



201707070040

Skagit County Auditor

\$86.00

7/7/2017 Page

1 of

14 11:37AM

When recorded return to:

Craig Sjoström
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Quitclaim Deed

(Boundary Line Adjustment)

Grantors: Bryan Sakuma & Barbara Sakuma, h/w

Grantees: Nathaniel B. Sakuma & Lisa M. Sakuma, h/w

Legal Description: ptn Lot 4, S/P 92-023

Assessor's Property Tax Parcel or Account Nos.: P104026; P104029

Reference Nos of Documents Assigned or Released: N/A

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20173068
JUL 07 2017

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

THIS INDENTURE, is made this 6th 2017 day of June, 2017, between Bryan Sakuma & Barbara Sakuma, h/w, Grantors, and Nathaniel B. Sakuma & Lisa M. Sakuma, h/w, Grantees.

Recitals

- a. Grantors are the owners of the property bearing Skagit County Assessor's parcel no. P104026, described in the attached Exhibit A.
- b. Grantees are the owners of the property bearing Skagit County Assessor's parcel no. P104029, described in the attached Exhibit B.
- b. The parties wish to adjust the boundaries between the two parcels, with a portion of P104026 (described in the attached Exhibit C) to be incorporated into P104029.
- c. The adjusted description of P104026 is attached as Exhibit D.
- d. The adjusted description of P104029 is attached as Exhibit E.

c. A diagram showing the adjustment 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 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 Exhibit C.

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

DATED: 6-22- 2017.


BRYAN SAKUMA

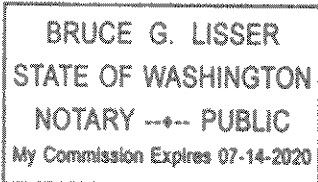

BARBARA SAKUMA

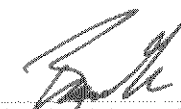
STATE OF WASHINGTON)

COUNTY OF SKAGIT)

On this day personally appeared before me Bryan Sakuma, 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 22nd day of June, 2017.



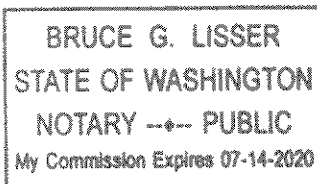

NOTARY PUBLIC in and for the
State of Washington, residing at Mount Vernon
My commission expires: 7-14-20
Name: Bruce G. Lisser

STATE OF WASHINGTON)

COUNTY OF SKAGIT)

On this day personally appeared before me Barbara Sakuma, 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 22nd day of June, 2017.





NOTARY PUBLIC in and for the
State of Washington, residing at Mount Vernon
My commission expires: 7-14-20
Name: Bruce G. Lisser

Exhibit "A"

**Bryan Sakuma and Barbara Sakuma, husband and wife Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-104026)**

Lot 4, Skagit County Short Plat No. 92-023, approved November 18, 1992 and recorded November 19, 1992, in Book 10 of Short Plats, pages 140-141 (inclusive), under Skagit County Auditor's File No. 9211190029, being a portion of the Northeast 1/4 of the Northwest 1/4 of Section 27, Township 35 North, Range 3 East, W.M.

EXCEPT that portion of said Lot 4, Skagit County Short Plat No. 92-023, described as follows:

BEGINNING at a Northeasterly corner of said Lot 4, common with the Northwest corner of Lot 1 of said Skagit County Short Plat No. 92-023; thence South $4^{\circ}16'28''$ West along the common line between said Lots 1 and 4 and the extension thereof for a distance of 162.31 feet, more or less, to the Southwest corner of that certain boundary line adjustment parcel conveyed to Bryan Sakuma and Barbara Sakuma by deed recorded under Skagit County Auditor's File No. 201507010083; thence North $89^{\circ}26'48''$ West on a Westerly projection of the South line of said Bryan Sakuma and Barbara Sakuma boundary line adjustment parcel for a distance of 26.79 feet; thence South $0^{\circ}42'18''$ West for a distance of 96.27 feet; thence North $89^{\circ}58'42''$ West for a distance of 22.95 feet; thence South $0^{\circ}02'08''$ West for a distance of 49.70 feet; thence South $86^{\circ}25'34''$ West for a distance of 63.25 feet; thence South $75^{\circ}07'29''$ West for a distance of 192.48 feet, more or less, to the Easterly margin (centerline based upon as-built ditch) or that certain 20-foot wide strip conveyed to Skagit County Drainage District No. 14 by Skagit County Superior Court Cause No. 3604; thence along said Easterly margin North $3^{\circ}48'47''$ West for a distance of 161.98 feet; thence North $26^{\circ}44'53''$ West for a distance of 56.44 feet; thence North $33^{\circ}05'43''$ West for a distance of 55.93 feet; thence North $44^{\circ}33'42''$ West for a distance of 52.69 feet; thence North $57^{\circ}57'24''$ West for a distance of 130.75 feet; thence North $65^{\circ}25'29''$ West for a distance of 98.77 feet, more or less, to the North line of said Lot 4, also being the North line of said Northeast 1/4 of the Northwest 1/4 of Section 27; thence leaving said Easterly margin South $89^{\circ}26'48''$ East along the North line of said Lot 4, for a distance of 183.64 feet, more or less, to an angle point in said North line; thence South $0^{\circ}09'40''$ West for a distance of 40.00 feet, more or less, to an angle point in said North line at a point bearing North $89^{\circ}26'48''$ West from the POINT OF BEGINNING; thence South $89^{\circ}26'48''$ East along said North line for a distance of 433.04 feet, more or less, to the POINT OF BEGINNING.

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.

Exhibit "B"

**Nathaniel B. Sakuma and Lisa M. Sakuma, husband and wife, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-104029)**

Lot 2 of Short Plat No. 92-023, approved November 18, 1992, recorded November 19, 1992, in Book 40 of Short Plats, pages 140 and 141, under Auditor's File No. 9211190029, records of Skagit County, Washington, being a portion of the Northeast 1/4 of the Northwest 1/4 of Section 27, Township 35 North, Range 3 East, W.M.,

EXCEPT that portion of Lot 2, described as follows:

BEGINNING in the Northwest corner of Lot 2 of said Short Plat No. 92-023, also being the Northeast corner of Lot 1 of said Short Plat No. 92-023;
thence South $89^{\circ}26'48''$ East along the North line of said Lot 2, also being the Southerly right of way margin of Benson Road for a distance of 23.50 feet;
thence South $0^{\circ}10'30''$ West parallel with the East line of said Lot 1 for a distance of 161.97 feet;
thence North $89^{\circ}26'48''$ West parallel with the South line of said Lot 1 for a distance of 193.06 feet, more or less, to the Westerly line of said Lot 2 at a point bearing South $4^{\circ}16'28''$ West from the Southwest corner of said Lot 1;
thence North $4^{\circ}16'28''$ East along said West line of Lot 2 for a distance of 17.00 feet, more or less, to said Southwest corner of Lot 1;
thence South $89^{\circ}26'48''$ East along the South line of said Lot 1 for a distance of 135.00 feet to an angle point in said South line;
thence North $47^{\circ}13'39''$ East along the Southeasterly line of said Lot 1 for a distance of 45.56 feet to an angle point in said line at a point bearing South $0^{\circ}10'30''$ West from the TRUE POINT OF BEGINNING;
thence North $0^{\circ}10'30''$ East along the East line of said Lot 1 for a distance of 113.74 feet, more or less, to the Northeast corner said Lot 1, and being the POINT OF BEGINNING.

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.

Exhibit "C"

**Portion of Bryan Sakuma and Barbara Sakuma Parcel
(Skagit County Assessor's Parcel No. P-104026)
to be Boundary Line Adjusted to
Nathaniel B. Sakuma and Lisa M. Sakuma Parcel
(Skagit County Assessor's Parcel No. P-104029)**

That portion of Lot 4, Skagit County Short Plat No. 92-023, approved November 18, 1992 and recorded November 19, 1992, in Book 10 of Short Plats, pages 140-141 (inclusive), under Skagit County Auditor's File No. 9211190029, being a portion of the Northeast 1/4 of the Northwest 1/4 of Section 27, Township 35 North, Range 3 East, W.M., described as follows:

BEGINNING at a Northeasterly corner of said Lot 4, common with the Northwest corner of Lot 1 of said Skagit County Short Plat No. 92-023; thence South $4^{\circ}16'28''$ West along the common line between said Lots 1 and 4 and the extension thereof, for a distance of 162.31 feet, more or less, to the Southwest corner of that certain boundary line adjustment parcel conveyed to Bryan Sakuma and Barbara Sakuma by deed recorded under Skagit County Auditor's File No. 201507010083 and being the TRUE POINT OF BEGINNING;
thence North $89^{\circ}76'48''$ West on a Westerly projection of the South line of said Bryan Sakuma and Barbara Sakuma boundary line adjustment parcel for a distance of 26.79 feet;
thence South $0^{\circ}42'18''$ West for a distance of 96.27 feet;
thence North $89^{\circ}58'42''$ West for a distance of 22.95 feet;
thence South $0^{\circ}02'08''$ West for a distance of 49.70 feet;
thence North $86^{\circ}25'34''$ East for a distance of 114.49 feet;
thence South $57^{\circ}40'04''$ East for a distance of 66.35 feet, more or less, to the Southwesterly line of Lot 2, said Short Plat No. 92-023 at a point bearing North $38^{\circ}37'44''$ West and a distance of 45.00 feet from the Southerly most corner of said Lot 2;
thence North $38^{\circ}37'44''$ West along said Southwesterly line of Lot 2 for a distance of 193.94 feet to an angle point in said line at a point bearing South $4^{\circ}16'28''$ West from the TRUE POINT OF BEGINNING;
thence North $4^{\circ}16'28''$ East along the Westerly line of said Lot 2 for a distance of 22.61 feet, more or less, to the TRUE POINT OF BEGINNING.

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 10,863 sq ft, 0.25 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 east (P-104029) owned by the grantee.

APPROVED

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

Skagit County

By: David Rooden
Title: Senior Planner

Date: 7/6/2017



6-15-17

Exhibit "D"

**Bryan Sakuma and Barbara Sakuma, husband and wife, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-104026)**

Lot 4, Skagit County Short Plat No. 92-023, approved November 18, 1992 and recorded November 19, 1992, in Book 10 of Short Plats, pages 140-141 (inclusive), under Skagit County Auditor's File No. 9211190029, being a portion of the Northeast 1/4 of the Northwest 1/4 of Section 27, Township 35 North, Range 3 East, W.M.

EXCEPT that portion of said Lot 4, Skagit County Short Plat No. 92-023, described as follows:

BEGINNING at a Northeasterly corner of said Lot 4, common with the Northwest corner of Lot 1 of said Skagit County Short Plat No. 92-023; thence South 4°16'28" West along the common line between said Lots 1 and 4 and the extension thereof for a distance of 162.31 feet, more or less, to the Southwest corner of that certain boundary line adjustment parcel conveyed to Bryan Sakuma and Barbara Sakuma by deed recorded under Skagit County Auditor's File No. 201507010083; thence North 89°26'48" West on a Westerly projection of the South line of said Bryan Sakuma and Barbara Sakuma boundary line adjustment parcel for a distance of 26.79 feet; thence South 0°42'18" West for a distance of 96.27 feet; thence North 89°58'42" West for a distance of 22.95 feet; thence South 0°02'08" West for a distance of 49.70 feet; thence South 86°25'34" West for a distance of 63.25 feet; thence South 75°07'29" West for a distance of 192.48 feet, more or less, to the Easterly margin (centerline based upon as-built ditch) or that certain 20-foot wide strip conveyed to Skagit County Drainage District No. 14 by Skagit County Superior Court Cause No. 3604; thence along said Easterly margin North 3°48'47" West for a distance of 161.98 feet; thence North 26°44'53" West for a distance of 56.44 feet; thence North 33°05'43" West for a distance of 55.93 feet; thence North 44°33'42" West for a distance of 52.69 feet; thence North 57°57'24" West for a distance of 130.75 feet; thence North 65°25'29" West for a distance of 98.77 feet, more or less, to the North line of said Lot 4, also being the North line of said Northeast 1/4 of the Northwest 1/4 of Section 27; thence leaving said Easterly margin South 89°26'48" East along the North line of said Lot 4, for a distance of 183.64 feet, more or less, to an angle point in said North line; thence South 0°09'40" West for a distance of 40.00 feet, more or less, to an angle point in said North line at a point bearing North 89°26'48" West from the POINT OF BEGINNING; thence South 89°26'48" East along said North line for a distance of 433.04 feet, more or less, to the POINT OF BEGINNING.

