

When recorded return to:



201703020119

Skagit County Auditor

\$77.00

3/2/2017 Page

1 of

5 2:29PM

QUIT CLAIM DEED

THE GRANTOR Larry P. Bughi a single man

for and in consideration of \$

conveys and quit claims to Peter Downing a single man

the following described real estate, situated in the County of SKAGIT, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above)

See attached legal

Tax Parcel Number(s):

P 58108

Dated: 3-2-17

LARRY P. BUGHI

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017813

MAR - 2 2017

Amount Paid \$0

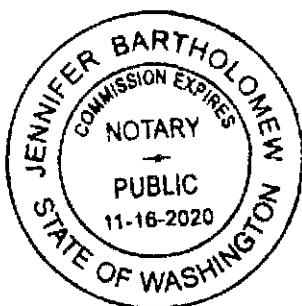
Skagit Co. Treasurer

By HB Deputy

State of WASHINGTON
County of SKAGIT } SS:

I certify that I know or have satisfactory evidence that LARRY P. BUGHI the person who appeared before me, and said person acknowledge that bughi signed this instrument and acknowledge it to be free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3-2-17



Notary Public in and for the State of WASHINGTON

Residing at: COUPEVILLE

My appointment expires: 11-16-2020

EXHIBIT B

LEGAL DESCRIPTION AFTER ADJUSTMENT

PARCEL "A"

That portion of Lot 1 and Lot 2, "PLAT OF NORMAN & WOOD'S SUB-DIVISION," as per plat recorded in Volume 4 of Plats, page 56, records of Skagit County, Washington, described as follows:

BEGINNING in the Southwest corner of said Lot 1; thence North 260.00 feet, along the West boundary of said Lot 1 to the Northwest corner of said Lot 1; thence East 69.11 feet, along the North boundary of said Lot 1; thence South 54.00 feet; thence East 26.13 feet; thence South 10°46'49" West, 33.84 feet; thence South 15°53'58" West, 24.79 feet; thence South 4°44'08" West, 28.09 feet; thence South 120.91 feet to the Southeast corner of said Lot 1; thence West 79.80 feet to the POINT OF BEGINNING.

