



201706140066

Skagit County Auditor

\$81.00

6/14/2017 Page

1 of

9 4:00PM

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Quitclaim Deed
Land Title and Escrow
01-162084-0E (Boundary Line Adjustment)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172608
JUN 14 2017

Grantor: Rolfe Qualified Personal & Residence Trust

Grantees: Robert P. Marshall & Terry L. Marshall, h/w

Legal Description: ptn Lot D, Short Plat 521-81

Amount Paid \$ 4900.⁰⁰
Skagit Co. Treasurer
By HB Deputy

Assessor's Property Tax Parcel or Account Nos.: P46539; P108028; P108038; P108039

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE, is made this 17TH day of MARCH, 2017, between The Rolfe Qualified Personal & Residence Trust, George R. Rolfe, Trustee, Grantor, and Robert P. Marshall & Terry L. Marshall, h/w, Grantees.

Recitals

- a. Grantor is the owner of the property bearing Skagit County Assessor's parcel nos. P108028 and P108039, described in the attached Exhibit A.
- b. Grantees are the owners of the property bearing Skagit County Assessor's parcel nos. P46539; P108027; and P108038, described in the attached Exhibit B.
- c. The parties wish to adjust the boundaries between the two parcels, with a portion of Grantor's property (described in the attached Exhibit C) being incorporated into Grantee's property.
- d. The adjusted description of Grantor's parcel is attached as Exhibit D.
- e. The adjusted description of Grantees' parcel is attached as Exhibit E.

f. 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 other good and valuable consideration in hand paid, grantor does hereby QUIT CLAIM to the grantees all of its 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: MARCH 17, 2017.

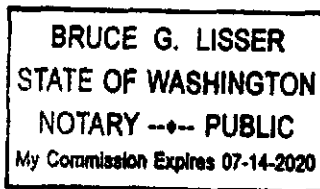
THE ROLFE QUALIFIED PERSONAL &
RESIDENCE TRUST

By: George Rolfe, Trustee
GEORGE R. ROLFE, Trustee

STATE OF WASHINGTON)
)
) :SS
COUNTY OF SKAGIT)

On this day personally appeared before me George R. Rolfe, to me known to be the individual 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, on behalf of the said Trust, and as Trustee thereof, for the uses and purposes therein mentioned.

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



[Signature]
NOTARY PUBLIC in and for the State of Washington, residing at
Mesa, Utah
My commission expires: 7-14-20
Name: Bruce G. Lisser

APPROVAL

Reviewed and approved in accordance with Skagit County Code 14.18.700

By: [Signature]

Date: 3/22/2017

Name & Title: Senior Planner

Exhibit "A"

**Rolfe Qualified Personal and Residence Trust Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-108028 and P-108039)**

Tract "D", Skagit County Short Plat No. 521-81, approved January 3, 1985 and recorded February 7, 1986 in Volume 7 of Short Plats, page 71, under Skagit County Auditor's File No. 8602070072, records of Skagit County Washington, being a portion of the Government Lot 1, Section 26, Township 36 North, Range 1 East, W.M.

TOGETHER WITH second class tidelands in front of said Tract "D".

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.



12-14-16

Exhibit "B"

**Robert P. Marshall and Terry L. Marshall, husband and wife Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-108027, P-46539 and P-108038)**

Parcel "A"

Tract "E", Skagit County Short Plat No. 521-81, approved January 3, 1985 and recorded February 7, 1986, in Volume 7 of Short Plats, page 71, under Skagit County Auditor's File No. 8602070072, records of Skagit County, being a portion of Government Lot 1, Section 26, Township 36 North, Range 1 East, W.M., including the tideland of the second class abutting thereon,

EXCEPT any portion of said tidelands lying South of the Easterly extension of the North line of the South 400 feet of said Government Lot 1.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities, over and across Tract "G" (Forest Lane), as shown on the face of said Short Plat.

