



201705020020

Skagit County Auditor

\$79.00

5/2/2017 Page

1 of

7 11:02AM

When recorded return to:

Ervin R. Bistodeau  
Libby Bistodeau  
20655 Prairie Road  
Sedro-Woolley, WA 98284

Escrow Number: JM1931

### QUIT CLAIM DEED

THE GRANTORS ERVIN R. BISTODEAU AND LIBBY BISTODEAU, HUSBAND AND WIFE, for and in consideration of boundary line adjustment to selves without consideration convey and quit claim to ERVIN R. BISTODEAU AND LIBBY BISTODEAU, HUSBAND AND WIFE, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

That portion of Tract "A" of Short Plat No. 8-75 described on Exhibit "A" hereto which shall attach and be boundary adjusted to Tract "B" of said Short Plat, AND that portion of Tract "B" of Short Plat No. 8-75 of Short Plat No. 8-75 described on Exhibit "B" hereto which shall attach and be boundary adjusted to Tract "A" said of Short Plat; all being portions of the West 1/2 of the Northeast 1/4 of Section 33, Township 36 North, Range 4 East, W.M.

Parcels "C" and "D" attached hereto describe the two separate lots that will result from the above conveyances.

SUBJECT TO MATTERS OF RECORD.

The two herein described separate contiguous lots are a recombination or reaggregation of two differently described separate lots owned by the Grantees. This boundary adjustment is not for the purposes of creating an additional building lot.

This boundary line adjustment is approved by Grace Roder 5/2/2017 of the Skagit County Planning Department.

Tax Parcel Number(s):

Dated: May 2<sup>ND</sup>, 2017.

Ervin Bistodeau  
Ervin R. Bistodeau

Libby Bistodeau  
Libby Bistodeau

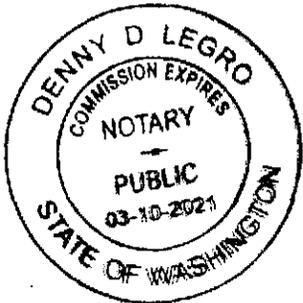
State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Ervin R. Bistodeau and Libby Bistodeau are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 2, 2017

Denny Hester

Notary Public in and for the State of Washington  
Residing at: MOUNT LEBANON  
My appointment expires: 3-10-21



SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20171858  
MAY 02 2017

Amount Paid \$  
Skagit Co. Treasurer  
By MM Deputy

## EXHIBIT "A"

### LEGAL DESCRIPTION

Proposed Property being conveyed from:  
Ervin R. & Libby Bistodeau, h & w,  
Ptn. Tract "A", Short Plat No. 8-75  
(20655 Prairie Road, Sedro-Woolley, WA.)

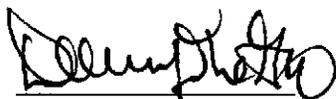
to:

Ervin R. & Libby Bistodeau, h & w,  
Tract "B", Short Plat No. 8-75  
(20643 Prairie Road, Sedro-Woolley, WA.)

That portion of Tract "A", Short Plat No. 8-75, located in Section 33, Township 36 North, Range 4 East, W.M., approved March 18, 1975, and recorded in Volume 1 of Short Plats, page 26, under Auditor's File No. 814857, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of Tract "A" of said Short Plat No. 8-75; thence Northerly along the East line of said Tract "A" along a curve to the left having a radius of 929.93 feet and a central angle of  $1^{\circ}13'56''$ , an arc length of 20.00 feet; thence  $S 78^{\circ}27' W$ , departing from said Easterly property line, a distance of 151.00 feet; thence  $S 84^{\circ}14'01'' W$ , a distance of 140.54 feet to a point on the South line of said Tract "A", which point bears  $N 83^{\circ}11' W$ , a distance of 109.00 feet, from the most Southerly corner of said Tract "A"; thence Easterly along the South line of said Tract "A" on the following courses and distances:  $S 83^{\circ}11' E$ , a distance of 109.00 feet;  $N 78^{\circ}19' E$ , a distance of 190.58 feet to the Point of Beginning; and containing 5,074 square feet, more or less.

