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Skagit County Auditor

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4/12/2017 Page

1 of

12 2:54PM

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P.O. Box 1346  
Burlington, WA 98233

DOCUMENT TITLE: Quit Claim Deed for Boundary Line Adjustment

GRANTORS: Parminder Singh Narwal and Jasbir Narwal (husband and wife)

GRANTEES: Parminder Singh Narwal and Jasbir Narwal (husband and wife)

ABBREVIATED LEGAL DESCRIPTION: Tract A SW SP 01-80 in Tract 7 and Tract 8,  
Plate 2 Sedro-Home Acreage - Section 24,  
Twp. 35N, Rng. 04E, W.M.

ASSESSOR'S PARCELS/TAX ID NUMBERS: P77157 and ptn. P77156

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

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

**GRANTORS:** Parminder Singh Narwal and Jasbir Narwal (husband and wife)

**GRANTEES:** Parminder Singh Narwal and Jasbir Narwal (husband and wife)

**ABBREVIATED LEGAL DESCRIPTION:** Tract A SW SP 01-80 in Tract 7 and Tract 8,  
Plate 2 Sedro Home Acreage - Section 24,  
Twp. 35N, Rng. 04E, W.M.

**ASSESSOR'S PARCELS/TAX ID NUMBERS:** P77157 and P77156

**THIS INDENTURE**, is made this 23<sup>rd</sup> day of February, 2017, by Parminder Singh Narwal and Jasbir Narwal (husband and wife) who are both the Grantors and the Grantees between two lots of record (also referred to as property or properties within the remainder of this document) for this Boundary Line Adjustment.

**RECITALS:**

- A. The Grantors Parminder Singh Narwal and Jasbir Narwal are the owners of property bearing Skagit County Assessor's Parcel number: P77157; with a street address of 221 Central Avenue, Sedro-Woolley, that is more particularly described in the attached **Exhibit A**.
- B. The Grantees Parminder Singh Narwal and Jasbir Narwal are also the owners of property bearing Skagit County Assessor's Parcel number: P77156; with a street address of 210 Ball Street, Sedro-Woolley, that is more particularly described in the attached **Exhibit B**.
- C. The parties wish to adjust the boundaries between the above described properties, with a portion of the Grantor's property being incorporated into the Grantees' property, as described in the attached **Exhibit C**.
- D. The descriptions of the new boundaries of both of the properties, as the result of this boundary line adjustment, are set forth in the attached **Exhibits D and E**.

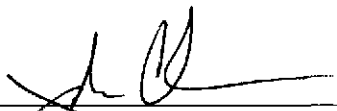
E. An exhibit map showing the adjusted boundaries of all of the properties is attached as **Exhibit F.**


**CONVEYANCE:**

**THEREFORE**, for and in consideration of said boundary line adjustment, 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 **Exhibit C**; 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.

The within and foregoing Boundary Line Adjustment has been examined for conformance with the provisions of Titles 16 and 17 of the Sedro-Woolley Municipal Code and is hereby approved this 12 day of APRIL, 2017


  
\_\_\_\_\_  
Planning Director,  
City of Sedro-Woolley


  
\_\_\_\_\_  
City Engineer,  
City of Sedro-Woolley

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20171470  
APR 12 2017

Dated this 23<sup>rd</sup> day of February 2017

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

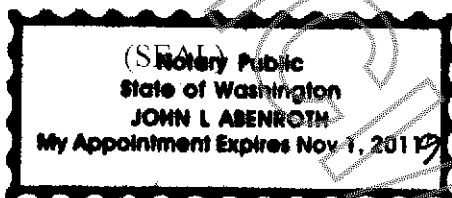
  
\_\_\_\_\_  
Parminder Singh Narwal

  
\_\_\_\_\_  
Jasbir Narwal

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that Parminder Singh Narwal 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 property owner to be the free and voluntary act and deed of said property, for the uses and purposes therein mentioned.

