



201612150106

Skagit County Auditor

\$84.00

12/15/2016 Page

1 of

12 3:21PM

**Filed for Record at request of  
and return to:**

STILES LAW INC., P.S.  
P.O. Box 228 / 925 Metcalf Street  
Sedro-Woolley, WA 98284

**DOCUMENT TITLE:** Quit Claim Deed for Boundary Line Adjustment

**Grantors:** Linda Chiabai and Jana Leland as Co-Personal  
Representatives of the Estate of William Cole

**Grantees:** Linda Chiabai and Jana Leland as Co-Personal  
Representatives of the Estate of William Cole

**Abbreviated Legal Description:** Ptn Gov't Lt 1 and S ½ Gov't Lt 2, Section 6,  
Township 35 N, Range 5 E

**Assessor Property Tax Parcels:** P38473, P38483

When Recorded Return to:  
Stiles Law, Inc., P.S.  
P.O. Box 228 / 925 Metcalf Street  
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

20165656

DEC 15 2018

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

**QUIT CLAIM DEED  
(BOUNDARY LINE ADJUSTMENT)**

Grantors: Linda Chiabai and Jana Leland as Co-Personal  
Representatives of the Estate of William Cole

Grantees: Linda Chiabai and Jana Leland as Co-Personal  
Representatives of the Estate of William Cole

Abbreviated Legal Description: Ptn Gov't Lt 1 and S ½ Gov't Lt 2, Section 6,  
Township 35 N, Range 5 E

Assessor Property Tax Parcels: P38473, P38483

**THIS INDENTURE**, made this 14<sup>th</sup> day of September, 2016, between  
Linda Chiabai and Jana Leland as Co-Personal Representatives of the Estate of William  
Cole, the Grantors, and Linda Chiabai and Jana Leland as Co-Personal  
Representatives of the Estate of William Cole, the Grantees.

**RECITALS:**

- A. The Grantors are the owners of the property bearing Skagit County Assessor's  
Parcel number P38483, more particularly described in the attached **Exhibit A**.
- B. The Grantees are also the owners of P38473, more particularly described in the  
attached **Exhibit B**.
- C. The parties wish to adjust the boundaries between the said parcels, with a portion of  
Grantor's property, as described in the attached **Exhibit C**, being incorporated into  
the Grantee's property.
- D. The description of the new boundaries of the Grantor's and Grantee's properties, as  
the result of this boundary line adjustment as well as the separate adjustment  
referenced above in section 'D', are set forth in the attached **Exhibits D and E**.

E. An exhibit map showing the adjusted boundaries of the two parcels is attached as **Exhibits F and G.**

**CONVEYANCE:**

THEREFORE, for and in consideration of the said boundary line adjustment, and for no monetary consideration, grantors hereby QUIT CLAIM to grantees all of its interest in the real property lying and being in the County of Skagit and State of Washington, and described in the attached **Exhibit C.**

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 and Development Services Department, on this 2nd day of November 2016.

Grace Roeder  
Grace Roeder

Dated 9/19 2016.

Linda Chiabai  
Linda Chiabai, Co-Personal  
Representative of the Estate of William  
Cole, deceased, and not in her  
individual capacity

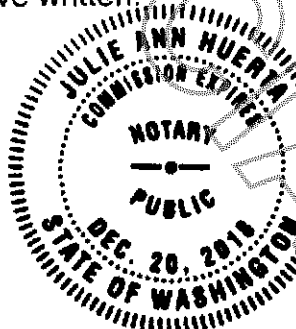
Dated 9/21 2016.

Jana Leland  
Jana Leland, Co-Personal  
Representative of the Estate of William  
Cole, deceased, and not in her  
individual capacity

STATE OF WASHINGTON )  
COUNTY OF Skagit ) ss.