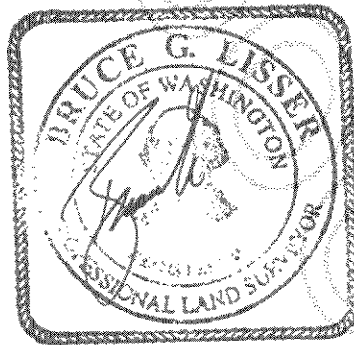
ALSO EXCEPT that portion of said Lot 4, Skagit County Short Plat No. 92-023, described as follows:

BEGINNING at a Northeasterly corner of said Lot 4, common with the Northwest corner of Lot 1 of said Skagit County Short Plat No. 92-023; thence South $4^{\circ}16'28''$ West along the common line between said Lots 1 and 4 and the extension thereof, for a distance of 162.31 feet, more or less, to the Southwest corner of that certain boundary line adjustment parcel conveyed to Bryan Sakuma and Barbara Sakuma by deed recorded under Skagit County Auditor's File No. 201507010083 and being the TRUE POINT OF BEGINNING; thence North $89^{\circ}76'48''$ West on a Westerly projection of the South line of said Bryan Sakuma and Barbara Sakuma boundary line adjustment parcel for a distance of 26.79 feet; thence South $0^{\circ}42'18''$ West for a distance of 96.27 feet; thence North $89^{\circ}58'42''$ West for a distance of 22.95 feet; thence South $0^{\circ}02'08''$ West for a distance of 49.70 feet; thence North $86^{\circ}25'34''$ East for a distance of 114.49 feet; thence South $57^{\circ}40'04''$ East for a distance of 66.35 feet, more or less, to the Southwesterly line of Lot 2, said Short Plat No. 92-023 at a point bearing North $38^{\circ}37'44''$ West and a distance of 45.00 feet from the Southerly most corner of said Lot 2; thence North $38^{\circ}37'44''$ West along said Southwesterly line of Lot 2 for a distance of 193.94 feet to an angle point in said line at a point bearing South $4^{\circ}16'28''$ West from the TRUE POINT OF BEGINNING; thence North $4^{\circ}16'28''$ East along the Westerly line of said Lot 2 for a distance of 22.61 feet, more or less, to the TRUE POINT OF BEGINNING.

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.

Area (not computed)



6-15-17

Exhibit "E"

**Nathaniel B. Sakuma and Lisa M. Sakuma, husband and wife, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-104029)**

Lot 2 of Short Plat No. 92-023, approved November 18, 1992, recorded November 19, 1992, in Book 40 of Short Plats, pages 140 and 141, under Auditor's File No. 9211190029, records of Skagit County, Washington, being a portion of the Northeast 1/4 of the Northwest 1/4 of Section 27, Township 35 North, Range 3 East, W.M.,

EXCEPT that portion of Lot 2, described as follows:

BEGINNING in the Northwest corner of Lot 2 of said Short Plat No. 92-023, also being the Northeast corner of Lot 1 of said Short Plat No. 92-023;
thence South 89°26'48" East along the North line of said Lot 2, also being the Southerly right of way margin of Benson Road for a distance of 23.50 feet;
thence South 0°10'30" West parallel with the East line of said Lot 1 for a distance of 161.97 feet;
thence North 89°26'48" West parallel with the South line of said Lot 1 for a distance of 193.06 feet, more or less, to the Westerly line of said Lot 2 at a point bearing South 4°16'28" West from the Southwest corner of said Lot 1;
thence North 4°16'28" East along said West line of Lot 2 for a distance of 17.00 feet, more or less, to said Southwest corner of Lot 1;
thence South 89°26'48" East along the South line of said Lot 1 for a distance of 135.00 feet to an angle point in said South line;
thence North 47°13'39" East along the Southeasterly line of said Lot 1 for a distance of 45.56 feet to an angle point in said line at a point bearing South 0°10'30" West from the TRUE POINT OF BEGINNING;
thence North 0°10'30" East along the East line of said Lot 1 for a distance of 113.74 feet, more or less, to the Northeast corner said Lot 1, and being the POINT OF BEGINNING.