Given under my hand and official seal this 23<sup>rd</sup> day of February, 2017

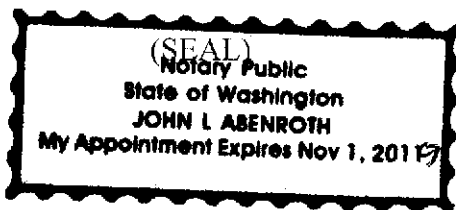


[Signature]  
Notary Public  
Residing at Burlington  
My appointment expires 11/1/19

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that Jasbir Narwal 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 property owner to be the free and voluntary act and deed of said property, for the uses and purposes therein mentioned.

Given under my hand and official seal this 23<sup>rd</sup> day of February, 2017



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

**LEGAL DESCRIPTION  
FOR  
PETER NARWAL  
OF  
TRACT 8 BEFORE BOUNDARY LINE ADJUSTMENT**

February 10, 2016

Tract 8, "PLATE NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 60, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Exhibit A



**LEGAL DESCRIPTION  
FOR  
PETER NARWAL  
OF  
TRACT "A" OF SW-01-80 BEFORE BOUNDARY LINE ADJUSTMENT**

February 10, 2017

Tract A, of Short Plat No. SW-01-80, as per plat recorded in Volume 4 of Short Plats, page 156, under AF#8008040043, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Exhibit B



**LEGAL DESCRIPTION  
FOR  
PETER NARWAL  
OF  
PARCEL TO BE CONVEYED TO TRACT "A" OF SHORT PLAT SW-01-80**

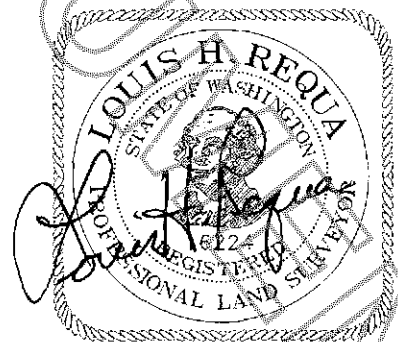
February 15, 2017

The east 11.54 feet of Tract 8, "PLATE NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASH.", per plat recorded in Volume 3 of Plats, page 60, records of Skagit County, Washington.

Containing 1,618 square feet.

Situate in Skagit County, Washington.

Exhibit C



# **Skagit Surveyors and Engineers**

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

## **EXHIBIT D**

### **LEGAL DESCRIPTION FOR PETER NARWAL OF TRACT 8 AFTER BOUNDARY LINE ADJUSTMENT**

April 4, 2016

Tract 8, "PLATE NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 60, records of Skagit County, Washington.

EXCEPT the east 11.54 feet of Tract 8, "PLATE NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASH.", per plat recorded in Volume 3 of Plats, page 60, records of Skagit County, Washington.

TOGETHER WITH a twenty (20) foot wide easement for ingress, egress and utilities, over, under and across that portion of Tract A, Tract B, Tract C and Tract D of Short Plat No. SW-01-80, as per plat recorded in Volume 4 of Short Plats, page 156, under AF#8008040043, records of Skagit County, Washington the centerline of which is described as follows:

Beginning at a point on the east line of said Tract D which lies S 2°05'00"E, a distance of 59.74 feet from the northeast corner thereof; thence S 87°46'36"W, a distance of 33.68 feet; thence N 4°14'12"W, a distance of 49.87 feet to a point on the south line of the north 10.00 feet of said Short Plat No. SW-01-80; thence S 87°55'09"W parallel with the north line of said Short Plat No. SW-01-80, a distance of 217.64 feet to a curve to the left having a radius of 45.00 feet; thence southwesterly along said curve through a central angle of 48°02'32", and an arc distance of 37.73 feet to a point on the east line of Tract 8, "PLATE NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASH.", per plat recorded in Volume 3 of Plats, page 60, records of Skagit County, Washington, and the terminal point of this centerline description.



4/10/2017



# **Skagit Surveyors and Engineers**

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www.sseconsultants.com

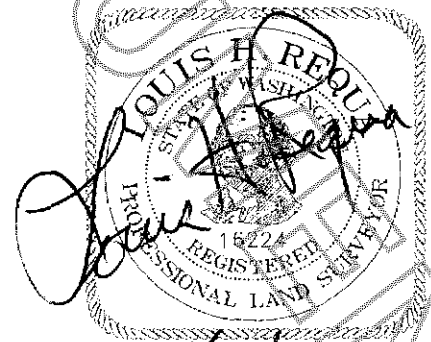
TOGETHER WITH AND SUBJECT TO an easement for ingress, egress and utilities, over, under and across the east 23.08 feet of Tract 8, "PLATE NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASH.", per plat recorded in Volume 3 of Plats, page 60, records of Skagit County, Washington.

