



201705310112

Skagit County Auditor

\$84.00

5/31/2017 Page

1 of

12

2:36PM

When recorded return to:

C. Thomas Moser
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Quitclaim Deed
(Boundary Line Adjustment)

Grantors: Norbert S. Zielin, Jr. & Paula M. Zielin, h/w

Grantee: Robert L. Apter

Legal Description: ptn Tract Y, S/P 2-84

Assessor's Property Tax Parcel or Account Nos.: P15200; P15211

Reference Nos of Documents Assigned or Released: N/A

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172390

MAY 31 2017

Amount Paid \$
Skagit Co. Treasurer
By *nam* Deputy

THIS INDENTURE is made this 17 day of May, 2017, between Norbert S. Zielin, Jr. & Paula M. Zielin, h/w, Grantors, and Robert L. Apter, an unmarried person, Grantee.

Recitals

- a. Grantors are the owners of the property bearing Skagit County Assessor's parcel no. P15211, described in the attached Exhibit A.
- b. Grantee is the owner of the property bearing Skagit County Assessor's parcel no. P15200, described in the attached Exhibit B.
- c. The parties wish to adjust the boundaries between the two parcels, with a portion of Grantors' property (described in the attached Exhibit C) being incorporated into Grantee's property.
- d. The adjusted description of Grantors' parcel is attached as Exhibit D.
- e. The adjusted description of Grantee's parcel is attached as Exhibit E.

1. A diagram showing the area to be transferred is attached hereto as Exhibit F.

Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, and for no monetary consideration, grantors do hereby QUIT CLAIM to the grantee 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.

This conveyance is not for the purpose of creating an additional building lot.

DATED: May 17, 2017.

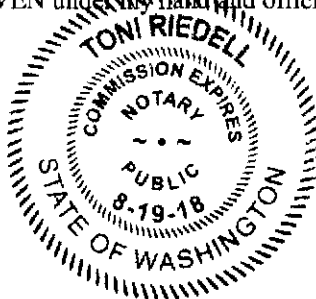

NORBERT S. ZIELIN, Jr.



PAULA M. ZIELIN

STATE OF WASHINGTON)
 :SS
COUNTY OF SKAGIT)

On this day personally appeared before me Norbert S. Zielin, Jr., to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 17 day of May, 2017.

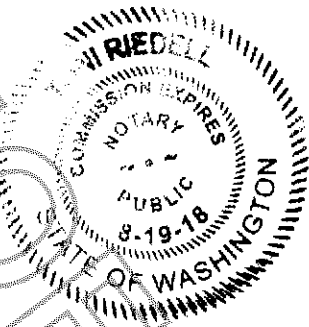



NOTARY PUBLIC in and for the State of Washington, residing at
Burlington.
My commission expires: 8-19-18
Name: Toni Riedell

STATE OF WASHINGTON)
 :SS
COUNTY OF SKAGIT)

On this day personally appeared before me Paula M. Zielin, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 17 day of May, 2017.



Toni Riedell
NOTARY PUBLIC in and for the State of Washington, residing at
Burlington
My commission expires: 8-19-18
Name: Toni Riedell

APPROVAL

Reviewed and approved in accordance with Skagit County Code 14.18.700

By: Grace Rorden

Date: 5/31/2017

Name & Title: Senior Planner

Exhibit "A"

**Norbert S. Zielin, Jr. and Paula M. Zielin, husband and wife, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-15211)**

Tract "Y" of Short Plat No. 2-84, approved and recorded January 16, 1984, under Auditor's File No. 8401160015 in Volume 6 of Short Plats, page 111, records of Skagit County, Washington; being a portion of Tract 5 of Short Plat No. 116-77, commonly known as "Eagle's Nest", recorded June 21, 1977, under Auditor's File No. 858833 in Volume 2 of Short Plats, pages 74, 75 and 76 and being a portion of Government Lots 4 and 5 of Section 2, Township 33 North, Range 2 East, W.M.

TOGETHER WITH that certain access and utility easement over Tract "X" and other property as shown on the face of said Short Plat.

TOGETHER WITH that certain access and utility easement over Tract "X" of said Short Plat No. 2-84 and over Tract 4 of said Short Plat No. 116-77.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.



3-28-17

Exhibit "B"

**Robert L. Apter Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-15200)**

Tract "X" of Short Plat No. 2-84, approved and recorded January 16, 1984, under Auditor's File No. 8401160015 in Volume 6 of Short Plats, page 111, records of Skagit County, Washington; being a portion of Tract 5 of Short Plat No. 116-77, commonly known as "Eagle's Nest", recorded June 21, 1977, under Auditor's File No. 858833 in Volume 2 of Short Plats, pages 74, 75 and 76 and being a portion of Government Lots 4 and 5 of Section 2, Township 33 North, Range 2 East, W.M.

