



201710240068

**When recorded return to:**

Lisa Bowser, PR  
23005 Gunderson Road  
Mount Vernon, WA 98273

Skagit County Auditor  
10/24/2017 Page

1 of

\$81.00

8 12:27PM

Escrow Number: JM1954

**QUIT CLAIM DEED**

THE GRANTOR BRUCE L. BOWSER AND LISA KAYE BOWSER, HUSBAND AND WIFE, for and in consideration of boundary line adjustment without monetary consideration conveys and quit claims to LISA BOWSER AS PERSONAL REPRESENTATIVE OF THE ESTATE OF SHARON K. STRUTHERS, DECEASED, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

That portion of the Southwest ¼ of the Northwest ¼ of Section 13, Township 34 North, Range 4 East, W.M. as described on Parcel "X" attached hereto.

SUBJECT TO matters of record, if any.

Exhibit "A" attached hereto is the Grantor's legal description before this boundary line adjustment.

Exhibit "B" attached hereto is the Grantee's legal description before this boundary line adjustment.

Parcel "C" attached hereto is the Grantor's legal description AFTER this boundary line adjustment.

Parcel "D" attached hereto is the Grantor's legal description AFTER this boundary line adjustment.

The above described Parcel "X" will be combined or aggregated with contiguous property to the East owned by the Grantee. This boundary line adjustment is not for the purposes of creating an additional building lot.

This boundary line adjustment is approved by Alex Rooden of the Skagit County Planning Department.

9/13/2017

Tax Parcel Number(s): P24653, P24642, P24655

**Dated: September 1, 2017**

Bruce L. Bowser

Bruce L. Bowser

Lisa Kaye Bowser

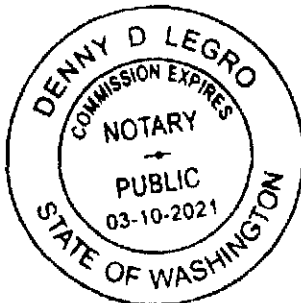
Lisa Kaye Bowser

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Bruce L. Bowser and Lisa Kaye Bowser are the persons who appeared before me, 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 this instrument