Situate in the County of Skagit, State of Washington.



DENNY D. LEGRO

Registered Professional Land Surveyor

License No. 37532

Date: March 27, 2017

## EXHIBIT "B"

### LEGAL DESCRIPTION

Proposed Property being conveyed from:  
Ervin R. & Libby Bistodeau, h & w,  
Ptn. Tract "B", Short Plat No. 8-75  
(20643 Prairie Road, Sedro-Woolley, WA.)

to:

Ervin R. & Libby Bistodeau, h & w,  
Tract "A", Short Plat No. 8-75  
(20655 Prairie Road, Sedro-Woolley, WA.)

That portion of Tract "B", Short Plat No. 8-75, located in Section 33, Township 36 North, Range 4 East, W.M., approved March 18, 1975, and recorded in Volume 1 of Short Plats, page 26, under Auditor's File No. 814857, records of Skagit County, Washington, described as follows:

Commencing at the Northeast corner of Tract "B" of said Short Plat No. 8-75; thence S 78°19' W along the North line of said Tract "B", a distance of 190.58 feet; thence N 83°11' W along the North line of said Tract "B", a distance of 109.00 feet to the True Point of Beginning of this property description; thence continuing N 83°11' W along the North line of said Tract "B", a distance of 23.00 feet, more or less, to the Easterly line of the Samish River; thence S 16°27'24" W along the Easterly line of the Samish River, a distance of 5.41 feet, more or less; thence N 84°14'01" E, a distance of 24.49 feet, more or less, to the True Point of Beginning, and containing 61 square feet, more or less.

Situate in the County of Skagit, State of Washington.



DENNY D. LEGRO

Registered Professional Land Surveyor

License No. 37532

Date: March 27, 2017

**PARCEL "C"**

**LEGAL DESCRIPTION**

Proposed "AFTER" Boundary Line Adjustment  
For Ervin & Libby Bistodeau House  
at 20655 Prairie Road, Sedro-Woolley, WA.  
(P50566)

Tract "A", Short Plat No. 8-75, located in Section 33, Township 36 North, Range 4 East, W.M., approved March 18, 1975, and recorded in Volume 1 of Short Plats, page 26, under Auditor's File No. 814857, records of Skagit County, Washington.

EXCEPT that portion of said Tract "A": described as follows: Beginning at the Southeast corner of Tract "A" of said Short Plat No. 8-75; thence Northerly along the East line of said Tract "A" along a curve to the left having a radius of 929.93 feet and a central angle of  $1^{\circ}13'56''$ , an arc length of 20.00 feet; thence S  $78^{\circ}27'$  W, departing from said Easterly property line, a distance of 151.00 feet; thence S  $84^{\circ}14'01''$  W, a distance of 140.54 feet to a point on the South line of said Tract "A", which point bears N  $83^{\circ}11'$  W, a distance of 109.00 feet, from the most Southerly corner of said Tract "A"; thence Easterly along the South line of said Tract "A" on the following courses and distances: S  $83^{\circ}11'$  E, a distance of 109.00 feet; N  $78^{\circ}19'$  E, a distance of 190.58 feet to the Point of Beginning; and containing 5,074 square feet, more or less.

TOGETHER WITH that portion of said Tract "B" of said Short Plat No. 8-75, described as follows: Commencing at the Northeast corner of Tract "B" of said Short Plat No. 8-75; thence S  $78^{\circ}19'$  W along the North line of said Tract "B", a distance of 190.58 feet; thence N  $83^{\circ}11'$  W along the North line of said Tract "B", a distance of 109.00 feet to the True Point of Beginning of this property description; thence continuing N  $83^{\circ}11'$  W along the North line of said Tract "B", a distance of 23.00 feet, more or less, to the Easterly line of the Samish River; thence S  $16^{\circ}27'24''$  W along the Easterly line of the Samish River, a distance of 5.41 feet, more or less; thence N  $84^{\circ}14'01''$  E, a distance of 24.49 feet to the Point of Beginning. Situate in the County of Skagit, State of Washington.



