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Skagit County Auditor

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5/3/2017 Page

1 of

12 12:10PM

Return to:

David D. Lowell  
P.O. Box 1346  
Burlington, WA 98233

DOCUMENT TITLE: Quit Claim Deed for Boundary Line Adjustments

GRANTORS: Gary D. Frizzell and Vickie D. Frizzell (husband and wife)

GRANTEES: Gary D. Frizzell and Vickie D. Frizzell (husband and wife)

ABBREVIATED LEGAL DESCRIPTION: Ptn of NE  $\frac{1}{4}$  of Section 1, Twp. 34N, Rng. 04E, W.M.

ASSESSOR'S PARCELS/TAX ID NUMBERS: P23320 and P23386

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

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

**GRANTORS:** Gary D. Frizzell and Vickie D. Frizzell (husband and wife)

**GRANTEES:** Gary D. Frizzell and Vickie D. Frizzell (husband and wife)

**ABBREVIATED LEGAL DESCRIPTION:** Ptn of NE ¼ of Section 1, Twp. 34N, Rng. 04E, W.M.

**ASSESSOR'S PARCELS/TAX ID NUMBERS:** P23320 and P23386

**THIS INDENTURE**, is made this 30<sup>th</sup> day of September, 2016, by Gary D. Frizzell and Vickie D. Frizzell (husband and wife) who are both the Grantors and the Grantees between two lots of record (also referred to as the properties or property within this document) for these Boundary Line Adjustments.

**RECITALS:**

- A. The Grantors Gary D. Frizzell and Vickie D. Frizzell are the owners of property bearing Skagit County Assessor's Parcel number: P23320, that has a street address of 12421 State Route 9, Mount Vernon, WA; that is more particularly described in the attached **Exhibit A**.
- B. The Grantors Gary D. Frizzell and Vickie D. Frizzell are also the owners of property bearing Skagit County Assessor's Parcel number: P23386; that is more particularly described in the attached **Exhibit B**.
- C. Gary D. Frizzell and Vickie D. Frizzell wish to adjust the boundaries between the properties described above within sections A and B such that each lot of record will give and also receive parts of the other lot of record, as described in the attached **Exhibits C and D**.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20171892  
MAY 03 2017

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

D. The descriptions of the new boundaries of both of the properties, as the result of these boundary line adjustments, are set forth in the attached **Exhibits E and F**.

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

**CONVEYANCE:**

**THEREFORE**, for and in consideration of said boundary line adjustments, 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 **Exhibits C and D**; with said property being combined or aggregated with the contiguous property owned by the Grantees.

These Boundary Line Adjustments are not for the purposes of creating an additional building lots.

These Boundary Line Adjustments are approved by Grace Roeder of the Skagit County Planning and Development Services Department, on this 3 day of May 2017.

Grace Roeder (Skagit County Signature)

Dated this 30<sup>th</sup> day of September 2016

Gary D. Frizzell  
Gary D. Frizzell

Vickie D. Frizzell  
Vickie D. Frizzell

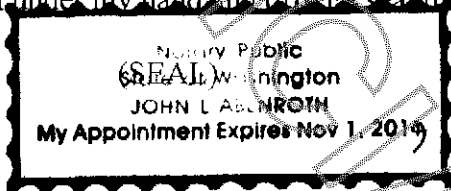
STATE OF WASHINGTON }

SS.

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Vickie D. Frizzell 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~~ for self to be the free and voluntary act and deed of said Vickie D. Frizzell for the uses and purposes therein mentioned.

Given under my hand and official seal this 30 day of SEPTEMBER, 2016.



[Signature]  
Notary Public

Residing at Burlington

My appointment expires 11/1/19

STATE OF WASHINGTON }

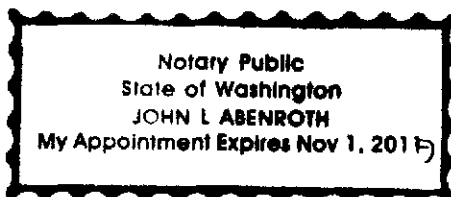
SS.

