



201706190189

**RECORDING REQUESTED BY:**

Colleen VanBuren  
17963 Wood Road  
Bow, WA 98232

Skagit County Auditor

\$82.00

6/19/2017 Page

1 of

10 3:42PM

**WHEN RECORDED RETURN TO:**

Colleen VanBuren  
17963 Wood Road  
Bow, WA 98232

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20172695  
JUN 19 2017

**QUIT CLAIM DEED**  
(Boundary Line Adjustment)

Amount Paid \$ 0

Skagit Co. Treasurer

By

Deputy

The information contained in this boxed section is for recording purposes only pursuant to RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of any warranty contained in the document itself.

**Document Title:** Quit Claim Deed**Grantor:** Colleen VanBuren and Steven Radich**Grantee:** Colleen VanBuren and Steven Radich**Abbreviated Legal Description:** Sections 12 and 13 Twp 34N, R 2 EWM**Complete or Additional Legal Description in Quit Claim Deed****Grantor Assessor's Parcel No.:** 20292, 20293**Grantee Assessor's Parcel No.:** 20292, 20293

THIS QUIT CLAIM DEED is made this 16<sup>th</sup> day of June, 2017, by and between **Colleen VanBuren**, a married woman as her separate estate, and **Steven Radich**, a single man, ("Grantors") and **Colleen VanBuren**, a married woman as her separate property, and **Steven Radich**, a single man ("Grantees").

**RECITALS**

A. Grantors are the owners of the property bearing Skagit County Assessor's Parcel Nos. 20292 and 20293, more particularly described as follows:

**West Side (P#20293)**

All that part of the Southeast Quarter of the Northwest Quarter of Section 12 lying South of the County Road and East of Middle Slough, all of Lots 2 and 3 in Section 12, lying East of Middle Slough and all of Lot 2 of Section 13, and all that part of Lot 4 in Section 12 lying South and West of the East Fork of Middle Slough, and all that part of the Northwest Quarter of the Southeast Quarter of Section 12 lying West of the East Fork of Middle Slough, and all that part of the Southwest Quarter of the Northeast Quarter of Section 12 lying South and West of the East Fork of Middle Slough, the said Sections 12

and 13 being in Township 34 North, Range 2 East, W.M.; EXCEPT that portion conveyed to the State of Washington by deed recorded April 14, 1970 under Auditor's File No., 737852.

ALSO EXCEPT a strip of land 50 feet wide condemned by City of Anacortes for water pipeline purposes subject to reserved rights to use the surface and access to the above-described premises as declared in Skagit County Cause No. 00-2-01183-3 Stipulated Findings of Fact, Conclusions of Law and Judgment and Decree of Condemnation, Parcel No. 15366 dated November 12, 2002.

East Side – (P#20292)

All of that part of the Southeast Quarter of the Northeast Quarter of Section 12 lying South of County Road and West of East Slough, and all that part of the Southwest Quarter of the Northeast quarter of Section 12 lying between the County Road and the East Fork of Middle Slough, and all that portion of the Northwest Quarter of the southeast quarter of Section 12 lying East of East Fork of said Slough, and all that part of Lot 6, Section 12 lying West of East Slough and Telegraph Slough, and all that part of Lot 4, Section 12 lying East and North of the East Fork of Middle Slough and West of Telegraph Slough, less road, all in Section 12, Township 34 North, Range 2 East, W.M.

ALSO EXCEPT a strip of land 50 feet wide condemned by City of Anacortes for water pipeline purposes subject to reserved rights to use the surface and access to the above-described premises as declared in Skagit County Cause No. 00-2-01183-3 Stipulated Findings of Fact, Conclusions of Law and Judgment and Decree of Condemnation, Parcel No. 15366 dated November 12, 2002.

B. The parties wish to adjust the boundaries between their respective parcels by Grantor transferring to Grantee the property described as follows:

All that part of the Southeast Quarter of the Northwest Quarter of Section 12 lying South of the County Road and East of Middle Slough, all of Lots 2 and 3 in Section 12, lying East of Middle Slough and all of Lot 2 of Section 13, and all that part of Lot 4 in Section 12 lying South and West of the East Fork of Middle Slough, and all that part of the Northwest Quarter of the Southeast Quarter of Section 12 lying West of the East Fork of Middle Slough, and all that part of the Southwest Quarter of the Northeast Quarter of Section 12 lying South and West of the East Fork of Middle Slough, the said Sections 12 and 13 being in Township 34 North, Range 2 East, W.M.; EXCEPT that portion conveyed to the State of Washington by deed recorded April 14, 1970 under Auditor's File No., 737852.