On this 19<sup>th</sup> day of September, 2016, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **Linda Chiabai**, to me known to be the individual who signed as Co-Personal Representative of the Estate of William Cole, deceased, and who executed the within and foregoing instrument and acknowledged said instrument to be her free and voluntary act and deed for the uses and purposes therein mentioned; and on oath stated that she was authorized to execute the said instrument as Personal Representative of said Estate.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.

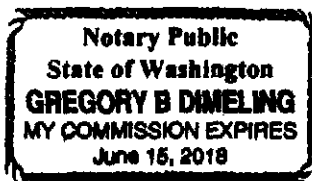


Julie Huerta  
NOTARY PUBLIC in and for the  
State of Washington, residing at  
Sedro Woolley  
Commission Expires: 12-20-18

STATE OF WASHINGTON )  
COUNTY OF King ) ss.

On this 21 day of September, 2016, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **Jana Leland**, to me known to be the individual who signed as Co-Personal Representative of the Estate of William Cole, deceased, and who executed the within and foregoing instrument and acknowledged said instrument to be her free and voluntary act and deed for the uses and purposes therein mentioned; and on oath stated that she was authorized to execute the said instrument as Personal Representative of said Estate.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.



G777BD-7  
NOTARY PUBLIC in and for the  
State of Washington, residing at  
Seattle, WA  
Commission Expires: 6/15/18

# **Skagit Surveyors and Engineers**

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

**LEGAL DESCRIPTION  
FOR  
LINDA CHIABI AS PERSONAL REPRESENTATIVE  
OF THE WILLIAM COLE ESTATE  
OF  
PARCEL NO. P38483 BEFORE BOUNDARY LINE ADJUSTMENT**

November 15, 2016

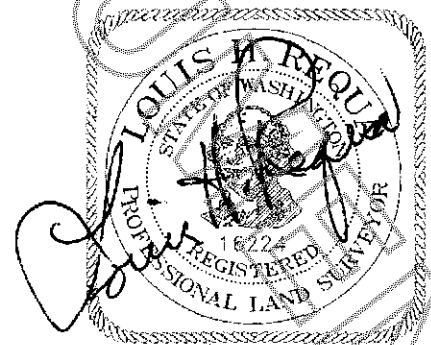
The South half of Government Lot 2, Section 6, Township 35 North, Range 5 East, W.M. lying westerly of Fruitdale Road and westerly of the abandoned Northern Pacific Railroad right of way.

EXCEPT that portion conveyed to Robert Burnett by deed recorded August 20, 1972 under AF#773181, records of Skagit County, Washington.

Containing approximately 14.5 Acres.

Situate in Skagit County, Washington.

*EXHIBIT A*



# **Skagit Surveyors and Engineers**

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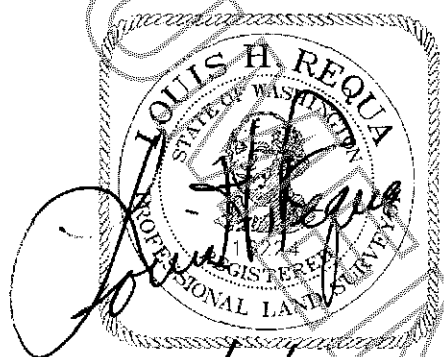
**LEGAL DESCRIPTION  
FOR  
LINDA CHIABI AS PERSONAL REPRESENTATIVE  
OF THE WILLIAM COLE ESTATE  
OF  
PARCEL NO. P38473 BEFORE BOUNDARY LINE ADJUSTMENT**

November 15, 2016

Government Lot 1, LESS right of way of record in Section 6, Township  
35 North, Range 5 East, W.M.

Situate in Skagit County, Washington.

