



201612230064

Skagit County Auditor

\$76.00

12/23/2016 Page

1 of

4 12:07PM

When recorded return to:

Tracy Christine Giesker and Brenda R. Willis
5880 Inez Street, Bow, WA 98232

Filed for record at request of:

Tracy Christine Giesker and Brenda R. Willis

Quit Claim Deed

THE GRANTOR

Jane McLane, as her separate property

for and in consideration of **Boundary Line Adjustment, 458-61A-109(2)(b)**
 grants and conveys to

THE GRANTEES

Tracy Christine Giesker and Brenda R. Willis, a married couple

the following described real estate, situated in the County of **Skagit**, State of Washington, together with all after acquired title of the grantor(s) therein.

That portion of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 34, Township 36 North, Range 3 East, W.M., more particularly described as follows:

Commencing at the Northeast corner of said South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 34; thence North 89°41'13" West along the North line of said South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 34 a distance of 50.01 feet to the Westerly margin of Inez Street and the Point of Beginning; thence continuing North 89°41'13" West along said North line a distance of 296.86 feet; thence South 0°18'35" West a distance of 11.47 feet; thence South 85°19'56" East a distance of 75.16 feet; thence South 89°41'13" East parallel with said North line a distance of 221.65 feet to said Westerly margin; thence North 1°12'50" East along said Westerly margin a distance of 17.18 feet;

TOGETHER WITH that portion of the North 330 feet of the South 660 feet of said Southeast 1/4 of the Southeast 1/4 of Section 34, Township 36 North, Range 3 East, W.M., lying Northerly of the following described line:

Commencing at the Northeast corner of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 34; thence North 89°41'13" West along the North line of said South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 34 a distance of 50.01 feet to the Westerly margin of Inez Street and the Point of Beginning; thence continuing North 89°41'13" West along said North line a distance of 683.21 feet to the Point of Termination.

Situate in the County of Skagit, State of Washington.

Exhibit 'A' - Parcels Before Boundary Line Adjustment

Exhibit 'B' - Parcels After Boundary Line Adjustment

SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX

20165788

DEC 23 2016

Abbrev. Portion of the SE 1/4 / SE 1/4; Section 34, Twn. 36 N., Rg. 3

McLane Parcel

Tax #(P48664) 360334-4-009-0008

Giesker/Willis Parcel

Tax #(P48663) 360334-4-008-0009

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

The herein described property will be combined or aggregated with contiguous property owned by the parties. This boundary adjustment is not for the purposes of creating an additional building lot.

Jane McLane
 Jane McLane

Date: Dec 3, 2016

STATE OF WASHINGTON }
 County of Skagit }

I certify that I know or have satisfactory evidence that **Jane McLane** is the individual who appeared before me, and said individual acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 3 day of December, 2016.

Kerry L. Larson
 Notary Public in and for the State of Washington, residing at Mount Vernon
 My appointment expires 8-06-2019

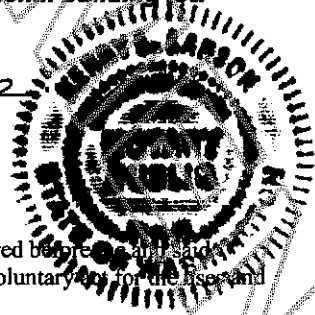


EXHIBIT A

Legal Descriptions Prior to Boundary Line Adjustment

Parcel "A"

McLane Parcel

(P48664) 360334-4-009-0008

The North 330 feet of the South 660 feet of the Southeast 1/4 of the Southeast 1/4 of Section 34, Township 36 North, Range 3 East, W.M., EXCEPT that certain 50 foot wide tract conveyed to Skagit County for road purposes by deed dated January 31, 1900 and recorded February 6, 1900, under Auditor's File No. 32631

Situate in the County of Skagit, State of Washington.

Parcel "B"

Giesker/Willis Parcel

(P48663) 360334-4-008-0009

The North 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 34, township 36 North, Range 3 East, W.M.,

EXCEPT roads and the North 18 rods (297 feet) thereof,

AND EXCEPT the following described tracts:

- a.) The West 5 acres of the South 22 rods (363 feet) of the North 1/2 of said Southeast 1/4 of the Southeast 1/4 of said Section.
- b.) Beginning at a point which is 50 feet West and 62 rods (1,023 feet) North of the Southeast corner of said Southeast 1/4 of the Southeast 1/4 of said section;
thence West at right angles to the East line of said section, a distance of 12 rods and 18 links (209.88 feet);
thence South at right angles a distance of 12 rods and 18 links (209.88 feet);
thence East 12 rods and 18 links (209.88 feet);
thence North 12 rods and 18 links (209.88 feet) to the point of beginning.

Situate in the County of Skagit, State of Washington.

COUNTY ADJUSTMENT
Reviewed and approved in accordance
with Skagit County Code Chapter 14.18

Asa Roeder
Skagit Co. Planning & Dev. Services

12/15/2016
Date

EXHIBIT B

Legal Descriptions after Boundary Line Adjustment

Parcel "A"

McLane Parcel, AFTER BOUNDARY LINE ADJUSTMENT

(P48664) 360334-4-009-0008

The North 330 feet of the South 660 feet of the Southeast 1/4 of the Southeast 1/4 of Section 34, Township 36 North, Range 3 East, W.M., EXCEPT that certain 50 foot wide tract conveyed to Skagit County for road purposes by deed dated January 31, 1900 and recorded February 6, 1900, under Auditor's File No. 32631.