ALSO EXCEPT a strip of land 50 feet wide condemned by City of Anacortes for water pipeline purposes subject to reserved rights to use the surface and access to the above-described premises as declared in Skagit County Cause No. 00-2-01183-3 Stipulated Findings of Fact, Conclusions of Law and Judgment and Decree of Condemnation, Parcel No. 15366 dated November 12, 2002.

AND ALSO EXCEPT That portion of Section 12, Township 34 North, Range 2 East W.M. described as follows:

Beginning at the intersection of the Middle Slough (Blind Slough) with the Southerly margin of that fifty-foot strip (50') of land condemned on November 12, 2002 under Skagit County Cause No. 00-2-01183-3; thence the following courses and distances along the Southerly margin of said Skagit County Cause:

thence South 75 Degrees 50'05" East a distance of 113.33 feet;  
thence South 79 Degrees 24'39" East a distance of 398.70 feet;  
thence South 71 Degrees 04'15" East a distance of 299.47 feet;  
thence South 75 Degrees 50'05" East a distance of 106.22 feet;  
thence South 85 Degrees 17'49" East a distance of 28.82 feet to the centerline of the existing East Fork of Middle Slough; thence Southerly along the centerline of the said East Fork of Middle Slough the following courses and distances:

thence South 31 Degrees 50'41" East a distance of 99.26 feet;  
thence South 27 Degrees 58'22" East a distance of 93.62 feet;  
thence South 29 Degrees 24'04" East a distance of 206.23 feet;  
thence South 29 Degrees 00'18" East a distance of 102.57 feet;  
thence South 26 Degrees 04'24" East a distance of 97.86 feet;  
thence South 16 Degrees 20'43" East a distance of 97.66 feet;  
thence South 10 Degrees 06'36" East a distance of 103.28 feet;  
thence South 07 Degrees 43'24" East a distance of 94.39 feet;  
thence South 00 Degrees 04'35" East a distance of 118.73 feet;  
thence South 09 Degrees 04'53" West a distance of 202.81 feet;  
thence South 03 Degrees 44'39" East a distance of 39.26 feet;  
thence South 18 Degrees 46'10" East a distance of 74.53 feet;  
thence South 33 Degrees 47'25" East a distance of 159.54 feet; thence leaving said slough, North 89 Degrees 34'49" West a distance of 1638.58 feet to the centerline of said Middle Slough (Blind Slough); thence Northerly along the centerline of said Blind Slough the following courses and distances:

thence North 16 Degrees 27'15" East a distance of 72.24 feet;  
thence North 26 Degrees 28'19" East a distance of 313.61 feet;  
thence North 11 Degrees 25'40" East a distance of 275.68 feet;  
thence North 21 Degrees 19'48" East a distance of 407.32 feet;  
thence North 13 Degrees 23'18" East a distance of 220.85 feet;  
thence North 06 Degrees 24'13" West a distance of 121.55 feet;  
thence North 16 Degrees 11'00" West a distance of 152.04 feet;  
thence North 33 Degrees 17'22" West a distance of 66.58 feet to the POINT OF BEGINNING, containing 40.0 acres.

C. The adjusted description of Grantor's property (P#'s 20292 and 20293) following the conveyance will be as follows:

That portion of Section 12, Township 34 North, Range 2 East W.M. described as follows:

Beginning at the intersection of the Middle Slough (Blind Slough) with the Southerly margin of that fifty-foot strip (50') of land condemned on November 12, 2002 under Skagit County Cause No. 00-2-01183-3; thence the following courses and distances along the Southerly margin of said Skagit County Cause:

thence South 75 Degrees 50'05" East a distance of 113.33 feet;  
thence South 79 Degrees 24'39" East a distance of 398.70 feet;  
thence South 71 Degrees 04'15" East a distance of 299.47 feet;  
thence South 75 Degrees 50'05" East a distance of 106.22 feet;  
thence South 85 Degrees 17'49" East a distance of 28.82 feet to the centerline of the existing East Fork of Middle Slough; thence Southerly along the centerline of the said East Fork of Middle Slough the following courses and distances:

thence South 31 Degrees 50'41" East a distance of 99.26 feet;  
thence South 27 Degrees 58'22" East a distance of 93.62 feet;  
thence South 29 Degrees 24'04" East a distance of 206.23 feet;  
thence South 29 Degrees 00'18" East a distance of 102.57 feet;  
thence South 26 Degrees 04'24" East a distance of 97.86 feet;  
thence South 16 Degrees 20'43" East a distance of 97.66 feet;  
thence South 10 Degrees 06'36" East a distance of 103.28 feet;  
thence South 07 Degrees 43'24" East a distance of 94.39 feet;  
thence South 00 Degrees 04'35" East a distance of 118.73 feet;  
thence South 09 Degrees 04'53" West a distance of 202.81 feet;  
thence South 03 Degrees 44'39" East a distance of 39.26 feet;  
thence South 18 Degrees 46'10" East a distance of 74.53 feet;  
thence South 33 Degrees 47'25" East a distance of 159.54 feet; thence leaving said slough, North 89 Degrees 34'49" West a distance of 1638.58 feet to the centerline of said Middle Slough (Blind Slough); thence Northerly along the centerline of said Blind Slough the following courses and distances:

thence North 16 Degrees 27'15" East a distance of 72.24 feet;  
thence North 26 Degrees 28'19" East a distance of 313.61 feet;  
thence North 11 Degrees 25'40" East a distance of 275.68 feet;  
thence North 21 Degrees 19'48" East a distance of 407.32 feet;  
thence North 13 Degrees 23'18" East a distance of 220.85 feet;  
thence North 06 Degrees 24'13" West a distance of 121.55 feet;  
thence North 16 Degrees 11'00" West a distance of 152.04 feet;  
thence North 33 Degrees 17'22" West a distance of 66.58 feet to the POINT OF BEGINNING, containing 40.0 acres.

**D.** The adjusted description of Grantee's parcel (P#'s 20292 and 20293) following the conveyance will be as follows:

All of that part of the Southeast Quarter of the Northeast Quarter of Section 12 lying South of County Road and West of East Slough, and all that part of the Southwest Quarter of the Northeast quarter of Section 12 lying between the County Road and the East Fork of Middle Slough, and all that portion of the Northwest Quarter of the

Southeast quarter of Section 12 lying East of East Fork of said Slough, and all that part of Lot 6, Section 12 lying West of East Slough and Telegraph Slough, and all that part of Lot 4, Section 12 lying East and North of the East Fork of Middle Slough and West of Telegraph Slough, less road, all in Section 12, Township 34 North, Range 2 East, W.M. All that part of the Southeast Quarter of the Northwest Quarter of Section 12 lying South of the County Road and East of Middle Slough, all of Lots 2 and 3 in Section 12, lying East of Middle Slough and all of Lot 2 of Section 13, and all that part of Lot 4 in Section 12 lying South and West of the East Fork of Middle Slough, and all that part of the Northwest Quarter of the Southeast Quarter of Section 12 lying West of the East Fork of Middle Slough, and all that part of the Southwest Quarter of the Northeast Quarter of Section 12 lying South and West of the East Fork of Middle Slough, the said Sections 12 and 13 being in Township 34 North, Range 2 East, W.M.; EXCEPT that portion conveyed to the State of Washington by deed recorded April 14, 1970 under Auditor's File No., 737852.

AND EXCEPT a strip of land 50 feet wide condemned by City of Anacortes for water pipeline purposes subject to reserved rights to use the surface and access to the above-described premises as declared in Skagit County Cause No. 00-2-01183-3 Stipulated Findings of Fact, Conclusions of Law and Judgment and Decree of Condemnation, Parcel No. 15366 dated November 12, 2002.

Situate in the County of Skagit, State of Washington.