EXHIBIT B



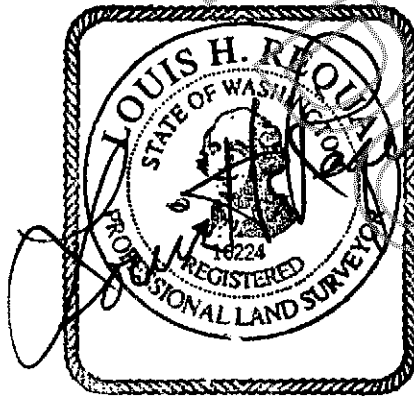
**LEGAL DESCRIPTION  
FOR  
D. WILLIAM COLE ESTATE  
OF  
PORTION P38483 TO BE CONVEYED TO P38473**

July 15, 2016

That portion of south half of Government Lot 2, Section 6, Township 35 North, Range 5 East, W.M. lying easterly of Fruitdale Road and easterly of the abandoned Northern Pacific Railroad right of way.

Containing 0.9+/- acres.

Situate in Skagit County, Washington.



8/16/16

EXHIBIT C

**LEGAL DESCRIPTION  
FOR  
D. WILLIAM COLE ESTATE  
OF  
P38483 AFTER BOUNDARY LINE ADJSUTMENT**

July 15, 2016

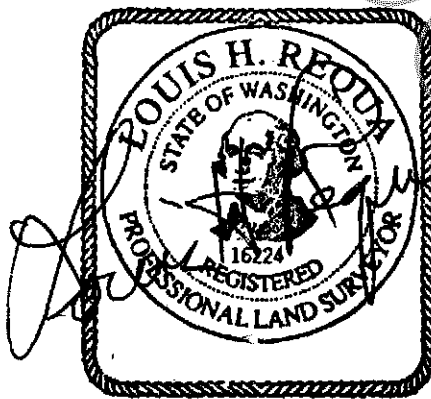
The south half of Government Lot 2, Section 6, Township 35 North, Range 5 East, W.M. lying westerly of Fruitdale Road and westerly of the abandoned Northern Pacific Railroad right of way.

EXCEPT that portion conveyed to Robert Burnett by deed recorded August 28, 1972 under AF#773181, records of Skagit County, Washington.

AND EXCEPT that portion of south half of Government Lot 2, Section 6, Township 35 North, Range 5 East, W.M. lying easterly of Fruitdale Road and easterly of the abandoned Northern Pacific Railroad right of way.

Containing 12.4 acres.

Situate in Skagit County, Washington.



8/16/16  
EXHIBIT D



**LEGAL DESCRIPTION  
FOR  
D. WILLIAM COLE ESTATE  
OF  
P38473 AFTER BOUNDARY LINE ADJSUTMENT**

July 15, 2016

That portion of Government Lot 1, Section 6, Township 35 North, Range 5 East, W.M. lying easterly of Fruitdale Road and easterly of the abandoned Northern Pacific Railroad right of way.

TOGETHER WITH that portion of south half of Government Lot 2, Section 6, Township 35 North, Range 5 East, W.M. lying easterly of Fruitdale Road and easterly of the abandoned Northern Pacific Railroad right of way.

Containing approximately 42 acres.