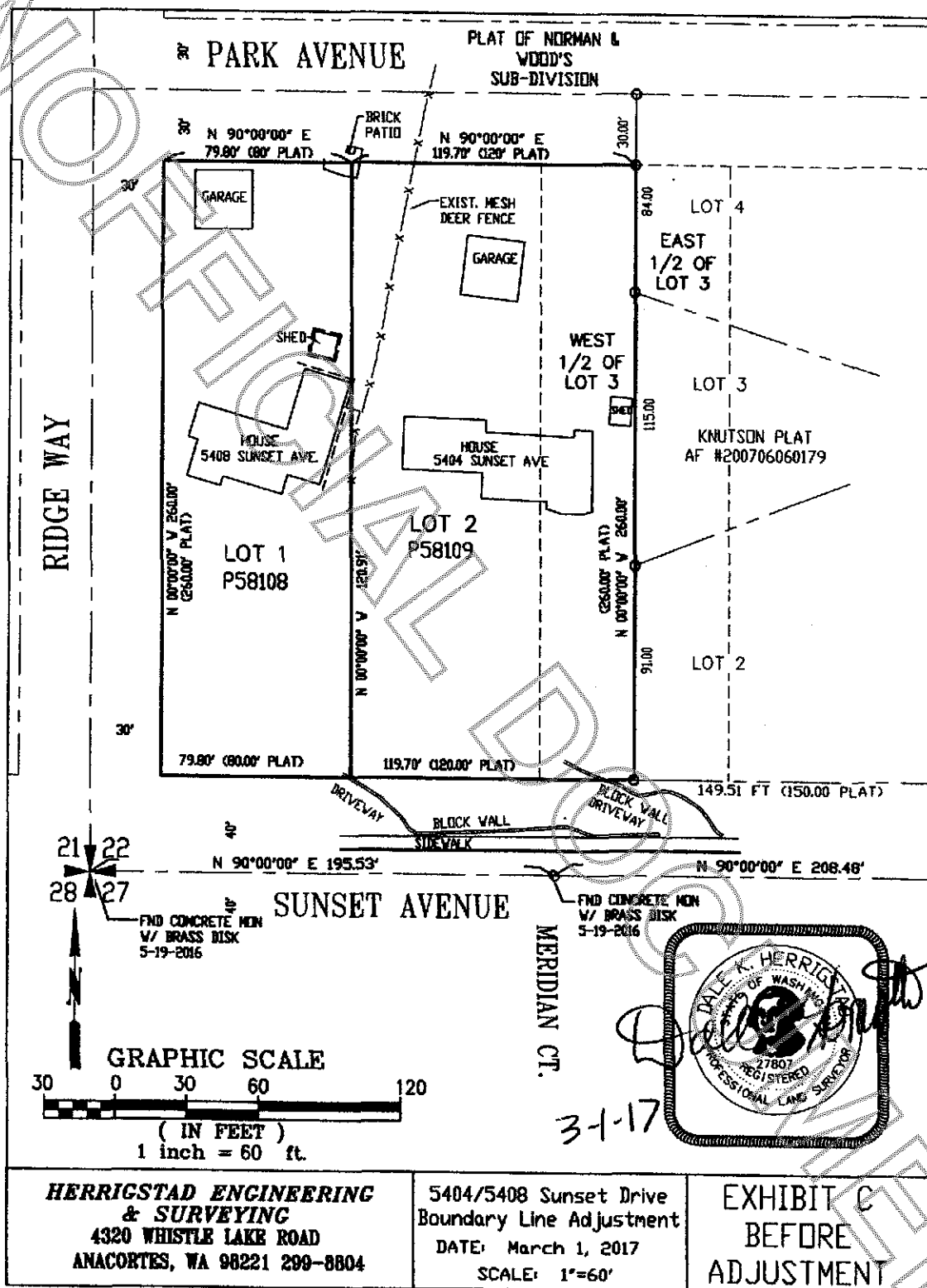
Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "B"

That portion of Lot 1 and Lot 2 and all of the West 1/2 of Lot 3, "PLAT OF NORMAN & WOOD'S SUB-DIVISION," as per plat recorded in Volume 4 of Plats, page 56, records of Skagit County, Washington, described as follows:

BEGINNING in the Southwest corner of said Lot 2; thence East, 119.70 feet; thence North 260.00 feet, along the East boundary of said West 1/2 of Lot 3 to the Northeast corner of said West 1/2 of Lot 3; thence West 130.39 feet, along the North boundary of said Lots 1, 2 & 3; thence South 54.00 feet; thence East 26.13 feet; thence South 10°46'49" West, 33.84 feet; thence South 15°53'58" West, 24.79 feet; thence South 4°44'08" West, 28.09 feet; thence South 120.91 feet to the Southwest corner of said Lot 2 and the POINT OF BEGINNING.

Situate in the City of Anacortes, County of Skagit, State of Washington.



5404/5408 SUNSET DRIVE BOUNDARY LINE ADJUSTMENT IN THE S.W. 1/4, SEC. 22, TWP 36 N., RNG 1 E., W.M. CITY OF ANACORTES, WASHINGTON AUDITORS CERTIFICATE RECORD OF SURVEY AT THE REQUEST OF DALE K. HERRIGSTAD