SUBJECT TO AND TOGETHER WITH that certain access and utility easement over Tract "X" and other property as shown on the face of said Short Plat.

AND ALSO SUBJECT TO AND TOGETHER WITH that certain access and utility easement over Tract "X" of said Short Plat No. 2-84 and over Tract 4 of said Short Plat No. 116-77.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.



3-28-17

Exhibit "C"

**Portion of Norbert S. Zielin, Jr. and Paula M. Zielin, husband and wife, Parcel
(Skagit County Assessor's Parcel No. P-15211)
to be Boundary Line Adjusted to
Robert L. Apter Parcel
(Skagit County Assessor's Parcel No. P-15200)**

Those two (2) portions of Tract "Y", Short Plat No. 2-84 approved January 16, 1984, and recorded January 16, 1984 under Auditor's File No. 8401160015, being in a portion of Government Lots 4 and 5, Section 2, Township 33 North, Range 2 East, W.M., being more particularly described as follows:

Parcel No. 1

BEGINNING at the Northerly most corner of Tract "X", said Short Plat No. 2-84;
thence South 26°00'00" East along the common line between said Tracts "X" and "Y" for a distance of 15.00 feet, to the TRUE POINT OF BEGINNING;
thence South 45°18'14" East along said common line for a distance of 45.59 feet;
thence North 12°08'00" West for a distance of 5.77 feet, more or less, to a point bearing South 49°44'04" East from the TRUE POINT OF BEGINNING;
thence North 49°44'04" West for a distance of 40.88 feet, more or less, to the TRUE POINT OF BEGINNING.

Containing 72 sq ft

Parcel No. 2

BEGINNING at the Northerly most corner of Tract "X", said Short Plat No. 2-84;
thence South 26°00'00" East along the common line between said Tracts "X" and "Y", for a distance of 15.00 feet to an angle point in said common line;
thence South 45°18'14" East along said common line for a distance of 51.14 feet to an angle point in said common line;
thence South 20°57'33" East along said common line for a distance of 45.00 feet, to an angle point in said common line;
thence South 25°44'14" West along said common line for a distance of 11.55 feet to the TRUE POINT OF BEGINNING;

thence South 24°38'43" East for a distance of 16.58 feet;
thence South 55°52'42" West for a distance of 25.44 feet, more or less, to
a point on said common line between Tracts "X" and "Y" at a point
bearing South 25°44'14" West from the TRUE POINT OF BEGINNING;
thence North 25°44'14" East along said common line for a distance of
32.57 feet, more or less, to the TRUE POINT OF BEGINNING.

Containing 208 sq ft

ALL BEING SUBJECT TO and TOGETHER WITH easements, reservations,
restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

This Boundary Line Adjustment is not for the purpose of creating additional building
lots.

The above described Parcels 1 and 2 will be combined or aggregated with contiguous
property to the west and northwest (P-15200) owned by the grantee.

APPROVED

Reviewed and approved in accordance with Skagit County Code, Chapter 14.18.700

Skagit County

By: Mae Raeder
Title: Senior Planner

Date: 5/3/2017



3-28-17

Exhibit "D"

**Norbert S. Zielin, Jr. and Paula M. Zielin, husband and wife, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-15211)**

Tract "Y" of Short Plat No. 2-84, approved and recorded January 16, 1984, under Auditor's File No. 8401160015 in Volume 6 of Short Plats, page 111, records of Skagit County, Washington; being a portion of Tract 5 of Short Plat No. 116-77, commonly known as "Eagle's Nest", recorded June 21, 1977, under Auditor's File No. 858833 in Volume 2 of Short Plats, pages 74, 75 and 76 and being a portion of Government Lots 4 and 5 of Section 2, Township 33 North, Range 2 East, W.M.

EXCEPTING from the above those two (2) portions of Tract "Y", Short Plat No. 2-84 approved January 16, 1984, and recorded January 16, 1984 under Auditor's File No. 8401160015, being in a portion of Government Lots 4 and 5, Section 2, Township 33 North, Range 2 East, W.M., being more particularly described as follows:

Parcel No. 1

BEGINNING at the Northerly most corner of Tract "X", said Short Plat No. 2-84;
thence South 26°00'00" East along the common line between said Tracts "X" and "Y" for a distance of 15.00 feet, to the TRUE POINT OF BEGINNING;
thence South 45°18'14" East along said common line for a distance of 45.59 feet;
thence North 12°08'00" West for a distance of 5.77 feet, more or less, to a point bearing South 49°44'04" East from the TRUE POINT OF BEGINNING;
thence North 49°44'04" West for a distance of 40.88 feet, more or less, to the TRUE POINT OF BEGINNING.

