



201707180103

Skagit County Auditor

\$82.00

7/18/2017 Page

1 of 10 4:30PM

Return to:

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

DOCUMENT TITLE: Quit Claim Deed for Boundary Line Adjustment

GRANTORS: Dr. T.W. Martin Jr. and Anne Huffman Martin (husband and wife)

GRANTEES: Dr. T.W. Martin Jr. and Anne Huffman Martin (husband and wife)

ABBREVIATED LEGAL DESCRIPTION: Ptn NE $\frac{1}{4}$  of Section 11, Twp. 34N, Rng. 04E, W.M.

ASSESSOR'S PARCELS/TAX ID NUMBERS: P69907, P69908, and P69909

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

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

**GRANTORS:** Dr. T.W. Martin Jr. and Anne Huffman Martin (husband and wife)

**GRANTEES:** Dr. T.W. Martin Jr. and Anne Huffman Martin (husband and wife)

**ABBREVIATED LEGAL DESCRIPTION:** Ptn NE¼ of Section 11, Twp. 34N, Rng. 04E, W.M.

**ASSESSOR'S PARCELS/TAX ID NUMBERS:** P69907, P69908, and P69909

**THIS INDENTURE**, is made this 12<sup>th</sup> day of July, 2017, by Dr. T.W. Martin Jr. and Anne Huffman Martin who are both the Grantors and the Grantees between lots of record they own for this Boundary Line Adjustment.

**RECITALS:**

- A. The Grantors Dr. T.W. Martin Jr. and Anne Huffman Martin are the owners of property bearing Skagit County Assessor's Parcel number: P69907; that has a street address of 13250 Teak Lane, that is more particularly described in the attached **Exhibit A**.
- B. The Grantees Dr. T.W. Martin Jr. and Anne Huffman Martin are also the owners of property bearing Skagit County Assessor's Parcel numbers: P69908 and P69909; that is more particularly described in the attached **Exhibit B**.
- C. The parties wish to adjust the boundaries between the above described properties, with a portion of the Grantor's property being incorporated into the Grantees' property, as described in the attached **Exhibit C**.
- D. The descriptions of the new boundaries of the properties, as the result of this boundary line adjustment, are set forth in the attached **Exhibits D and E**.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2017 3296  
JUL 18 2017

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

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

**CONVEYANCE:**

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

This Boundary Line Adjustment is not for the purposes of creating an additional building lot.

This Boundary Line Adjustment is approved by Ace Rorden of the Skagit County Planning and Development Services Department, on this 13 day of July 2017.

Ace Rorden (Skagit County Signature)

Dated this 12<sup>th</sup> day of July 2017

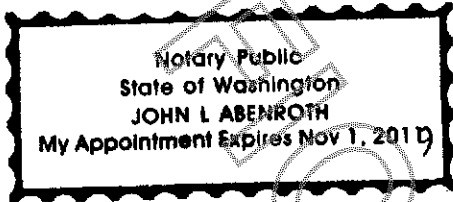
**Property Owners Signatures:**

TW M Jr  
Dr. T.W. Martin Jr

Anne H. Martin  
Anne Huffman Martin

STATE OF WASHINGTON                    )  
  ) ss  
COUNTY OF SKAGIT                    )

I certify that I know or have satisfactory evidence that Dr. T.W. Martin Jr and Anne Huffman Martin are the persons who signed this instrument, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.



Dated: July 12, 2017  
Signature: [Handwritten Signature]  
(print name) John L. Abenroth

NOTARY PUBLIC IN AND FOR THE STATE OF Washington

My appointment expires 11/1/2017

**Skagit Surveyors and Engineers**

806 Metcalf St. Sedro-Woolley, WA 98284  
360.855.2121 360.855.1658(f)  
www.sseconsultants.com

LEGAL DESCRIPTION  
FOR  
TEAK MARTIN  
OF  
**LOT 7**

BEFORE BOUNDARY LINE ADJUSTMENT

April 3, 2017

Lot 7 of the PLAT OF SUNSET ADDITION TO CLEAR LAKE SKAGIT COUNTY WASHINGTON, per plat recorded in Volume 4 of Plats, at page 38, records of Skagit County, Washington.