PARK AVENUE

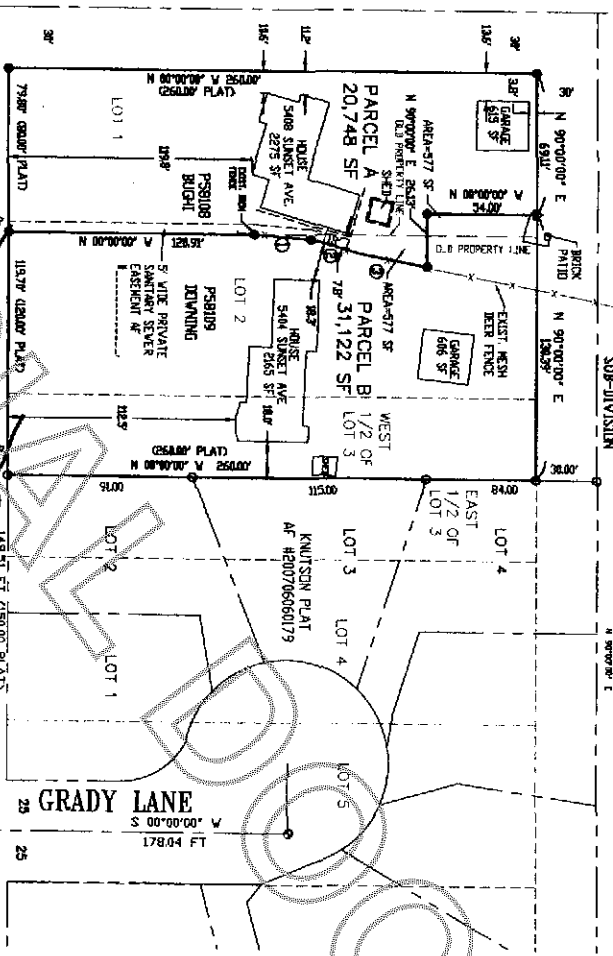
PLAT OF NORMAN & VEDDIS SUB-DIVISION

N 90°00'00" E 126.82'

AUDITOR

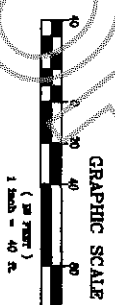
DEPUTY AUDITOR

RIDGE WAY



- GENERAL INFORMATION**
1. This Boundary Line Adjustment is subject to a common boundary line adjustment.
 2. Assessor's Account No. 5404 Sunset Ave. P58109, 5408-000-000-000 & 5408 Sunset Ave. P58108, 5408-000-000-000-000.
 3. Land Description: Information is from the Subdivision Guarantee, order No. 158058-SA dated August 2, 2016.
 4. Zoning: (R2) Residential Low Density.
 5. Water Supply: City of Anacortes.
 6. Sewer Disposal: City of Anacortes.
 7. Storm Sewer: City of Anacortes.
 8. This is a boundary survey only. Not all utilities were investigated.

PROPERTY LINE TABLE
NO. 1
SUNSET DRIVE
1. N 15°45'30\"/>

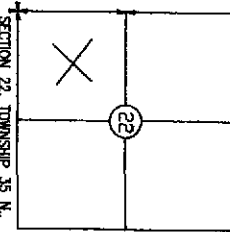


MERIDIAN C.T.

Property Owners P58108
Larry Bughl
PO Box 1546
Anacortes, VA 98221

Property Owners P58109
Peter Downing
5404 Sunset Drive
Anacortes, VA 98221

AREA	AREA
AFTER	BEFORE
BLA	BLA
PARCEL A	5408 Sunset Avenue
20,748 SF	20,748 SF
PARCEL B	5404 Sunset Avenue
31,122 SF	31,122 SF



BLA-2017-0001

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION IN COMPLIANCE WITH THE REQUIREMENTS OF THE SURVEYING AND MAPPING ACT AT THE REQUEST OF PETER DOWNING IN DECEMBER 2016.

DALE K. HERRIGSTAD, P.L.S.
Certificate No. 27807

HERRIGSTAD

ENGINEERING AND SURVEYING
4320 WHISTLE LAKE ROAD, ANACORTES WA
PHONE (360) 298-8804

BOUNDARY LINE ADJUSTMENT

PETER DOWNING & LARRY BUGH
DATE: MARCH 2017
JOB NO. 2016-126
SHEET OF: 2



DALE K. HERRIGSTAD, P.L.S.
Certificate No. 27807

SCALE: Horizontal
Vertical
DATE: MARCH 2017
JOB NO. 2016-126
SHEET OF: 2

5404/5408 SUNSET DRIVE BOUNDARY LINE ADJUSTMENT
IN THE S.W. 1/4, SEC. 22, TWP 35 N., RNG 1 E., W.M.
CITY OF ANACORTES, WASHINGTON