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Gary D. Frizzell 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~~ for self to be the free and voluntary act and deed of said Gary D. Frizzell, for the uses and purposes therein mentioned.

Given under my hand and official seal this 30 day of September, 2016.

(SEAL.)



[Signature]  
Notary Public

Residing at Burlington

My appointment expires 11/1/19



806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

**LEGAL DESCRIPTION  
FOR  
GARY FRIZZELL  
OF  
P23320 BEFORE BOUNDARY LINE ADJUSTMENT**

April 30, 2017

**Parcel "A":**

The South 210 feet of the following described tract situated in Government Lot 6, Section 1, Township 34 North, Range 4 East, W.M.:

That portion of Government Lot 6, lying between the Westerly line of the Northern Pacific Railway Company right-of-way and the Easterly line of the paved State Road and Southerly of a fence which runs between a point on said Westerly line which is 549.7 feet Northerly of the point of intersection of said Westerly and Easterly lines and a point on said Easterly line which lies 537 feet Northerly of said point of intersection.

Said point of intersection being formerly described as being 332.5 feet East of and 1,139 feet South of the intersection of the Pickering and State Paved Road centerlines.

EXCEPT from all of the above, that portion thereof lying within the existing as-built 60 foot wide road right-of-way commonly known as State Highway 9.

**Parcel "B":**

That portion of the Government Lot 6 of Section 1, Township 34 North, Range 4 East, W.M., described as follows:

That portion of the West 50 feet of the 100 foot strip of land as conveyed to the Seattle, Lake Shore and Eastern Railway Company by instrument recorded January 22, 1890 in Volume 10 of Deeds, page 32 and lying between the Easterly extension of the Northerly and Southerly lines of Parcel "A" described herein above.



Exhibit A

5/2/2017

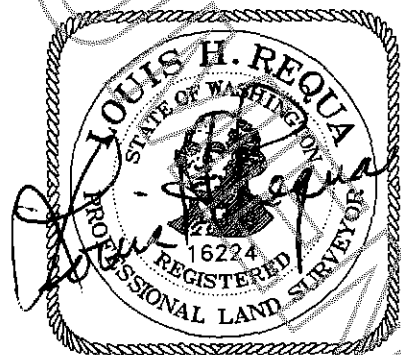


Parcel "C": 806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658  
Boundary Line Adjustment Parcel conveyed to Errol Hanson and Laura Hanson, husband and wife by deed recorded under Auditor's File No. 200004270075, and described as follows:

That portion of Government Lot 6 of section 1, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the East line of State Highway No. 9 with the Northwest corner of Parcel "A" of those premises conveyed to Errol Hanson by deed recorded November 12, 1999 as Auditor's File No. 199911120059; thence Northerly along said West line a distance of 24 feet 5 inches; thence easterly to a point on the center line of the 100 foot wide strip of land conveyed to the Seattle, Lake Shore and Eastern Railway Company by instrument recorded January 22, 1890 in Volume 10 of Deeds, Page 32, which is 21 feet 6 inches North of the Northeast corner of Parcel "B" of the above referenced Hanson deed; thence Southerly along said center line 21 feet 6 inches to said Northeast corner of Parcel "B"; thence Westerly along the Northerly line of said Parcel "B" and said Parcel "A" to the point of beginning.

Situate in the county of Skagit, State of Washington



5/2/2017



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**LEGAL DESCRIPTION  
FOR  
GARY FRIZZELL  
OF  
P23386 BEFORE BOUNDARY LINE ADJUSTMENT**

April 30, 2017

That portion of the East 50 feet of a strip of land 100 feet in width through Government Lot 6, Section 1, Township 34 North, Range 4 East, W .M., as conveyed to the Seattle Lake Shore & Eastern Railway Co. by deed recorded January 22, 1890, in volume 10 of Deeds, page 32, records of Skagit County, Washington, lying Southerly of the Southerly line of that portion of said 100 foot strip conveyed to Jack R. Moore, by deed recorded June 26, 1990, under Auditor's File No. 9006260012, records of County and State,

EXCEPT that portion, if any, lying within State Highway No. 9 and Front Street,

ALSO EXCEPT the North 145.47 feet thereof as measured along the west line.