Parcel No. 2

BEGINNING at the Northerly most corner of Tract "X", said Short Plat No. 2-84;
thence South 26°00'00" East along the common line between said Tracts "X" and "Y", for a distance of 15.00 feet to an angle point in said common line;
thence South 45°18'14" East along said common line for a distance of 51.14 feet to an angle point in said common line;
thence South 20°57'33" East along said common line for a distance of 45.00 feet, to an angle point in said common line;

thence South 25°44'14" West along said common line for a distance of 11.55 feet to the TRUE POINT OF BEGINNING;
thence South 24°38'43" East for a distance of 16.58 feet;
thence South 55°52'42" West for a distance of 25.44 feet, more or less, to a point on said common line between Tracts "X" and "Y" at a point bearing South 25°44'14" West from the TRUE POINT OF BEGINNING;
thence North 25°44'14" East along said common line for a distance of 32.57 feet, more or less, to the TRUE POINT OF BEGINNING.

TOGETHER WITH that certain access and utility easement over Tract "X" and other property as shown on the face of said Short Plat.

TOGETHER WITH that certain access and utility easement over Tract "X" of said Short Plat No. 2-84 and over Tract 4 of said Short Plat No. 116-77.

ALL BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.



3-28-17

Exhibit "E"

**Robert L. Apter Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-15200)**

Tract "X" of Short Plat No. 2-84, approved and recorded January 16, 1984, under Auditor's File No. 8401160015 in Volume 6 of Short Plats, page 111, records of Skagit County, Washington; being a portion of Tract 5 of Short Plat No. 116-77, commonly known as "Eagle's Nest", recorded June 21, 1977, under Auditor's File No. 858833 in Volume 2 of Short Plats, pages 74, 75 and 76 and being a portion of Government Lots 4 and 5 of Section 2, Township 33 North, Range 2 East, W.M.

TOGETHER WITH those two (2) portions of Tract "Y", Short Plat No. 2-84 approved January 16, 1984, and recorded January 16, 1984 under Auditor's File No. 8401160015, being in a portion of Government Lots 4 and 5, Section 2, Township 33 North, Range 2 East, W.M., being more particularly described as follows:

Parcel No. 1

BEGINNING at the Northerly most corner of Tract "X", said Short Plat No. 2-84;
thence South 26°00'00" East along the common line between said Tracts "X" and "Y" for a distance of 15.00 feet, to the TRUE POINT OF BEGINNING;
thence South 45°18'14" East along said common line for a distance of 45.59 feet;
thence North 12°08'00" West for a distance of 5.77 feet, more or less, to a point bearing South 49°44'04" East from the TRUE POINT OF BEGINNING;
thence North 49°44'04" West for a distance of 40.88 feet, more or less, to the TRUE POINT OF BEGINNING.

Parcel No. 2

BEGINNING at the Northerly most corner of Tract "X", said Short Plat No. 2-84;
thence South 26°00'00" East along the common line between said Tracts "X" and "Y", for a distance of 15.00 feet to an angle point in said common line;
thence South 45°18'14" East along said common line for a distance of 51.14 feet to an angle point in said common line;
thence South 20°57'33" East along said common line for a distance of 45.00 feet, to an angle point in said common line;

thence South 25°44'14" West along said common line for a distance of 11.55 feet to the TRUE POINT OF BEGINNING;
thence South 24°38'43" East for a distance of 16.58 feet;
thence South 55°52'42" West for a distance of 25.44 feet, more or less, to a point on said common line between Tracts "X" and "Y" at a point bearing South 25°44'14" West from the TRUE POINT OF BEGINNING;
thence North 25°44'14" East along said common line for a distance of 32.57 feet, more or less, to the TRUE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH that certain access and utility easement over Tract "X" and other property as shown on the face of said Short Plat.

AND ALSO SUBJECT TO AND TOGETHER WITH that certain access and utility easement over Tract "X" of said Short Plat No. 2-84 and over Tract 4 of said Short Plat No. 116-77.