Parcel "B"

A non-exclusive easement for ingress, egress and utilities over and across a strip of land 60 feet in width being 30 feet on each side of a centerline described as follows:

BEGINNING at a point on the South Boundary line of said Government Lot 1, which is 479 feet East of the Northwest corner of Government Lot 4 in said Section 26; thence North 28°35' West to the South line of the above-described main tract as created and established by instrument dated April 9, 1947, recorded April 14, 1947, under Auditor's File No. 4030249.

Parcel "C"

A perpetual easement for ingress, egress and utilities over and across a strip of land 40 feet in width being 20 feet on each side of a centerline described as follows:

BEGINNING at a point on the South Boundary line of said Government Lot 1, which is 479 feet East of the Northwest corner of Government Lot 4 in said Section 26; thence Southeasterly 300 feet, more or less, to a point on existing road crossing the City of Anacortes Park in said Government Lot 4 as granted and created by instrument dated December 8, 1946, recorded March 8, 1947, under Auditor's File No. 401802.

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

All being situate in the County of Skagit, State of Washington.

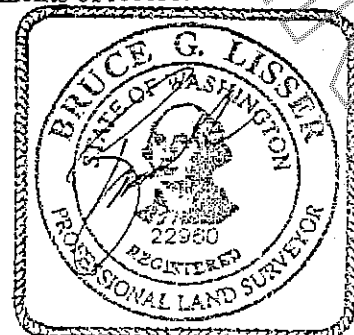


Exhibit "C"

Portion of Rolfe Qualified Personal and Residence Trust Parcel
(Skagit County Assessor's Parcel Numbers P-108028 and P-108039)
to be Boundary Line Adjusted to
Robert P. Marshall and Terry L. Marshall, husband and wife Parcel
(Skagit County Assessor's Parcel Numbers P-108027, P-46539 and P-108038)

That portion of Tract "D", Skagit County Short Plat No. 521-81, approved January 3, 1985 and recorded February 7, 1986, in Volume 7 of Short Plats, page 71, under Skagit County Auditor's File No. 8602070072, records of Skagit County, Washington, in a portion of Government Lot 1, Section 26, Township 36 North, Range 1 East; and being more particularly described as follows:

BEGINNING at the Southwest corner of said Tract "D";
thence North 32°10'00" West along the West line of said Tract "D" for a distance of 125.12 feet;
thence South 88°48'30" East for a distance of 567.97 feet;
thence South 87°03'10" East for a distance of 370.32 feet;
thence North 85°31'43" East for a distance of 190.85 feet, more or less, to the Westerly margin of second class tidelands;
thence South 46°56'30" East for a distance of 167.80 feet to a point on the South line of said Tract "D";
thence North 88°48'30" West along said South line of said Tract "D" for a distance of 1,184.20 feet to the Southwest corner of said Tract "D" and being the POINT OF BEGINNING;

The Easterly margin of the above parcel description is shortened or lengthened to terminate at the Westerly boundary of said second class tidelands.

TOGETHER WITH second class tidelands abutting and adjacent to the above-described portion of said Tract "D".

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.

Containing 2.73+/- acres

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

The above described parcels will be combined or aggregated with contiguous property to the south (P-46539, P-108027 and P-108038) owned by the grantee.

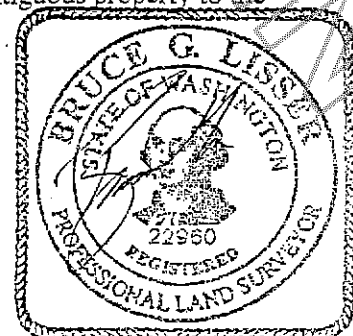


Exhibit "D"

Rolfe Qualified Personal and Residence Trust Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-108028 and P-108039)

Tract "D", Skagit County Short Plat No. 521-81, approved January 3, 1985 and recorded February 7, 1986 in Volume 7 of Short Plats, page 71, under Skagit County Auditor's File No. 8602070072, records of Skagit County Washington, being a portion of the Government Lot 1, Section 26, Township 36 North, Range 1 East, W.M.