SUBJECT TO a twenty (20) foot wide easement for ingress, egress and utilities, over, under and across that portion of Tract 8, "PLATE NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASH.", per plat recorded in Volume 3 of Plats, page 60, records of Skagit County, Washington, the centerline of which is described as follows;

Beginning at a point on the west line of said Tract 8 which lies N 2°05'13"W, a distance of 34.72 feet from the southwest corner thereof; thence N 88°27'25"E, a distance of 96.95 feet to a curve to the right having a radius of 20.00 feet; thence southeasterly along said curve through a central angle of 54°58'28", and an arc distance of 19.19 feet to a curve to the left having a radius of 20.00 feet; thence southeasterly along said curve through a central angle of 55°24'45", and an arc distance of 19.34 feet; thence N 88°01'09"E, a distance of 148.95 feet to a point on the west line of the east 23.08 feet of said Tract 8 and the terminal point of this centerline description.

Containing 40,705 square feet.

Situate in Skagit County, Washington.



# **Skagit Surveyors and Engineers**

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www.sseconsultants.com

## **EXHIBIT E**

### **LEGAL DESCRIPTION FOR PETER NARWAL OF**

### **TRACT "A" OF SW-01-80 AFTER BOUNDARY LINE ADJUSTMENT**

April 4, 2017

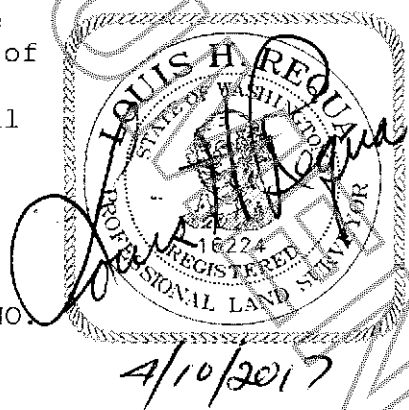
Tract A of Short Plat No. SW-01-80, as per plat recorded in Volume 4 of Short Plats, page 156, under AF#8008040043, records of Skagit County, Washington.

TOGETHER WITH the east 11.54 feet of Tract 8, "PLATE NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASH." per plat recorded in Volume 3 of Plats, page 60, records of Skagit County, Washington.

TOGETHER WITH a twenty (20) foot wide easement for ingress, egress and utilities, over, under and across that portion of Tract 8, "PLATE NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASH.", per plat recorded in Volume 3 of Plats, page 60, records of Skagit County, Washington, the centerline of which is described as follows:

Beginning at a point on the west line of said Tract 8 which lies N 2°05'13"W, a distance of 34.72 feet from the southwest corner thereof; thence N 88°27'25"E, a distance of 96.95 feet to a curve to the right having a radius of 20.00 feet; thence southeasterly along said curve through a central angle of 54°58'28", and an arc distance of 19.19 feet to a curve to the left having a radius of 20.00 feet; thence southeasterly along said curve through a central angle of 55°24'45", and an arc distance of 19.34 feet; thence N 88°01'09"E, a distance of 148.95 feet to a point on the west line of the east 23.08 feet of said Tract 8 and the terminal point of this centerline description.

TOGETHER WITH AND SUBJECT TO an easement for ingress, egress and utilities, over, under and across the east 23.08 feet of Tract 8, "PLATE NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASH.", per



# **Skagit Surveyors and Engineers**

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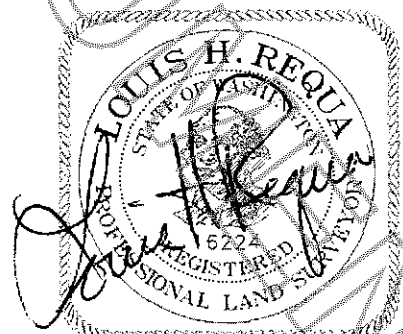
plat recorded in Volume 3 of Plats, page 60, records of Skagit County, Washington.