Dated: 9-01-2017

Denny D Legro



Notary Public in and for the State of Washington

Residing at: MOUNT VERNON

My appointment expires: 3-10-2021

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

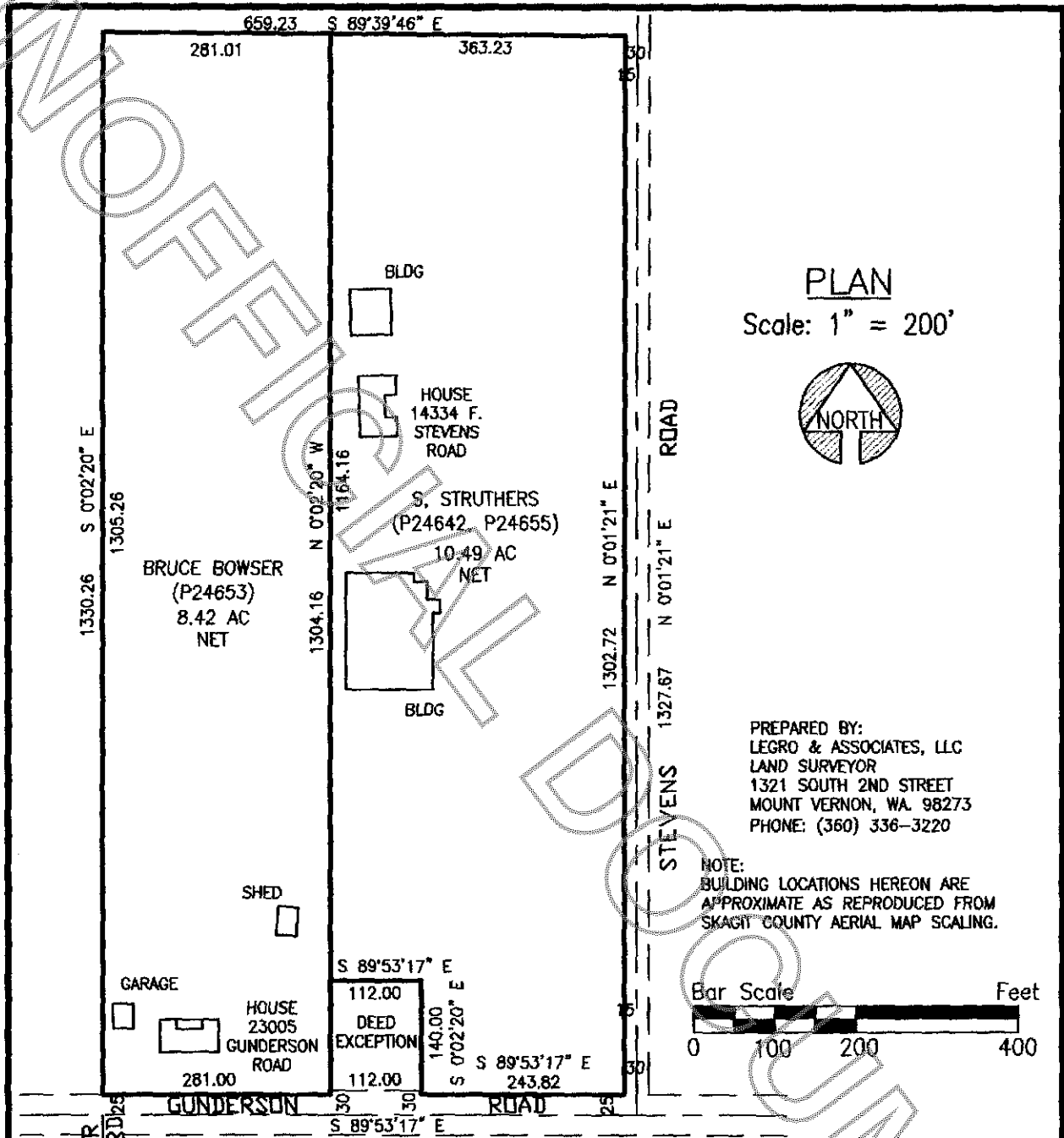
20175016

OCT 24 2017

Amount Paid \$ 209.69

Skagit Co. Treasurer

By mlm Deputy



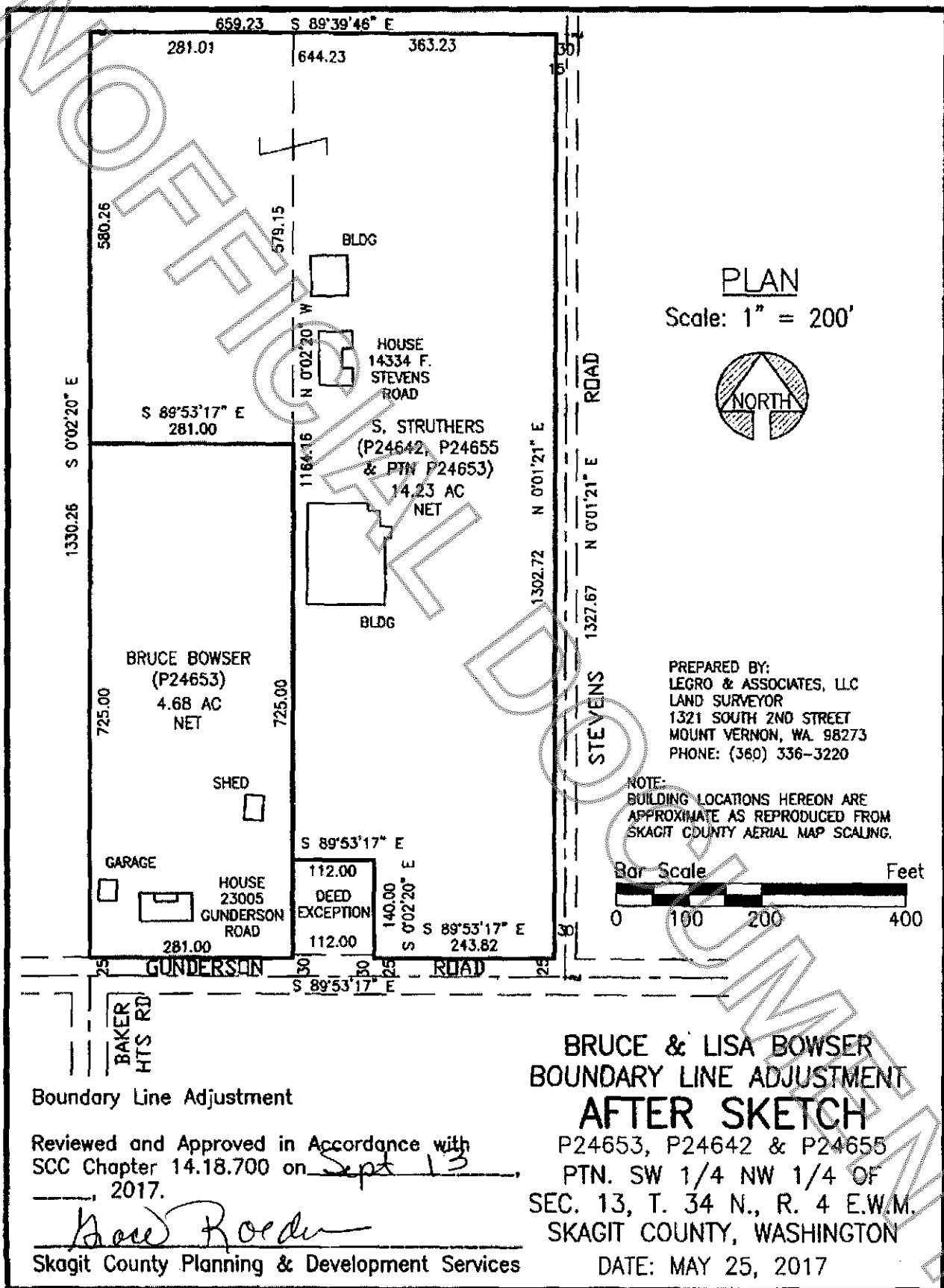
OWNER'S CONSENT:  
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS CERTIFIES THAT THE BOUNDARY LINE ADJUSTMENT IS MADE AS A FREE ACT AND DEED, IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 1ST DAY OF SEPTEMBER, 2017.

Lisa Bowser Bruce Bowser  
OWNER OWNER

# BRUCE & LISA BOWSER BOUNDARY LINE ADJUSTMENT BEFORE SKETCH

P24653, P24642 & P24655  
PTN. SW 1/4 NW 1/4 OF  
SEC. 13, T. 34 N., R. 4 E.W.M.  
SKAGIT COUNTY, WASHINGTON

DATE: MAY 25, 2017



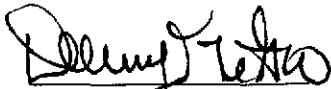
**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

"BEFORE" Boundary Line Adjustment  
Bruce and Lisa Bowser Property (P24653)  
23005 Gunderson Road, Mount Vernon, WA.

The West 281 feet of the West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 13, Township 34 North, Range 4 East, W.M. EXCEPT Gunderson Road along the South line.

TOGETHER WITH that portion of vacated unnamed road (known as Baker Heights Road) which was vacated June 27, 1967 by Skagit County under Commissioner's Resolution No. 12012, which has reverted to said premises by operation of law.

Situate in the County of Skagit, State of Washington.

  
DENNY D. LEGRO  
Registered Professional  
Land Surveyor  
License No. 37532  
Date: May 26, 2017



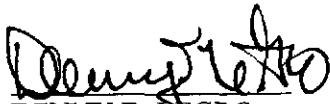
**EXHIBIT "B"**  
**LEGAL DESCRIPTION**

"BEFORE" Boundary Line Adjustment  
Sharon K. Struthers Property (P24642 & P24655)  
14334 F. Stevens Road, Mount Vernon, WA.