ALL BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

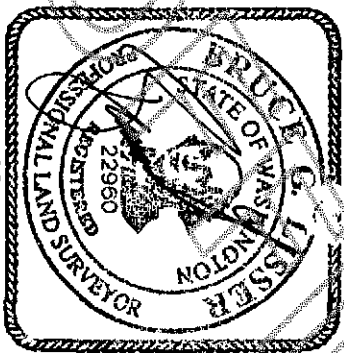
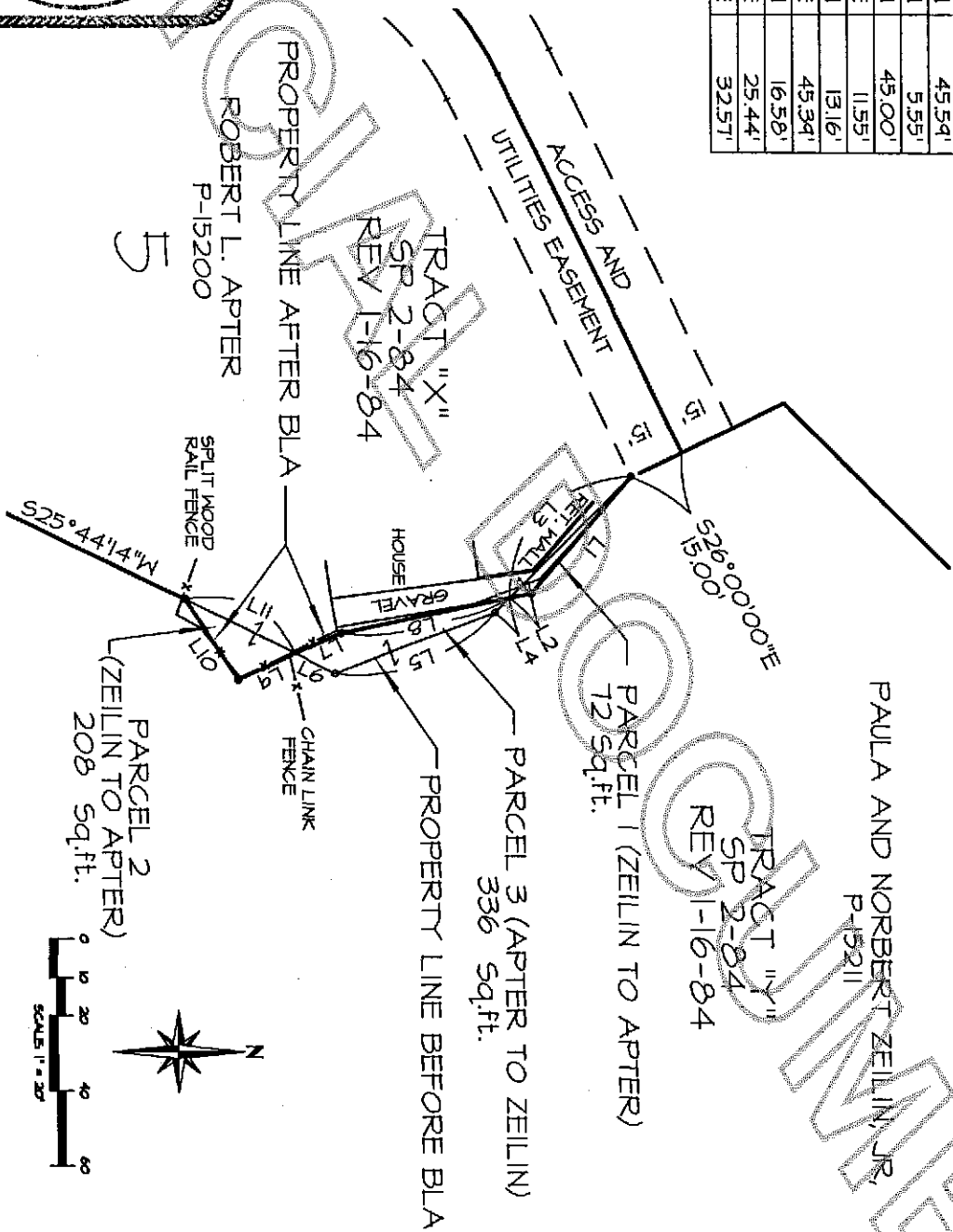
Situate in the County of Skagit, State of Washington.



3-28-17

EXHIBIT "F"

NUM	BEARING	DISTANCE
L1	S44°44'04"E	40.88'
L2	S12°08'00"E	5.77'
L3	N45°18'14"W	45.54'
L4	N45°18'14"W	5.55'
L5	N20°57'33"W	45.00'
L6	N25°44'14"E	11.55'
L7	N24°38'43"W	13.16'
L8	S12°08'00"E	45.34'
L9	N24°38'43"W	16.58'
L10	N55°52'42"E	25.44'
L11	N25°44'14"E	32.57'



7-82-E

QUESTIONS

DATE 5/22/07

SURVEY IN A PORTION OF

SECTION 2.7.35 N.R. 2 E, W.M.

FOR ROBERT & PALLA ZILIK AND ROBERT AFTER

PG. 60	LISBER & ASSOCIATES, PLLC	SCALE 1"=30'
--------	---------------------------	--------------

STANTON & LAND-USE CONSULTATION
10001 WOODBURN RD. #200
HOUSTON, TEXAS 77036
713-461-7442

SEE RECORDED SURVEY MAP FOR FULL SCALE