Containing 4.96 acres.

Situate in Skagit County, Washington.

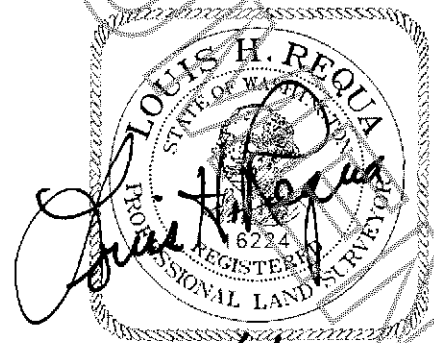


Exhibit A

4/3/17

**— Skagit Surveyors and Engineers —**

806 Metcalf St. Sedro-Woolley, WA 98284  
360.855.2121 360.855.1658(f)  
www.sseconsultants.com

LEGAL DESCRIPTION  
FOR  
TEAK MARTIN  
OF  
**LOT 8 AND LOT 9**  
**BEFORE BOUNDARY LINE ADJUSTMENT**

April 3, 2017

Lot 8 and Lot 9 of the PLAT OF SUNSET ADDITION TO CLEAR LAKE SKAGIT COUNTY WASHINGTON, per plat recorded in Volume 4 of Plats, at page 38, records of Skagit County, Washington.

Containing 9.23 acres.

Situate in Skagit County, Washington.

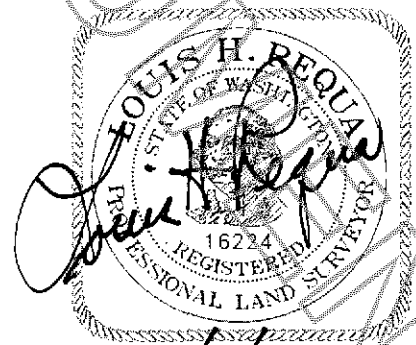


Exhibit B

**—Skagit Surveyors and Engineers—**

806 Metcalf St. Sedro-Woolley, WA 98284  
360.855.2121 360.855.1658(f)  
www.sseconsultants.com

LEGAL DESCRIPTION  
FOR  
TEAK MARTIN  
OF  
PORTION OF LOT 8 TO BE CONVEYED TO LOT 7

April 3, 2017

That portion of Lot 8 of the PLAT OF SUNSET ADDITION TO CLEAR LAKE SKAGIT COUNTY WASHINGTON, per plat recorded in Volume 4 of Plats, at page 38, records of Skagit County, Washington, described as follows:

Beginning at the northwest corner of Lot 8 of said Plat; thence S 89°31'51"E along the north line of said Lot 8, a distance of 509.77 feet; thence S 00°28'09"W, a distance of 120.00 feet; thence N 89°31'51"W, a distance of 508.05 feet to a point on the west line of said Lot 8; thence N 00°21'15"W, a distance of 120.01 feet to the point of beginning.

Containing 1.4 acres.

Situate in Skagit County, Washington.

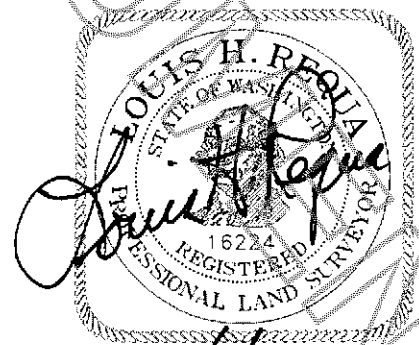


Exhibit C  
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**Skagit Surveyors and Engineers**

806 Metcalf St. Sedro-Woolley, WA 98284  
360.855.2121 360.855.1658(f)  
www.sseconsultants.com

LEGAL DESCRIPTION  
FOR  
TEAK MARTIN  
OF  
LOT 7  
AFTER BOUNDARY LINE ADJUSTMENT

April 3, 2017

Lot 7 of the PLAT OF SUNSET ADDITION TO CLEAR LAKE SKAGIT COUNTY WASHINGTON, per plat recorded in Volume 4 of Plats, at page 38, records of Skagit County, Washington.