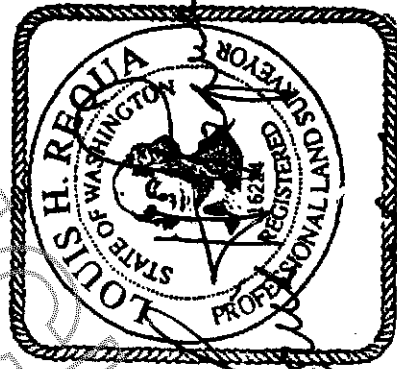
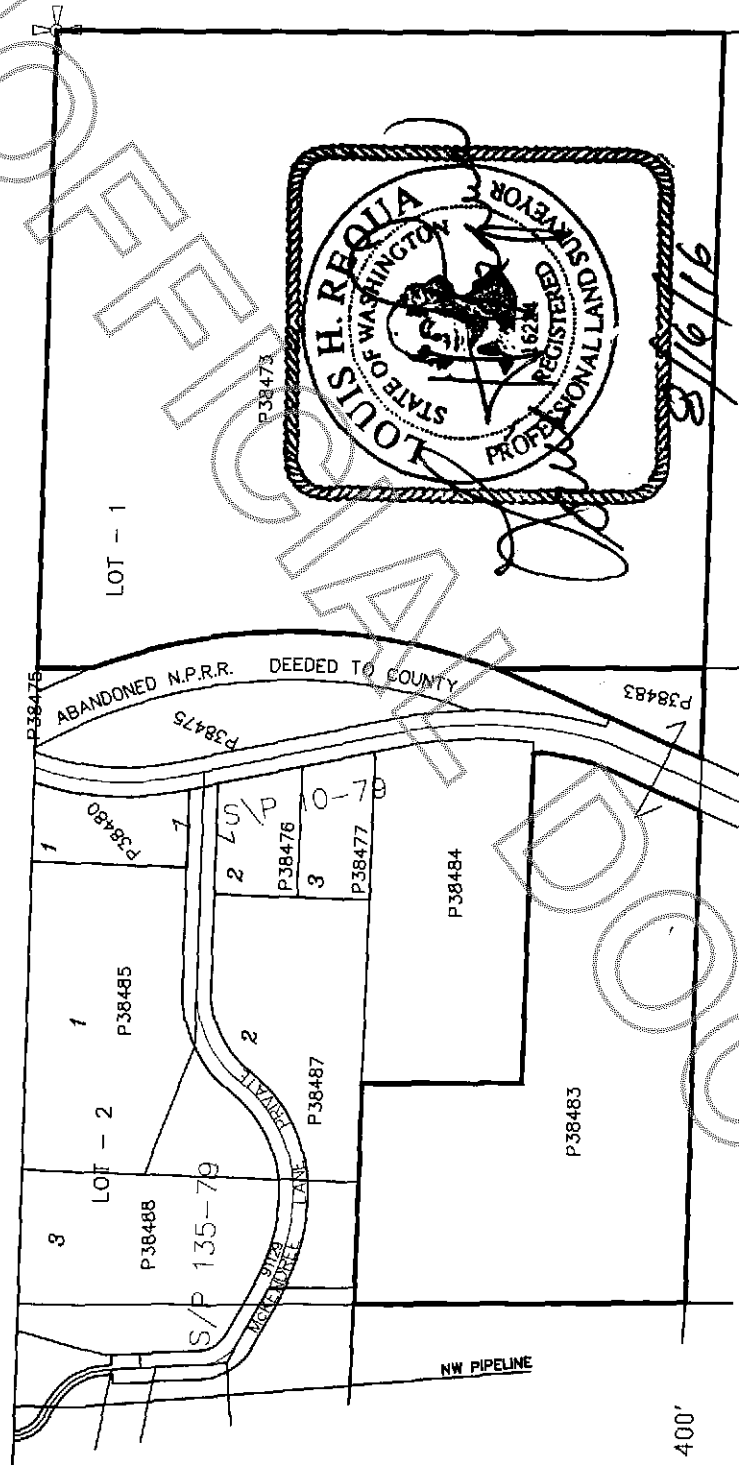
Situate in Skagit County, Washington.



8/16/16

EXHIBIT E

GOVERNMENT LOT 1 AND GOVERNMENT LOT 2, Section 6, Township 35 North, Range 5 East, W.M.