AND EXCEPT a portion of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 34, Township 36 North, Range 3 East, W.M., more particularly described as follows:

Commencing at the Northeast corner of said South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 34;

thence North 89°41'13" West along the North line of said South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 34 a distance of 50.01 feet to the Westerly margin of Inez Street and the Point of Beginning;

thence continuing North 89°41'13" West along said North line a distance of 296.86 feet;

thence South 0°18'35" West a distance of 11.47 feet;

thence South 85°19'56" East a distance of 75.16 feet;

thence South 89°41'13" East parallel with said North line a distance of 221.65 feet to said Westerly margin;

thence North 1°12'50" East along said Westerly margin a distance of 17.18 feet;

AND ALSO EXCEPT that portion of the North 330 feet of the South 660 feet of said Southeast 1/4 of the Southeast 1/4 of Section 34, Township 36 North, Range 3 East, W.M., lying Northerly of the following described line:

Commencing at the Northeast corner of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 34;

thence North 89°41'13" West along the North line of said South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 34 a distance of 50.01 feet to the Westerly margin of Inez Street and the Point of Beginning;

thence continuing North 89°41'13" West along said North line a distance of 683.21 feet to the Point of Termination.

AND SUBJECT TO a 15 foot wide easement for ingress, egress and utilities, over, under and across a portion of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 34, Township 36 North, Range 3 East, W.M., more particularly described as follows:

Commencing at the Northeast corner of said South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 34;

thence North 89°41'13" West along the North line of said South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 34 a distance of 50.01 feet to the Westerly margin of Inez Street;

thence South 1°12'50" West along said Westerly margin a distance of 17.18 feet to the Point of Beginning;

thence continuing South 1°12'50" West along said Westerly margin a distance of 15.00 feet;

thence North 89°41'13" West parallel with the North line of said South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 34 a distance of 221.98 feet;

thence North 85°19'56" West a distance of 53.14 feet;

thence North 1°12'45" East a distance of 15.03 feet;

thence South 85°19'56" East a distance of 53.48 feet;

thence South 89°41'13" East parallel with said North line a distance of 221.65 feet to said Westerly margin and the Point of Beginning.

Situate in the County of Skagit, State of Washington.

(EXHIBIT B, continued next page)

(EXHIBIT B, continued)

Parcel "B"

Giesker/Willis Parcel, AFTER BOUNDARY LINE ADJUSTMENT

(P48663) 360334-4-008-0009

The North 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 34, Township 36 North, Range 3 East, W.M.,

TOGETHER WITH a portion of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 34, Township 36 North, Range 3 East, W.M., more particularly described as follows:

Commencing at the Northeast corner of said South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 34;

thence North $89^{\circ}41'13''$ West along the North line of said South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 34 a distance of 50.01 feet to the Westerly margin of Inez Street and the Point of Beginning;

thence continuing North $89^{\circ}41'13''$ West along said North line a distance of 296.86 feet;

thence South $0^{\circ}18'35''$ West a distance of 11.47 feet;

thence South $85^{\circ}19'56''$ East a distance of 75.16 feet;

thence South $89^{\circ}41'13''$ East parallel with said North line a distance of 221.65 feet to said Westerly margin;

thence North $1^{\circ}12'50''$ East along said Westerly margin a distance of 17.18 feet;

ALSO TOGETHER WITH that portion of the North 330 feet of the South 660 feet of said Southeast 1/4 of the Southeast 1/4 of Section 34, Township 36 North, Range 3 East, W.M., lying Northerly of the following described line:

Commencing at the Northeast corner of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 34;

thence North $89^{\circ}41'13''$ West along the North line of said South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 34 a distance of 50.01 feet to the Westerly margin of Inez Street and the Point of Beginning;

thence continuing North $89^{\circ}41'13''$ West along said North line a distance of 683.21 feet to the Point of Termination.

AND ALSO TOGETHER WITH a 15 foot wide easement for ingress, egress and utilities, over, under and across a portion of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 34, Township 36 North, Range 3 East, W.M., more particularly described as follows:

Commencing at the Northeast corner of said South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 34;

thence North $89^{\circ}41'13''$ West along the North line of said South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 34 a distance of 50.01 feet to the Westerly margin of Inez Street;

thence South $1^{\circ}12'50''$ West along said Westerly margin a distance of 17.18 feet to the Point of Beginning;

thence continuing South $1^{\circ}12'50''$ West along said Westerly margin a distance of 15.00 feet;

thence North $89^{\circ}41'13''$ West parallel with the North line of said South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 34 a distance of 221.98 feet;

thence North $85^{\circ}19'56''$ West a distance of 53.14 feet;

thence North $1^{\circ}12'45''$ East a distance of 15.03 feet;

thence South $85^{\circ}19'56''$ East a distance of 53.48 feet;

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EXCEPT roads and the North 18 rods (297 feet) thereof;

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- b.) Beginning at a point which is 50 feet West and 62 rods (1,023 feet) North of the Southeast corner of said Southeast 1/4 of the Southeast 1/4 of said section;
thence West at right angles to the East line of said section, a distance of 12 rods and 18 links (209.88 feet);
thence South at right angles a distance of 12 rods and 18 links (209.88 feet);
thence East 12 rods and 18 links (209.88 feet);
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