AND ALSO EXCEPT that portion of Section 12, Township 34 North, Range 2 East W.M. described as follows:

Beginning at the intersection of the Middle Slough (Blind Slough) with the Southerly margin of that fifty-foot strip (50') of land condemned on November 12, 2002 under Skagit County Cause No. 00-2-01183-3; thence the following courses and distances along the Southerly margin of said Skagit County Cause:

thence South 75 Degrees 50'05" East a distance of 113.33 feet;  
thence South 79 Degrees 24'39" East a distance of 398.70 feet;  
thence South 71 Degrees 04'15" East a distance of 299.47 feet;  
thence South 75 Degrees 50'05" East a distance of 106.22 feet;  
thence South 85 Degrees 17'49" East a distance of 28.82 feet to the centerline of the existing East Fork of Middle Slough; thence Southerly along the centerline of the said East Fork of Middle Slough the following courses and distances:

thence South 31 Degrees 50'41" East a distance of 99.26 feet;  
thence South 27 Degrees 58'22" East a distance of 93.62 feet;  
thence South 29 Degrees 24'04" East a distance of 206.23 feet;  
thence South 29 Degrees 00'18" East a distance of 102.57 feet;  
thence South 26 Degrees 04'24" East a distance of 97.86 feet;  
thence South 16 Degrees 20'43" East a distance of 97.66 feet;  
thence South 10 Degrees 06'36" East a distance of 103.28 feet;  
thence South 07 Degrees 43'24" East a distance of 94.39 feet;  
thence South 00 Degrees 04'35" East a distance of 118.73 feet;

thence South 09 Degrees 04'53" West a distance of 202.81 feet;  
thence South 03 Degrees 44'39" East a distance of 39.26 feet;  
thence South 18 Degrees 46'10" East a distance of 74.53 feet;  
thence South 33 Degrees 47'25" East a distance of 159.54 feet; thence leaving  
said slough, North 89 Degrees 34'49" West a distance of 1638.58 feet to the centerline of  
said Middle Slough (Blind Slough); thence Northerly along the centerline of said Blind  
Slough the following courses and distances:

thence North 16 Degrees 27'15" East a distance of 72.24 feet;  
thence North 26 Degrees 28'19" East a distance of 313.61 feet;  
thence North 11 Degrees 25'40" East a distance of 275.68 feet;  
thence North 21 Degrees 19'48" East a distance of 407.32 feet;  
thence North 13 Degrees 23'18" East a distance of 220.85 feet;  
thence North 06 Degrees 24'13" West a distance of 121.55 feet;  
thence North 16 Degrees 11'00" West a distance of 152.04 feet;  
thence North 33 Degrees 17'22" West a distance of 66.58 feet to the POINT OF  
BEGINNING, containing 40.0 acres.

**E.** A diagram showing the boundaries of the Grantor's property before conveyance is attached as **Exhibit A** and a diagram showing the boundaries of the Grantor's property after the conveyance is attached as **Exhibit B**.

**F.** Each of the undersigned owners does hereby declare and acknowledge:

1. Each of the undersigned owners for each parcel is seeking the adjustment of the boundary for the parcels described.
2. The resulting boundary line adjustment will not create an additional parcel, nor will the resulting parcels be inconsistent with performance standards with existing Skagit County Zoning code.
3. The resulting boundary line adjustment will not remove or impinge upon any existing easements, covenants, restrictions or encumbrances affecting either of the parcels.
4. This boundary adjustment is not for the purpose of creating any additional building lots.

### **CONVEYANCE**

THEREFORE, for good and valuable consideration, receipt of which is hereby acknowledged, Grantor hereby quit claims to Grantee all of Grantor's interest in the following real property in the County of Skagit and State of Washington:

U  
N  
D  
E  
R  
S  
T  
A  
N  
D  
I  
N  
G  
D  
O  
C  
U  
M  
E  
N  
T

All that part of the Southeast Quarter of the Northwest Quarter of Section 12 lying South of the County Road and East of Middle Slough, all of Lots 2 and 3 in Section 12, lying East of Middle Slough and all of Lot 2 of Section 13, and all that part of Lot 4 in Section 12 lying South and West of the East Fork of Middle Slough, and all that part of the Northwest Quarter of the Southeast Quarter of Section 12 lying West of the East Fork of Middle Slough, and all that part of the Southwest Quarter of the Northeast Quarter of Section 12 lying South and West of the East Fork of Middle Slough, the said Sections 12 and 13 being in Township 34 North, Range 2 East, W.M.; EXCEPT that portion conveyed to the State of Washington by deed recorded April 14, 1970 under Auditor's File No., 737852

ALSO EXCEPT a strip of land 50 feet wide condemned by City of Anacortes for water pipeline purposes subject to reserved rights to use the surface and access to the above-described premises as declared in Skagit County Cause No. 00-2-01183-3 Stipulated Findings of Fact, Conclusions of Law and Judgment and Decree of Condemnation, Parcel No. 15366 dated November 12, 2002.