AND TOGETHER WITH AND SUBJECT TO a twenty (20) foot wide easement for ingress, egress and utilities, over, under and across that portion of Tract A, Tract B, Tract C and Tract D of Short Plat No. SW-01-80, as per plat recorded in Volume 4 of Short Plats, page 156, under AF#8008040043, records of Skagit County, Washington the centerline of which is described as follows:

Beginning at a point on the east line of said Tract D which lies S 2°05'00"E, a distance of 59.74 feet from the northeast corner thereof; thence S 87°46'36"W, a distance of 38.68 feet; thence N 4°14'12"W, a distance of 49.87 feet to a point on the south line of the north 10.00 feet of said Short Plat No. SW-01-80; thence S 87°55'09"W parallel with the north line of said Short Plat No. SW-01-80, a distance of 217.64 feet to a curve to the left having a radius of 45.00 feet; thence southwesterly along said curve through a central angle of 48°02'32", and an arc distance of 37.73 feet to a point on the east line of Tract 8, "PLATE NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASH.", per plat recorded in Volume 3 of Plats, page 60, records of Skagit County, Washington, and the terminal point of this centerline description.

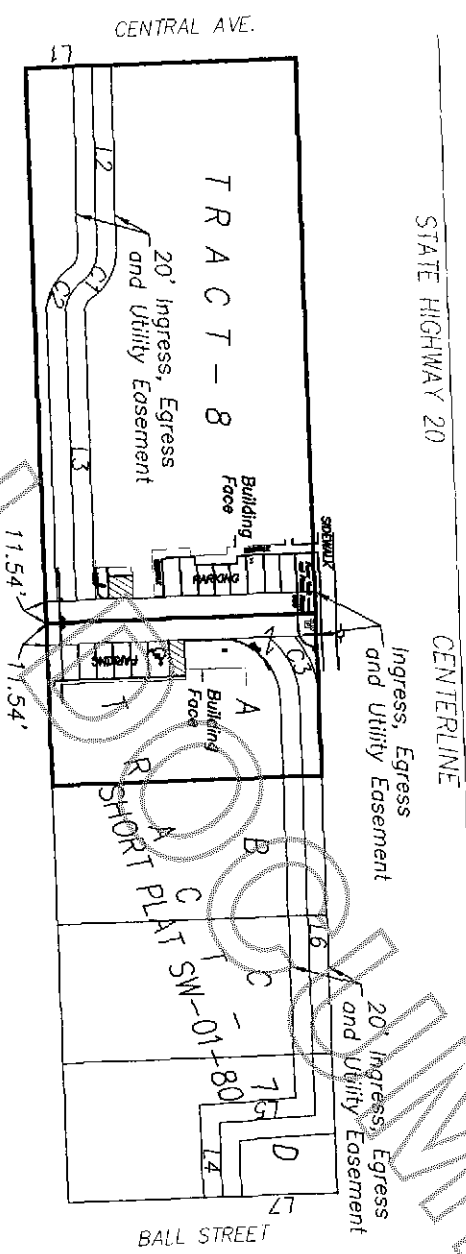
Containing 11,840 square feet.

Situate in Skagit County, Washington.



4/10/2017

Portion of Tract 7 (Lot "A", SP# SW-01-80 as recorded under AF#8008040043) and Tract 8, "PLATE NO.2, SEDRO HOME ACREAGE, SKAGIT CO., WASH.", per plat recorded in Volume 3 of Plats at page 60, records of Skagit County, Washington.



LINE	BEARING	DISTANCE
L1	N 02°05'13" W	34.72'
L2	N 88°27'26" E	98.95'
L3	N 88°01'08" E	148.95'
L4	S 87°46'36" W	38.68'
L5	N 04°14'12" W	49.87'
L6	S 87°55'09" W	217.64'
L7	S 02°05'00" E	59.74'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	19.19'	20.00'	54°58'28"
C2	19.34'	20.00'	55°24'45"
C3	37.73'	45.00'	48°02'32"

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

EXHIBIT F

After Boundary Line Adjustment  
Exhibit Map  
for  
PERTER NARWAL