EXCEPT that portion described as follows:

BEGINNING at the Southwest corner of said Tract "D";
thence North 32°10'00" West along the West line of said Tract "D" for a distance of 125.12 feet;
thence South 88°48'30" East for a distance of 567.97 feet;
thence South 87°03'10" East for a distance of 370.32 feet;
thence North 85°31'43" East for a distance of 190.85 feet, more or less, to the Westerly margin of second class tidelands;
thence South 46°56'30" East for a distance of 167.80 feet to a point on the South line of said Tract "D";
thence North 88°48'30" West along said South line of said Tract "D" for a distance of 1,184.20 feet to the Southwest corner of said Tract "D" and being the POINT OF BEGINNING;

TOGETHER WITH any portion of second class tidelands abutting and adjacent to the above-described property.

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.

Containing 2.72+/- acres



12-14-14

Exhibit "E"

**Robert P. Marshall and Terry L. Marshall, husband and wife Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-108027, P-46539 and P-108038)**

That portion of Tract "D", Skagit County Short Plat No. 521-81, approved January 3, 1985 and recorded February 7, 1986, in Volume 7 of Short Plats, page 71, under Skagit County Auditor's File No. 8602070072, records of Skagit County, Washington, in Government Lot 1, Section 26, Township 36 North, Range 1 East; and being more particularly described as follows:

BEGINNING at the Southwest corner of said Tract "D";
thence North $32^{\circ}10'00''$ West along the West line of said Tract "D" for a distance of 125.12 feet;
thence South $88^{\circ}48'30''$ East for a distance of 567.97 feet;
thence South $87^{\circ}03'10''$ East for a distance of 370.32 feet;
thence North $85^{\circ}31'43''$ East for a distance of 190.85 feet, more or less, to the Westerly margin of second class tidelands;
thence South $46^{\circ}56'30''$ East for a distance of 167.80 feet to a point on the South line of said Tract "D";
thence North $88^{\circ}48'30''$ West along said South line of said Tract "D" for a distance of 1,184.20 feet to the Southwest corner of said Tract "D" and being the POINT OF BEGINNING;

The Easterly margin of the above parcel description is shortened or lengthened to terminate at the Westerly boundary of said second class tidelands.

TOGETHER WITH second class tidelands abutting and adjacent to the above-described portion of said Tract "D".

ALSO TOGETHER WITH Tract "E" of Skagit County Short Plat No. 521-81, approved January 3, 1985 and recorded February 7, 1986, in Volume 7 of Short Plats, page 71, under Skagit County Auditor's File No. 8602070072, records of Skagit County, being a portion of Government Lot 1, Section 26, Township 36 North, Range 1 East, W.M., including the tideland of the second class abutting thereon,

EXCEPT any portion of said tidelands lying South of the Easterly extension of the North line of the South 400 feet of said Government Lot 1.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities, over and across Tract "G" (Forest Lane), as shown on the face of said Short Plat.

AND TOGETHER WITH A non-exclusive easement for ingress, egress and utilities over and across a strip of land 60 feet in width being 30 feet on each side of a centerline described as follows:

BEGINNING at a point on the South Boundary line of said Government Lot 1, which is 479 feet East of the Northwest corner of Government Lot 4 in said Section 26;

thence North 28°35' West to the South line of the above-described main tract as created and established by instrument dated April 9, 1947, recorded April 14, 1947, under Auditor's File No. 4030249.

AND ALSO TOGETHER WITH a perpetual easement for ingress, egress and utilities over and across a strip of land 40 feet in width being 20 feet on each side of a centerline described as follows:

BEGINNING at a point on the South Boundary line of said Government Lot 1, which is 479 feet East of the Northwest corner of Government Lot 4 in said Section 26; thence Southeasterly 300 feet, more or less, to a point on existing road crossing the City of Anacortes Park in said Government Lot 4 as granted and created by instrument dated December 8, 1946, recorded March 8, 1947, under Auditor's File No. 401802.

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

All being situate in the County of Skagit, State of Washington.