TOGETHER WITH that portion of Lot 8 of the PLAT OF SUNSET ADDITION TO CLEAR LAKE SKAGIT COUNTY WASHINGTON, per plat recorded in Volume 4 of Plats, at page 38, records of Skagit County, Washington, described as follows:

Beginning at the northwest corner of Lot 8 of said Plat; thence S 89°31'51"E along the north line of said Lot 8, a distance of 509.77 feet; thence S 00°28'09"W, a distance of 120.00 feet; thence N 89°31'51"W, a distance of 508.05 feet to a point on the west line of said Lot 8; thence N 00°21'15"W, a distance of 120.01 feet to the point of beginning.

Containing 6.36 acres.

Situate in Skagit County, Washington.

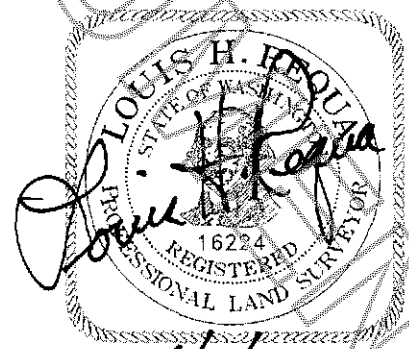


Exhibit D



**— Skagit Surveyors and Engineers —**

806 Metcalf St. Sedro-Woolley, WA 98284  
360.855.2121 360.855.1658(f)  
www.sseconsultants.com

LEGAL DESCRIPTION  
FOR  
TEAK MARTIN  
OF  
**LOT 8 AND LOT 9**  
**AFTER BOUNDARY LINE ADJUSTMENT**

April 3, 2017

Lot 8 and Lot 9 of the PLAT OF SUNSET ADDITION TO CLEAR LAKE SKAGIT COUNTY WASHINGTON, per plat recorded in Volume 4 of Plats, at page 38, records of Skagit County, Washington.

EXCEPT that portion of Lot 8 of the PLAT OF SUNSET ADDITION TO CLEAR LAKE SKAGIT COUNTY WASHINGTON, per plat recorded in Volume 4 of Plats, at page 38, records of Skagit County, Washington, described as follows:

Beginning at the northwest corner of Lot 8 of said Plat; thence S 89°31'51"E along the north line of said Lot 8, a distance of 509.77 feet; thence S 00°28'09"W, a distance of 120.00 feet; thence N 89°31'51"W, a distance of 508.05 feet to a point on the west line of said Lot 8; thence N 00°21'15"W, a distance of 120.01 feet to the point of beginning.

Containing 7.83 acres.

Situate in Skagit County, Washington.