TOGETHER WITH that portion of said Lot 4, Skagit County Short Plat No. 92-023, described as follows:

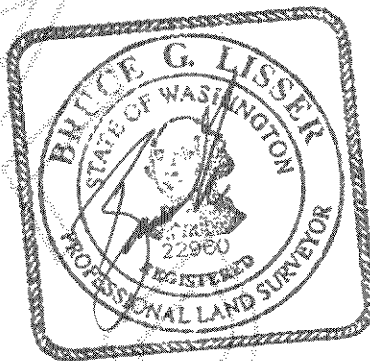
BEGINNING at a Northeasterly corner of said Lot 4, common with the Northwest corner of Lot 1 of said Skagit County Short Plat No. 92-023;
thence South 4°16'28" West along the common line between said Lots 1 and 4 and the extension thereof, for a distance of 162.31 feet, more or less, to the Southwest corner of that certain boundary line adjustment parcel conveyed to Bryan Sakuma and Barbara Sakuma by deed recorded under Skagit County Auditor's File No. 201507010083 and being the TRUE POINT OF BEGINNING;
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thence North 89°58'42" West for a distance of 22.95 feet;

thence South 0°02'08" West for a distance of 49.70 feet;
thence North 86°25'34" East for a distance of 114.49 feet;
thence South 57°40'04" East for a distance of 66.35 feet, more or less, to the
Southwesterly line of Lot 2, said Short Plat No. 92-023 at a point bearing North
38°37'44" West and a distance of 45.00 feet from the Southerly most corner of
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thence North 38°37'44" West along said Southwesterly line of Lot 2 for a
distance of 193.94 feet to an angle point in said line at a point bearing South
4°16'28" West from the TRUE POINT OF BEGINNING;
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SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens,
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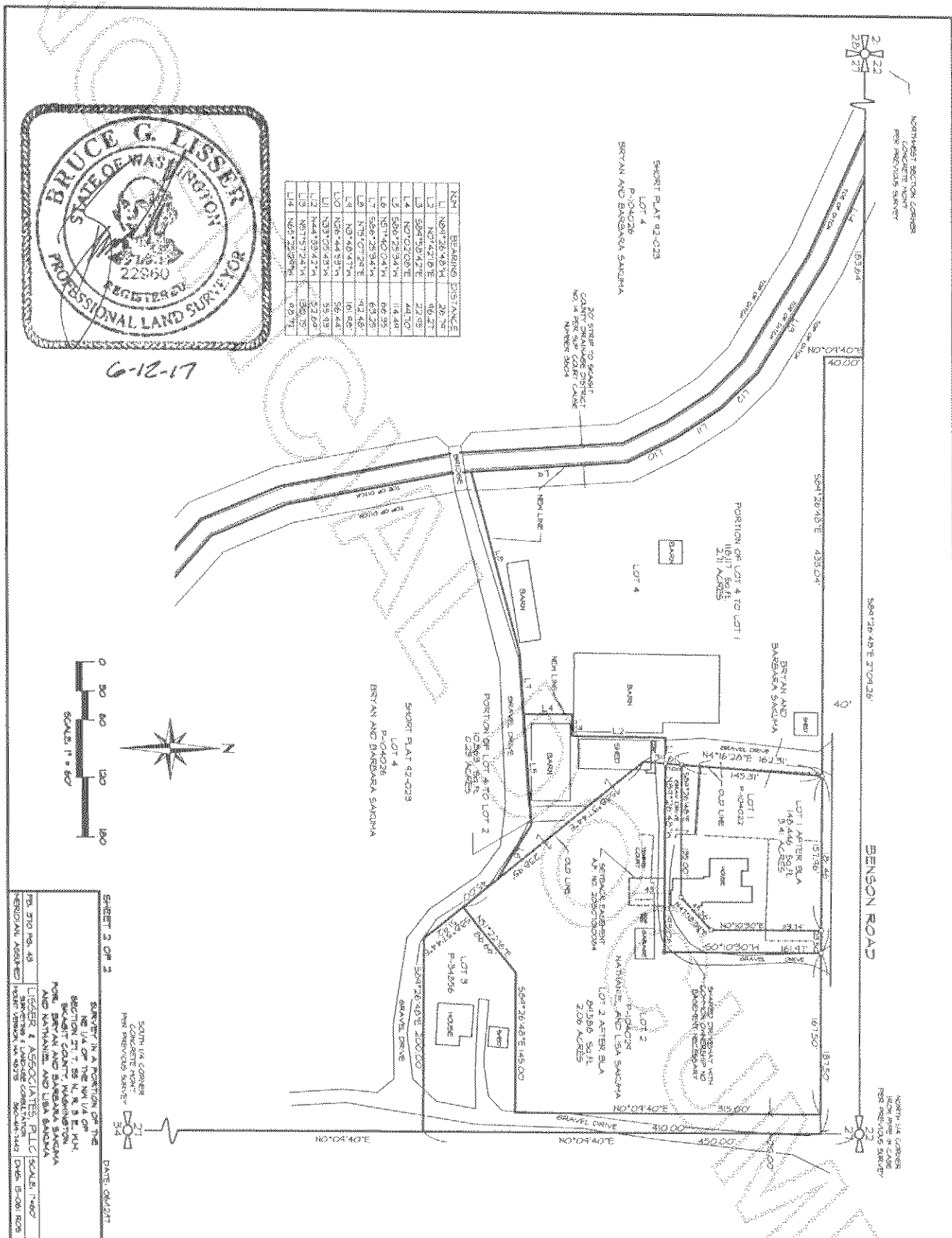
Situate in the County of Skagit, State of Washington.