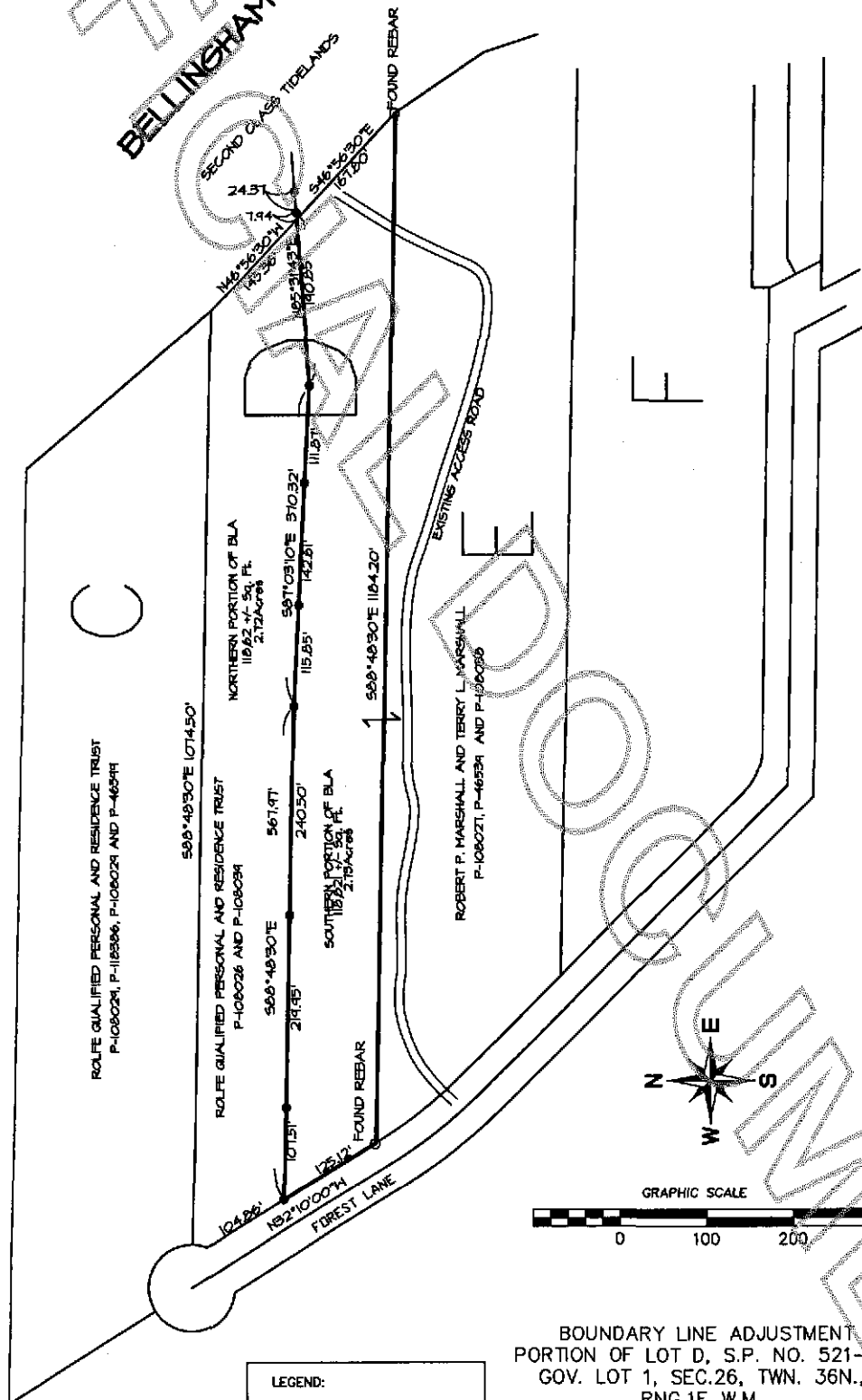
Containing 7.7+/- acres



12-14-16

EXHIBIT "F"

BELLINGHAM BAY



LEGEND:
 • DENOTES REBAR WITH CAP
 LS#21591

BOUNDARY LINE ADJUSTMENT
 PORTION OF LOT D, S.P. NO. 521-B1
 GOV. LOT 1, SEC. 26, TWN. 36N.,
 RNG. 1E., W.M.
 for
 ROBERT AND TERRY MARSHALL

DWG: 16-122 BLA