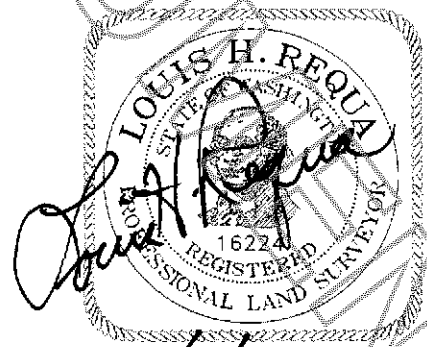


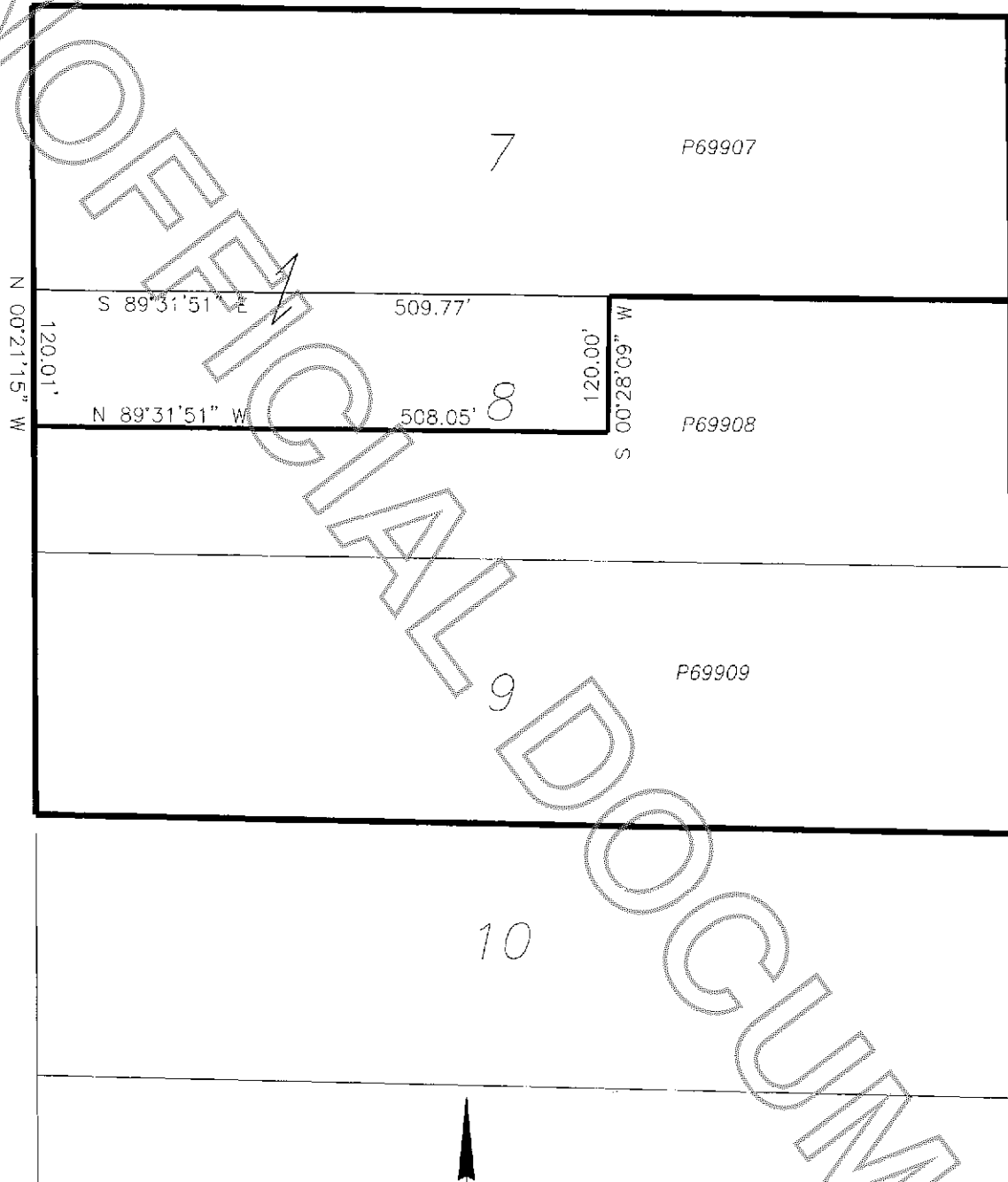
Exhibit E

Page 1 of 1

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Portion of the PLAT OF SUNSET ADDITION TO CLEAR LAKE SKAGIT COUNTY WASHINGTON per plat recorded in Volume 4 of Plats at page 38, records of Skagit County, Washington.

TEAK  
LANE



SKAGIT SURVEYORS & ENGINEERS  
806 METCALF ST.  
SEDRO-WOOLLEY, WA 98284  
(360) 855-2121

1" = 150'

Exhibit F  
AFTER Boundary Line Adjustment  
Exhibit Map  
for  
TEAK MARTIN