DENNY D. LEGRO

Registered Professional Land Surveyor

License No. 37532

Date: March 28, 2017

**PARCEL "D"**

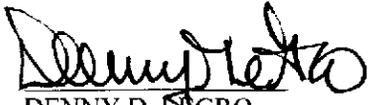
**LEGAL DESCRIPTION**

Proposed "AFTER" Boundary Line Adjustment  
For Ervin & Libby Bistodeau Buildings  
at 20643 Prairie Road, Sedro-Woolley, WA.  
(P50568)

Tract "B", Short Plat No. 8-75, located in Section 33, Township 36 North, Range 4 East, W.M., approved March 18, 1975, and recorded in Volume 1 of Short Plats, page 26, under Auditor's File No. 814857, records of Skagit County, Washington,

EXCEPT that portion of said Tract "B" of said Short Plat No. 8-75, described as follows: Commencing at the Northeast corner of Tract "B" of said Short Plat No. 8-75; thence S 78°19' W along the North line of said Tract "B", a distance of 190.58 feet; thence N 83°11' W along the North line of said Tract "B", a distance of 109.00 feet to the True Point of Beginning of this property description; thence continuing N 83°11' W along the North line of said Tract "B", a distance of 23.00 feet, more or less, to the Easterly line of the Samish River; thence S 16°27'24" W along the Easterly line of the Samish River, a distance of 5.41 feet, more or less; thence N 84°14'01" E, a distance of 24.49  