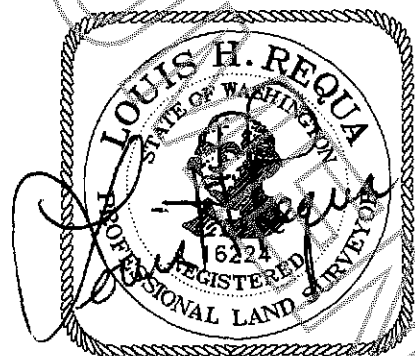
Situate in the County of Skagit, State of Washington.

SUBJECT TO reservations contained in deed executed by Burlington Northern Railroad Company and recorded December 21, 1988 under Skagit County Auditor's File No. 8812210041

ALSO SUBJECT TO matters disclosed by Record of Survey filed December 18, 1997 in Book 20 of Surveys, page 26 as Auditor's File No. 9712180058.

SUBJECT TO all encumbrances and defects.

Exhibit B



5/2/2017



806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

Exhibit C

LEGAL DESCRIPTION  
FOR  
GARY FRIZZELL  
OF

EASTERLY PARCEL TO BE CONVEYED TO WESTERLY PARCEL

May 2, 2017

That portion of Government Lot 6, Section 1, Township 34 North, Range 4 East, W.M. described as follows:

Beginning at a point on the east line of the Seattle Lake Shore and Eastern Railway Company right of way at the northeast corner of that certain parcel conveyed to Gary Frizzell and Vicki Frizzell by deed dated June 6, 2003 and recorded under AF#200306270222, records of Skagit County, Washington; thence S 5°45'21"E along the east line of said Railroad right of way, a distance of 104.26 feet; thence N 89°55'19"W, a distance of 50.26 feet to the centerline of said railway right of way thence N5°45'21"W along said centerline, a distance of 104.26 feet to the northwest corner of said Frizzell parcel; thence S89°55'19"E, a distance of 50.26 feet to the point of beginning.

Containing 5,213 square feet.

Situate in Skagit County, Washington.







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Exhibit D

LEGAL DESCRIPTION  
FOR  
GARY FRIZZELL  
OF

WESTERLY PARCEL TO BE CONVEYED TO EASTERLY PARCEL

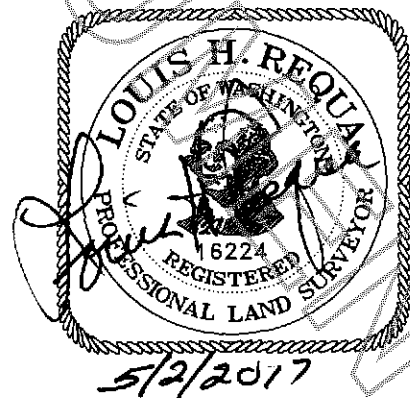
May 2, 2017

That portion of Government Lot 6, Section 1, Township 34 North, Range 4 East, W.M. described as follows:

Commencing at a point on the east line of the Seattle Lake Shore and Eastern Railway Company right of way at the northeast corner of that certain parcel conveyed to Gary Frizzell and Vicki Frizzell by deed dated June 6, 2003 and recorded under AF#200306270222, records of Skagit County, Washington; thence  $S5^{\circ}45'21''E$  along the east line of said Railroad right of way, a distance of 104.26 feet; thence  $N89^{\circ}55'19''W$ , a distance of 50.26 feet to the centerline of said railway right of way and the point of beginning of this description; thence  $S5^{\circ}45'21''E$  along the centerline of said railway, a distance of 239.79 feet to a point on the northerly right of way of line of State Route 9. at a point on a non-tangent curve concave to the northeast which radius point lies  $N36^{\circ}18'58''E$ , a distance of 97.32 feet; thence northwesterly along said curve through a central angle of  $41^{\circ}19'51''$ , and an arc distance of 70.20 feet; thence  $N12^{\circ}21'11''W$  along the easterly line of said State Route 9, a distance of 185.35 feet; thence  $S89^{\circ}55'19''E$ , a distance of 53.04 feet to the point of beginning.

