along said curve through a central angle of  $53^{\circ}09'32''$ , and an arc distance of 85.36 feet; thence  $N\ 89^{\circ}16'48''W$ , a distance of 34.81 feet to the north line of F & S Grade road and the terminal point of this centerline description.

Containing 5 Acres.

Situate in Skagit County, Washington.



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LEGAL DESCRIPTION  
FOR  
ED BISHOP  
OF  
**P36127**  
AFTER BOUNDARY LINE ADJUSTMENT

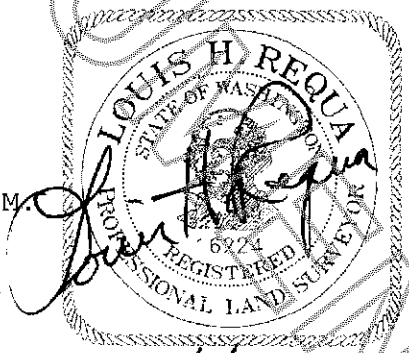
August 29, 2016

That portion of the northwest quarter of the southwest quarter of Section 10, Township 35 North, Range 4 East, W.M. described as follows:

Beginning at a point on the north line of the northwest corner of the southwest quarter of Section 10, Township 35 North, Range 4 East, W.M., which lies thence S 89°58'52"E, a distance of 600.00 feet from the northwest corner of said subdivision; thence S 63°30'21"E, a distance of 938.92 feet; thence S 31°33'22"W, a distance of 139.77 feet; thence S 3°39'47"W, a distance of 180.00 feet; thence S 79°42'58"W, a distance of 459.16 feet; thence S 3°39'47"W, a distance of 436.34 feet to the north line of E & S Grade Road right of way; thence N 50°44'55"W along said right of way, a distance of 392.35 feet to a curve to the left having a radius of 1482.39 feet; thence northwesterly along said curve through a central angle of 3°04'16", and an arc distance of 79.46 feet to a point of non-tangency; thence N 5°31'11"E, a distance of 942.54 feet to the point of beginning.

SUBJECT TO a thirty (30) foot wide easement for ingress, egress and utilities, over under and across the northwest quarter of the southwest quarter of Section 10, Township 35 North, Range 4 East, W.M., the centerline of which is described as follows:

Commencing at a point on the north line of the northwest corner of the southwest quarter of Section 10, Township 35 North, Range 4 East, W.M. which lies thence S 89°58'52"E, a distance of 600.00 feet from the northwest corner of said subdivision; thence S 63°30'21"E, a distance of 309.87 feet to the point of beginning of this centerline description: thence S 42°40'18"W, a



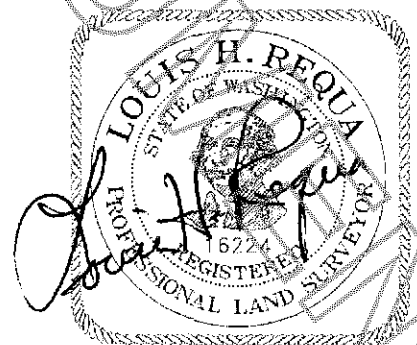
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distance of 365.67 feet to a curve to the left having a radius of 202.00 feet; thence Southerly along said curve through a central angle of  $33^{\circ}00'06''$ , and an arc distance of 116.35 feet; thence  $S\ 9^{\circ}40'13''W$ , a distance of 124.75 feet to a curve to the right having a radius of 172.00 feet; thence Southerly along said curve through a central angle of  $27^{\circ}53'27''$ , and an arc distance of 83.73 feet; thence  $S\ 37^{\circ}33'40''W$ , a distance of 113.71 feet to a curve to the right having a radius of 92.00 feet; thence westerly along said curve through a central angle of  $53^{\circ}09'32''$ , and an arc distance of 85.36 feet; thence  $N\ 89^{\circ}16'48''W$ , a distance of 34.81 feet to the north line of F & S Grade road and the terminal point of this centerline description.

Containing 13.6 Acres.

Situate in Skagit County, Washington.



N 05°31'11" E

House   
Carport   
Shed 

3°39'47" E

3°39'47" E

Easement per  
AF#200506170166

AVALON HEIGHTS  
ROAD

N 03°39'47" E  
436.34'

N 03°39'47" E  
436.34'

N 03°39'47" E  
436.34'

N 03°39'47" E  
436.34'

Exhibit G

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

**SUPERIOR COURT OF THE STATE OF WASHINGTON  
FOR SKAGIT COUNTY**

ESTATE OF:

MARY K. BISHOP

Deceased

CASE NO. 08-4-00346-9

LETTERS TESTAMENTARY

I. BASIS

1.1 The last will of MARY K. BISHOP late of Skagit County was duly exhibited proven and recorded in this court on NOVEMBER 5, 2008.

1.2 In that will EDWARD G. BISHOP is named personal representative.

1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT EDWARD G. BISHOP is authorized by this court to execute the will of the above decedent according to law.

DATED NOVEMBER 5, 2008.

NANCY SCOTT

COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Kristen A. Denton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON    )  
                                  ) ss  
COUNTY OF SKAGIT     )

I, NANCY SCOTT, Clerk of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case which was entered of record on NOVEMBER 5, 2008.

I further certify that these letters are now in full force and effect.

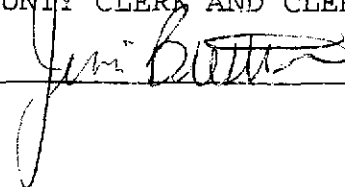
DATED

1/22/09

NANCY SCOTT

COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY



Deputy Clerk