BEFORE BLA

Boundary Line  
Adjustment Exhibit Map  
for  
D. WILLIAM COLE  
ESTATE

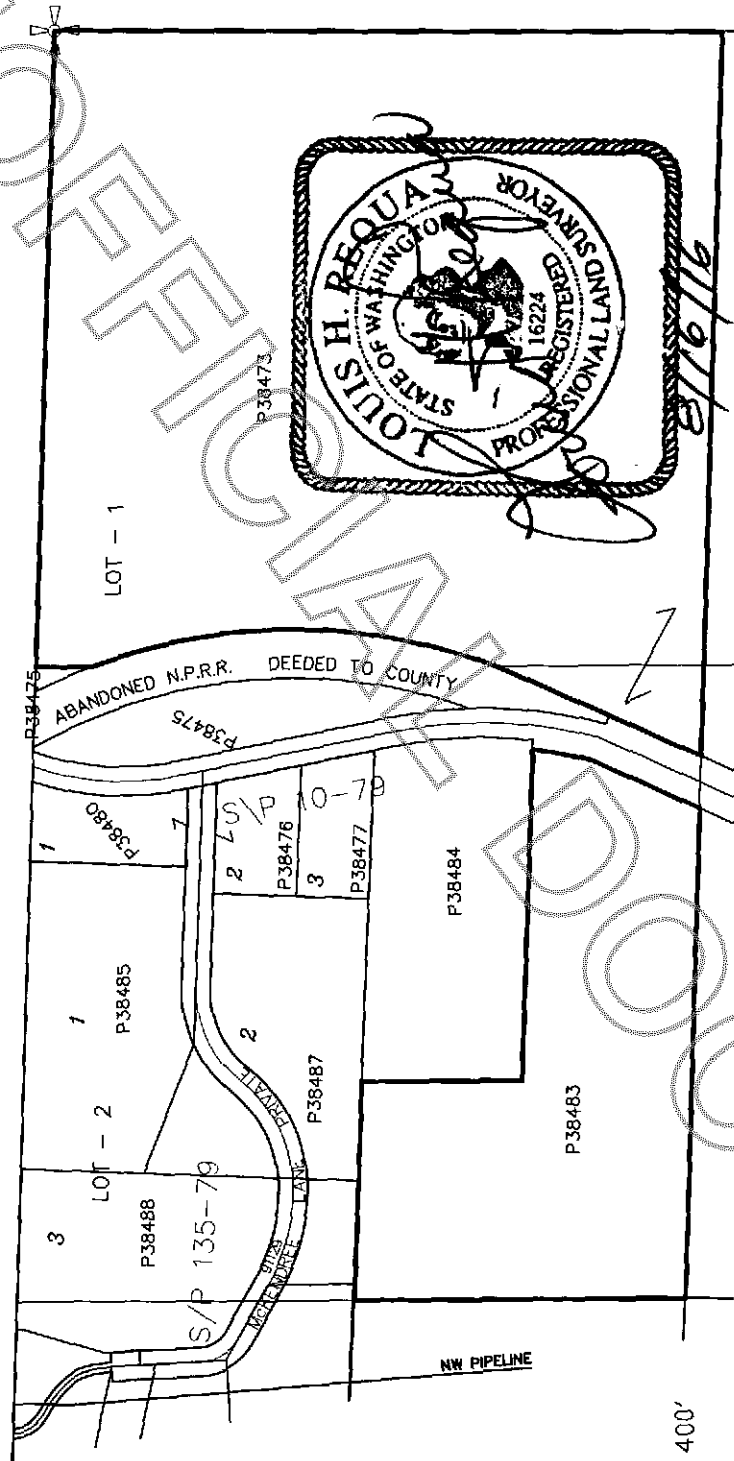
SKAGIT SURVEYORS & ENGINEERS  
806 METCALF ST.  
SEDRO-WOOLLEY WA 98284  
(360) 855-2121

EXHIBIT F

IN216016 15 JUL 16

GOVERNMENT LOT 1 AND GOVERNMENT LOT 2, Section 6, Township 35 North, Range 5 East, W.M.

EXHIBIT G



AFTER BLA

Boundary Line  
Adjustment Exhibit Map  
for  
D. WILLIAM COLE  
ESTATE

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

JN216016 13 JUL 16

ESTATE OF:  WILLIAM NORTON COLE Deceased	CASE NO. 15-4-00307-1 LETTERS TESTAMENTARY
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