AND ALSO EXCEPT that portion of Section 12, Township 34 North, Range 2 East W.M. described as follows:

Beginning at the intersection of the Middle Slough (Blind Slough) with the Southerly margin of that fifty-foot strip (50') of land condemned on November 12, 2002 under Skagit County Cause No. 00-2-01183-3; thence the following courses and distances along the Southerly margin of said Skagit County Cause:

thence South 75 Degrees 50'05" East a distance of 113.33 feet;  
thence South 79 Degrees 24'39" East a distance of 398.70 feet;  
thence South 71 Degrees 04'15" East a distance of 299.47 feet;  
thence South 75 Degrees 50'05" East a distance of 106.22 feet;  
thence South 85 Degrees 17'49" East a distance of 28.82 feet to the centerline of the existing East Fork of Middle Slough; thence Southerly along the centerline of the said East Fork of Middle Slough the following courses and distances:

thence South 31 Degrees 50'41" East a distance of 99.26 feet;  
thence South 27 Degrees 58'22" East a distance of 93.62 feet;  
thence South 29 Degrees 24'04" East a distance of 206.23 feet;  
thence South 29 Degrees 00'18" East a distance of 102.57 feet;  
thence South 26 Degrees 04'24" East a distance of 97.86 feet;  
thence South 16 Degrees 20'43" East a distance of 97.66 feet;  
thence South 10 Degrees 06'36" East a distance of 103.28 feet;  
thence South 07 Degrees 43'24" East a distance of 94.39 feet;  
thence South 00 Degrees 04'35" East a distance of 118.73 feet;  
thence South 09 Degrees 04'53" West a distance of 202.81 feet;  
thence South 03 Degrees 44'39" East a distance of 39.26 feet;  
thence South 18 Degrees 46'10" East a distance of 74.53 feet;  
thence South 33 Degrees 47'25" East a distance of 159.54 feet; thence leaving said slough, North 89 Degrees 34'49" West a distance of 1638.58 feet to the centerline of said Middle Slough (Blind Slough); thence Northerly along the centerline of said Blind Slough the following courses and distances:

thence North 16 Degrees 27'15" East a distance of 72.24 feet;  
thence North 26 Degrees 28'19" East a distance of 313.61 feet;  
thence North 11 Degrees 25'40" East a distance of 275.68 feet;  
thence North 21 Degrees 19'48" East a distance of 407.32 feet;  
thence North 13 Degrees 23'18" East a distance of 220.85 feet;  
thence North 06 Degrees 24'13" West a distance of 121.55 feet;  
thence North 16 Degrees 11'00" West a distance of 152.04 feet;  
thence North 33 Degrees 17'22" West a distance of 66.58 feet to the POINT OF  
BEGINNING, containing 40.0 acres.

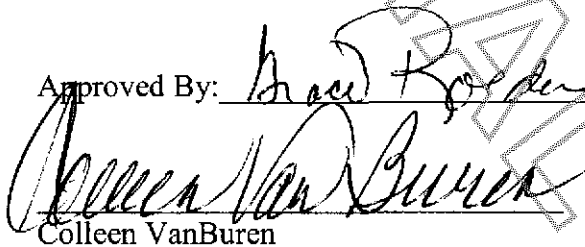
This boundary adjustment is not for the purpose of creating an additional building lot.

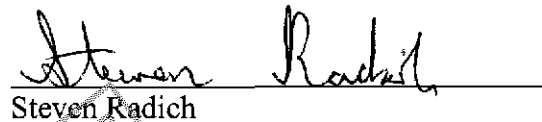
**APPROVAL**

This adjustment has been reviewed pursuant to SCC 14.18 and is hereby approved.