LEGAL DESCRIPTION BEFORE ADJUSTMENT

PARCEL 'A'

Lot 1, 'PLAT OF NORMAN & VOOD'S SUB-DIVISION', as per plat recorded in Volume 4 of Plats, page 56, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL 'B'

Lot 2 and the West 1/2 of Lot 3, 'PLAT OF NORMAN & VOOD'S SUB-DIVISION', as per plat recorded in Volume 4 of Plats, page 56, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

LEGAL DESCRIPTION AFTER ADJUSTMENT

PARCEL 'A'

That portion of Lot 1 and Lot 2, 'PLAT OF NORMAN & VOOD'S SUB-DIVISION', as per plat recorded in Volume 4 of Plats, page 56, records of Skagit County, Washington, described as follows:

BEGINNING in the Southwest corner of said Lot 1 thence North 26.00 Feet, along the West boundary of said Lot 1 to the Northwest corner of said Lot 1 thence East 651.1 Feet, along the North boundary of said Lot 1 thence South 54.00 Feet, thence East 26.13 Feet, thence South 10'46'49" West, 3384 Feet, thence South 15'33'58" West, 2479 Feet, thence South 4'44'08" West, 2809 Feet, thence South 120.91 Feet to the Southeast corner of said Lot 1 thence West 79.80 Feet to the POINT OF BEGINNING.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL 'B'

That portion of Lot 1 and Lot 2 and all of the West 1/2 of Lot 3, 'PLAT OF NORMAN & VOOD'S SUB-DIVISION', as per plat recorded in Volume 4 of Plats, page 56, records of Skagit County, Washington, described as follows:

BEGINNING in the Southwest corner of said Lot 2 thence East, 1157.00 Feet, thence North 26.00 Feet, along the East boundary of said Lot 2 thence North 26.00 Feet, along the East boundary of said Lot 2 thence East 651.1 Feet, along the North boundary of said Lot 2 thence South 54.00 Feet, thence East 26.13 Feet, thence South 10'46'49" West, 3384 Feet, thence South 15'33'58" West, 2479 Feet, thence South 4'44'08" West, 2809 Feet, thence South 120.91 Feet to the Southwest corner of said Lot 2 and the POINT OF BEGINNING.

Situate in the City of Anacortes, County of Skagit, State of Washington.

ACCEPTANCE

This Boundary Line Adjustment is hereby examined and approved for acceptance the _____ day of _____

Public Work Director

Subdivision Administrator

CONSENT:

Know All Men by these foregoing that the Boundary Line Adjustment is made as a free act and deed, in witness whereof we have hereunto set our hands and seals this _____ day of _____ 20____.

Larry P. Bughl

Peter Downing

State of Washington
County of Skagit

I certify that I have on your preliminary evidence that Larry P. Bughl, as his separate property, signed this instrument, and acknowledged it to be his free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this _____ day of _____ 20____. Notary Public in and for the State of Washington

Signed _____

Name: _____

Residing at _____

My commissions expires _____

State of Washington
County of Skagit

I certify that I have on your preliminary evidence that Peter Downing, as his separate property, signed this instrument, and acknowledged it to be his free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this _____ day of _____ 20____. Notary Public in and for the State of Washington

Signed _____

Name: _____

Residing at _____

My commissions expires _____

Property Owners P58108
Larry Bughl
PO Box 1340
Anacortes, WA 98221

Property Owners P58109
Peter Downing
5404 Sunset Drive
Anacortes, WA 98221

BLA-2017-0001



SURVEYOR
DALE V. HERRIGSTAD P.L.S.
4320 WHISTLE LAKE ROAD
ANACORTES, WA 98221
360-299-8804

HERRIGSTAD
ENGINEERING AND SURVEYING
4320 WHISTLE LAKE ROAD, ANACORTES WA
PHONE (360) 299-8804

BOUNDARY LINE ADJUSTMENT
FOR
PETER DOWNING & LARRY BUGHL

SCALE	DATE	JOB NO.
Noted	MARCH 2017	2015-126
DRAWN BY:	CHAD BY:	SHEET: OF:
DALE H.	DKH	2 2