Containing 8,861 square feet.

Situate in Skagit County, Washington.





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**EXHIBIT E**

**LEGAL DESCRIPTION  
FOR  
GARY FRIZZELL  
OF  
NORTHERLY PARCEL AFTER BOUNDARY LINE ADJUSTMENT**

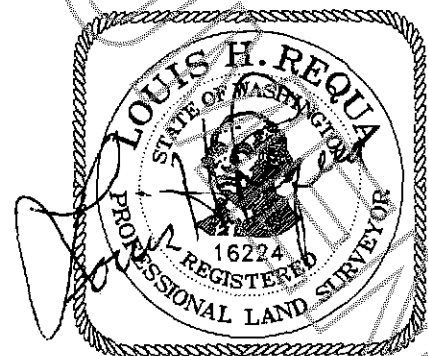
May 2, 2017

That portion of Government Lot 6, Section 1, Township 34 North, Range 4 East, W.M. described as follows:

Beginning at a point on the east line of the Seattle Lake Shore and Eastern Railway Company right of way at the northeast corner of that certain parcel conveyed to Gary Frizzell and Vicki Frizzell by deed dated June 2, 2003 and recorded under AF#200306270222, records of Skagit County, Washington; thence S 5°45'21"E along the east line of said Railroad right of way, a distance of 104.26 feet; thence N 89°55'19"W, a distance of 103.30 feet to the east right of way line of State Route 9; thence N 12°21'11"W along said east right of way line, a distance of 119.82 feet to the northwest corner of that certain parcel conveyed to Errol and Laurie Hanson by Quit Claim deed dated April 27, 2000 and recorded under AF#200004270075, records of Skagit County, Washington; thence N 83°05'13"E along the northerly line of said Hanson parcel, a distance of 66.55 feet to the northeast corner thereof; thence S 5°45'21"E along the easterly line of said Hanson parcel, a distance of 21.50 feet to the southeast corner thereof; thence S 89°55'19"E, a distance of 50.26 feet to the point of beginning of this description.

Containing 12,500 square feet.

Situate in Skagit County, Washington.



5/2/2017



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**EXHIBIT F**

**LEGAL DESCRIPTION  
FOR  
GARY FRIZZELL  
OF  
SOUTHERLY PARCEL AFTER BOUNDARY LINE ADJUSTMENT**

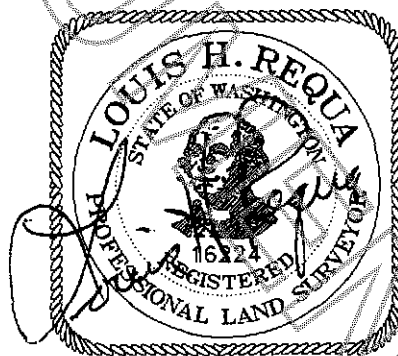
May 2, 2017

That portion of Government Lot 6, Section 1, Township 34 North, Range 4 East, W.M. described as follows:

Beginning at a point on the east line of the Seattle Lake Shore and Eastern Railway Company right of way at a point which lies S 5°45'21"E along the east line of said Railroad right of way, a distance of 104.26 feet from the northeast corner of that certain parcel conveyed to Gary Frizzell and Vicki Frizzell by deed dated June 6, 2003 and recorded under AF#200306270222, records of Skagit County, Washington; thence continuing S 5°45'21"E along the east line of said Railroad right of way, a distance of 275.09 feet to a point on the northeasterly right of way line of State Route 9; thence N 56°56'57"W along said right of way line, a distance of 58.75 feet to a curve to the right having a radius distance of 97.32 feet; thence northwesterly along said line through a central angle of 44°35'46", and an arc distance of 75.75 feet; thence N 12°21'11"W along the easterly right of way of State Route 9, a distance of 185.35 feet to a point which lies N 89°55'19"W from the point of beginning; thence S 89°55'19"E, a distance of 103.30 feet to the point of beginning of this description.

Containing 21,738 square feet.

Situate in Skagit County, Washington.



5/2/2017