Situate in the County of Skagit, State of Washington.

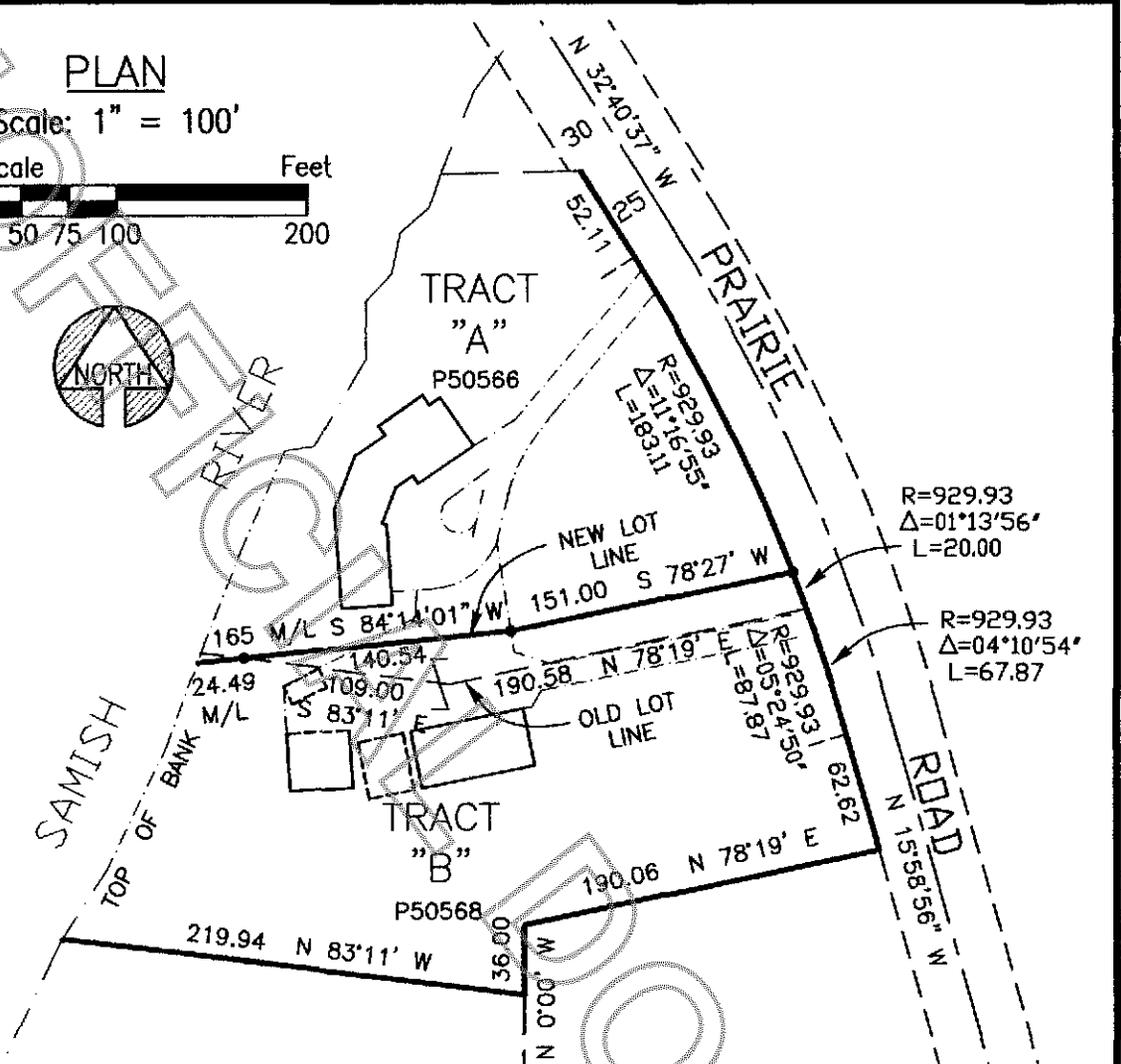
TOGETHER WITH that portion of Tract "A" of said Short Plat No. 8-75 described as follows: Beginning at the Southeast corner of Tract "A" of said Short Plat No. 8-75; thence Northerly along the East line of said Tract "A" along a curve to the left having a radius of 929.93 feet and a central angle of 1°13'56", an arc length of 20.00 feet; thence S 78°27' W, departing from said Easterly property line, a distance of 151.00 feet; thence S 84°14'01" W, a distance of 140.54 feet to a point on the South line of said Tract "A", which point bears N 83°11' W, a distance of 109.00 feet, from the most Southerly corner of said Tract "A"; thence Easterly along the South line of said Tract "A" on the following courses and distances: S 83°11' E, a distance of 109.00 feet; N 78°19' E, a distance of 190.58 feet to the Point of Beginning; and containing 5,074 square feet, more or less.