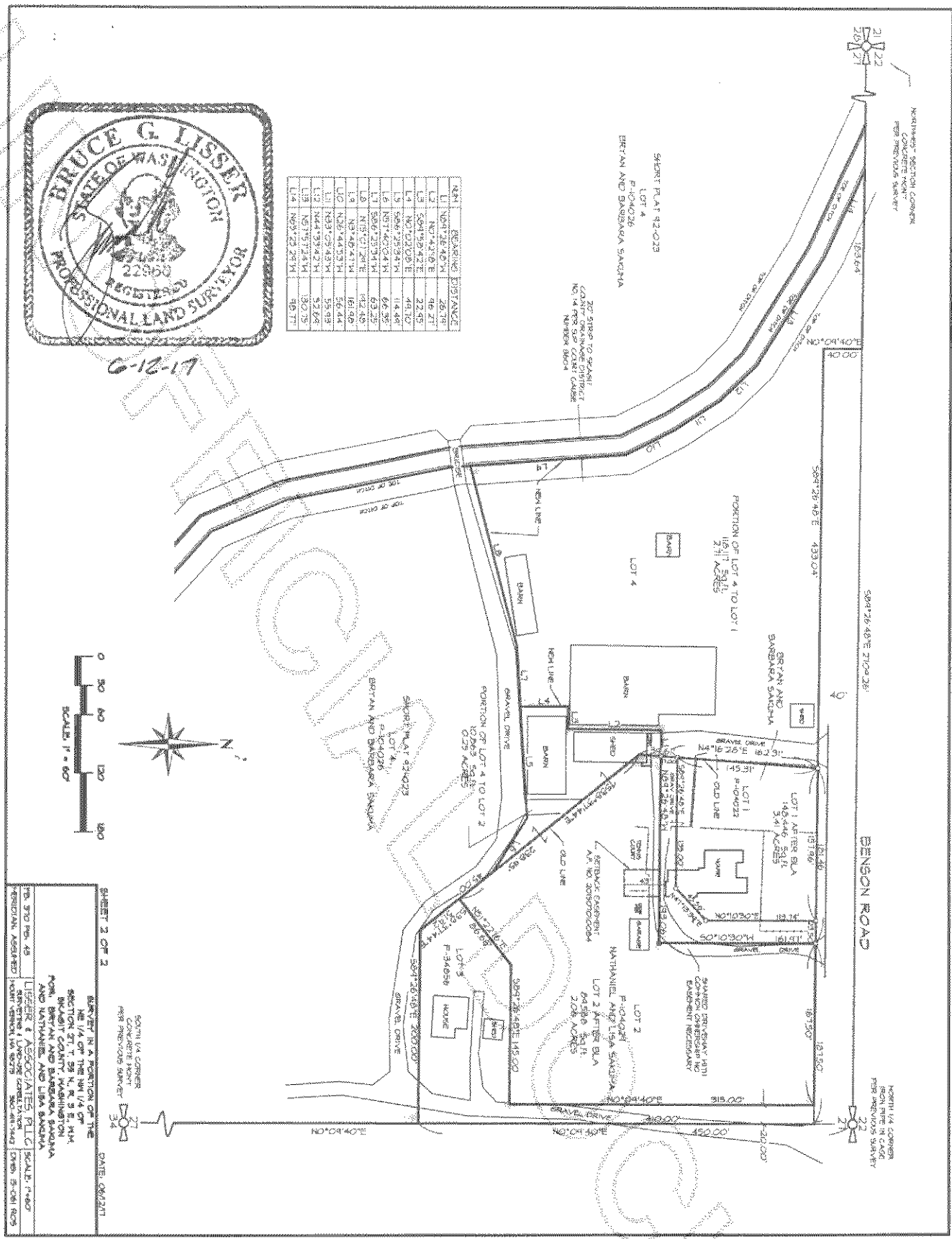
Containing 2.06 acres