Approved By: \_\_\_\_\_

Date: \_\_\_\_\_

  
Colleen VanBuren

  
Steven Radich

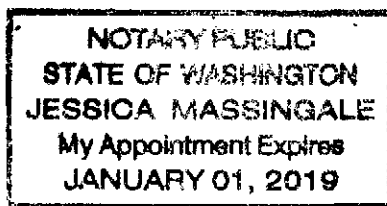
State of Washington )


:SS

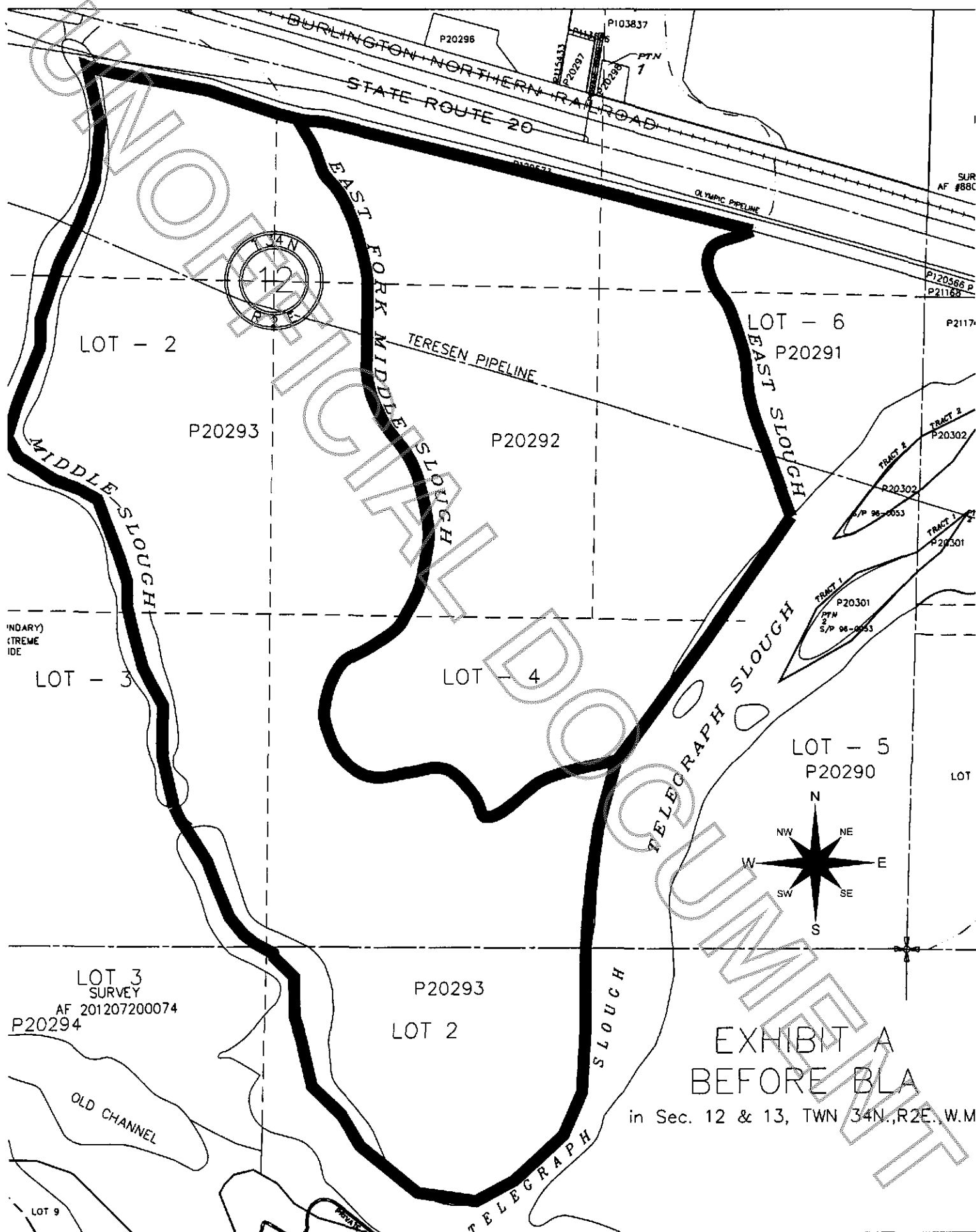
County of Skagit )

On this 6<sup>th</sup> day of MAY, 2017, before me a Notary Public in and for the state of Washington, personally appeared **Colleen VanBuren** and **Steven Radich**, and acknowledged the instrument to be their free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the instrument.

WITNESS MY HAND AND OFFICIAL SEAL.



  
Printed Name Jessica Massingale  
Notary Public in and for the State of  
Washington residing at Snohomish County  
My Commission Expires: January 1st 2019



LOT 3  
SURVEY  
AF 201207200074  
P20294

OLD CHANNEL

LOT 9

EXHIBIT A  
BEFORE BLA  
in Sec. 12 & 13, T4N, R2E, W.M