DENNY D. LEGRO  
Registered Professional Land Surveyor  
License No. 37532  
Date: March 27, 2017

**PLAN**

Scale: 1" = 100'



**Owner's Consent**  
 Know all men by these presents that the undersigned Owners certifies 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 2<sup>ND</sup> day of MAY, 2017.

*Erin Bistodeau* *Libby Bistodeau*  
 Owner Owner

**Boundary Line Adjustment**  
 Reviewed and Approved in Accordance with SCC Chapter 14.18.700 on May 2, 2017.  
*Erin Bistodeau*

Skagit County Planning & Development Services

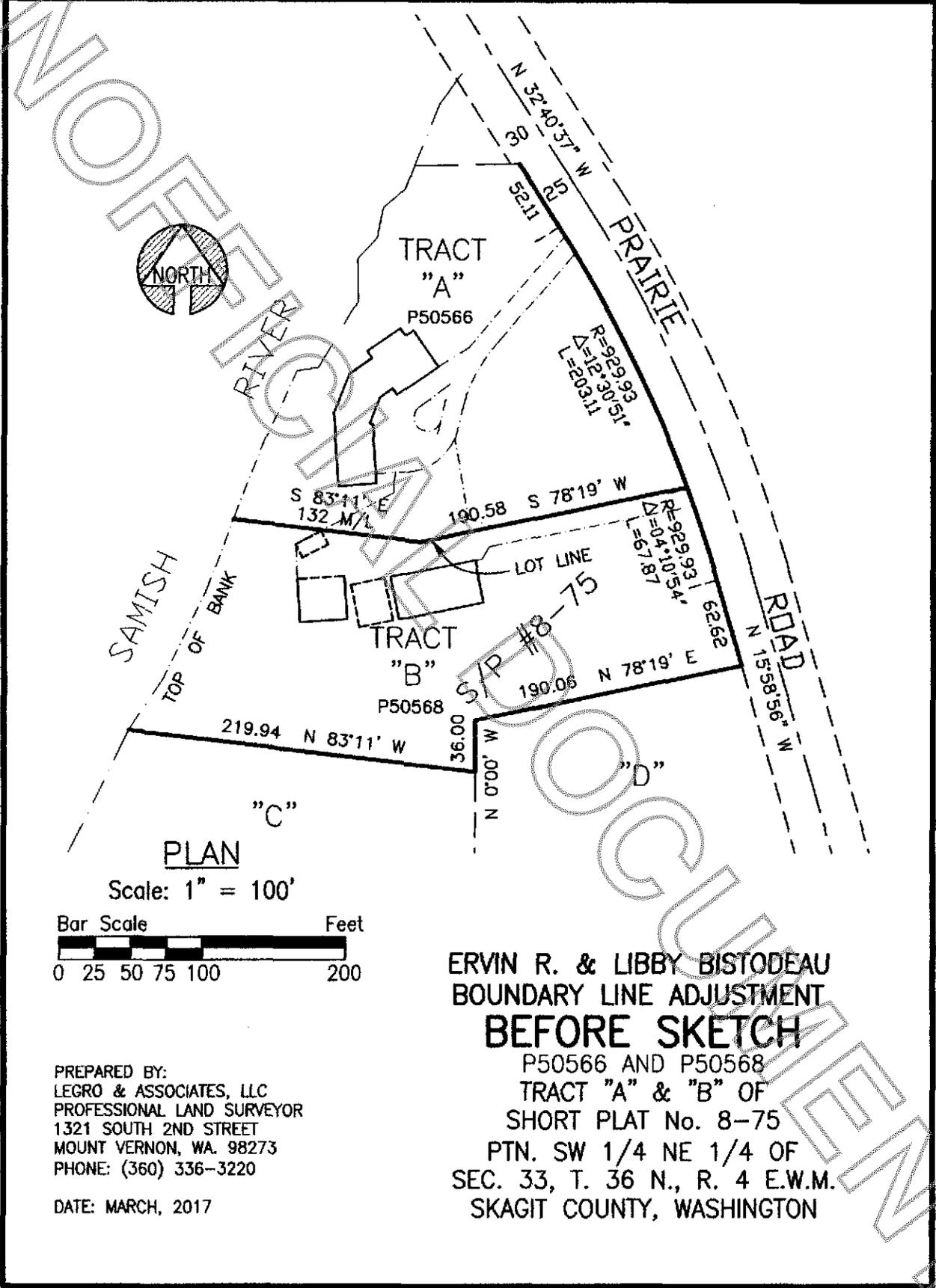
**ERVIN R. & LIBBY BISTODEAU**  
**BOUNDARY LINE ADJUSTMENT**

**AFTER SKETCH**

P50566 AND P50568  
 TRACT "A" & "B" OF  
 SHORT PLAT No. 8-75  
 PTN. SW 1/4 NE 1/4 OF  
 SEC. 33, T. 36 N., R. 4 E.W.M.  
 SKAGIT COUNTY, WASHINGTON

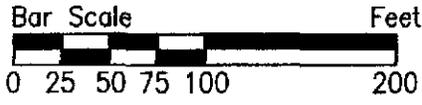
PREPARED BY:  
 LEGRO & ASSOCIATES, LLC  
 PROFESSIONAL LAND SURVEYOR  
 1321 SOUTH 2ND STREET  
 MOUNT VERNON, WA. 98273  
 PHONE: (360) 336-3220

DATE: MARCH, 2017



**PLAN**

Scale: 1" = 100'



**ERVIN R. & LIBBY BISTODEAU  
BOUNDARY LINE ADJUSTMENT  
BEFORE SKETCH**

PREPARED BY:  
LEGRO & ASSOCIATES, LLC  
PROFESSIONAL LAND SURVEYOR  
1321 SOUTH 2ND STREET  
MOUNT VERNON, WA. 98273  
PHONE: (360) 336-3220

P50566 AND P50568  
TRACT "A" & "B" OF  
SHORT PLAT No. 8-75  
PTN. SW 1/4 NE 1/4 OF  
SEC. 33, T. 36 N., R. 4 E.W.M.  
SKAGIT COUNTY, WASHINGTON

DATE: MARCH, 2017