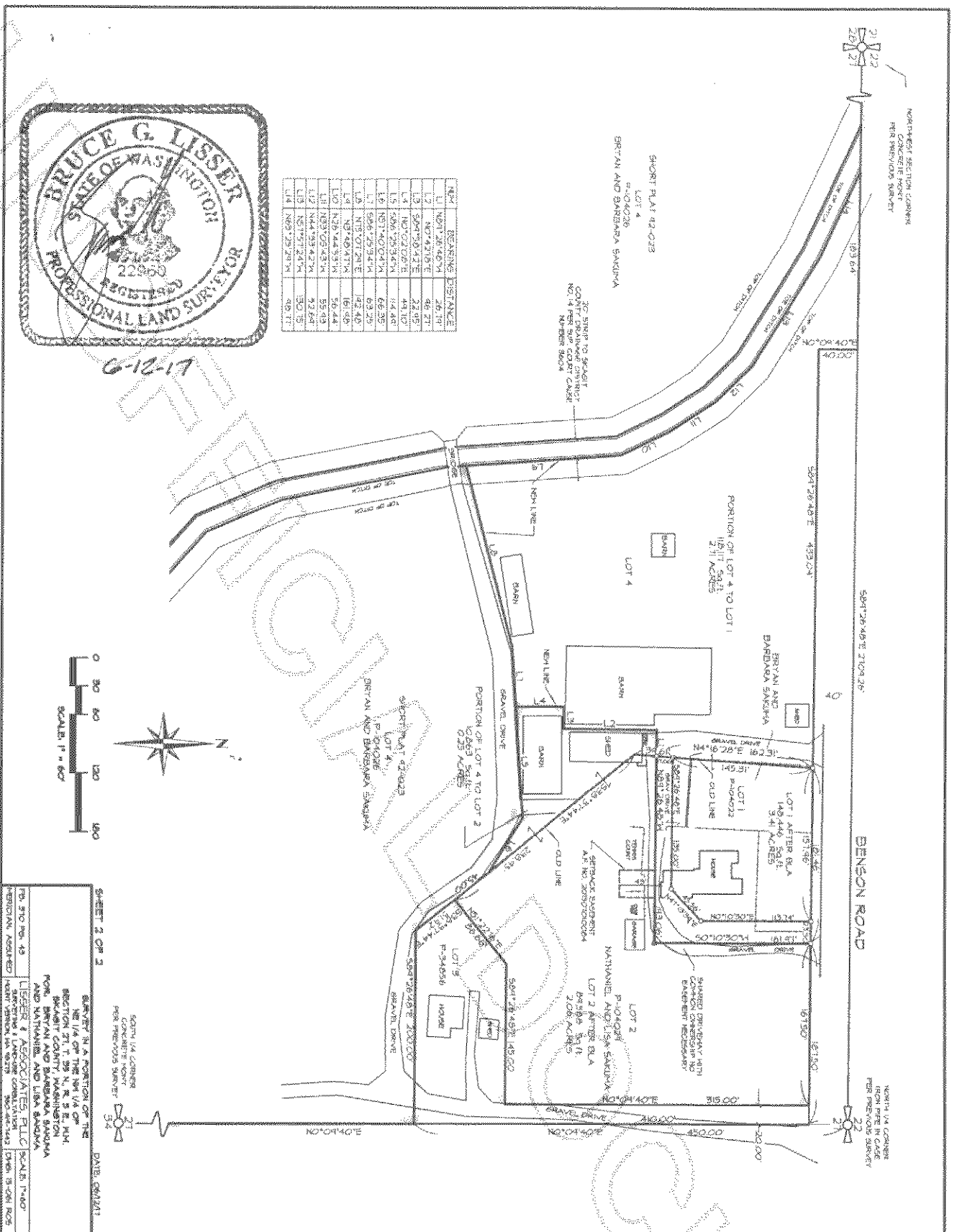
6-15-17

EXHIBIT "F"





BEFORE



AFTER