The West ½ of the Southwest ¼ of the Northwest ¼ of Section 13, Township 34 North, Range 4 East, W.M., EXCEPT the West 281 feet thereof, and ALSO EXCEPT the following described tract:

Beginning at a point on the North line of the County road running along the South line of said subdivision, 281 feet East of the West line of said subdivision; thence North parallel to the West line of said subdivision 140 feet; thence East parallel to the North line of the County road 112 feet; thence South parallel to the West line of said subdivision 140 feet to the North line of the County road; thence West along the North line of the County road 112 feet to the point of beginning, and ALSO EXCEPT the South 25 feet and the East 15 feet conveyed to Skagit County for road purposes by Deeds dated September 5, 1914 and August 2, 1923, and recorded under Auditor's File Nos. 152531 and 169374.

Situate in the County of Skagit, State of Washington.



DENNY D. LEGRO  
Registered Professional  
Land Surveyor  
License No. 37532  
Date: May 26, 2017



**PARCEL "C"**

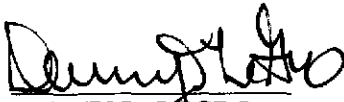
**LEGAL DESCRIPTION**

Proposed "AFTER" Boundary Line Adjustment  
For Bruce L. & Lisa Kaye Bowser  
23005 Gunderson Road, Mount Vernon, WA.  
(P24653)

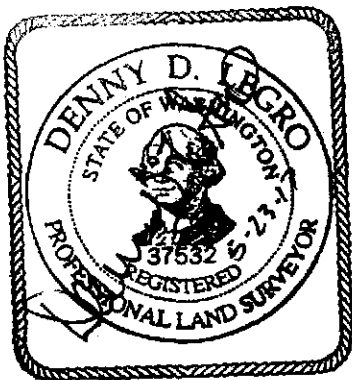
The South 750 feet of the West 281 feet of the West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 13, Township 34 North, Range 4 East, W.M., EXCEPT Gunderson Road along the South line.

TOGETHER WITH that portion of vacated unnamed road (known as Baker Heights Road) which was vacated June 27, 1967 by Skagit County under Commissioner's Resolution No. 12012, which has reverted to said premises by operation of law.

Situate in the County of Skagit, State of Washington.



DENNY D. LEGRO  
Registered Professional  
Land Surveyor  
License No. 37532  
Date: May 23, 2017



## PARCEL "D"

### LEGAL DESCRIPTION

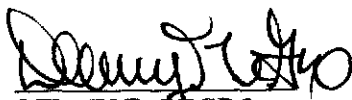
Proposed "AFTER" Boundary Line Adjustment  
For Sharon Struthers Property  
14334 F. Stevens Road, Mount Vernon, WA.  
(P24642, P24655 & Ptn. P24653)

The West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 13, Township 34 North, Range 4 East, W.M., EXCEPT the South 750 feet of the West 281 feet thereof, and ALSO EXCEPT the following described tract:

Beginning at a point on the North line of the County road running along the South line of said subdivision, 281 feet East of the West line of said subdivision; thence North parallel to the West line of said subdivision 140 feet; thence East parallel to the North line of the County road 112 feet; thence South parallel to the West line of said subdivision 140 feet to the North line of the County road; thence West along the North line of the County road 112 feet to the point of beginning, and ALSO EXCEPT the South 25 feet and the East 15 feet of the West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 13, conveyed to Skagit County for road purposes by Deeds dated September 5, 1914 and August 2, 1923, and recorded under Auditor's File Nos. 152531 and 169374.

TOGETHER WITH that portion of vacated unnamed road (known as Baker Heights Road) which was vacated June 27, 1967 by Skagit County under Commissioner's Resolution No. 12012, which has reverted to said premises by operation of law.

Situate in the County of Skagit, State of Washington.



DENNY D. DEGRO  
Registered Professional  
Land Surveyor  
License No. 37532  
Date: May 23, 2017



**PARCEL "X"**

**LEGAL DESCRIPTION**

Proposed Portion of Bowser Property  
Being Conveyed by  
Boundary Line Adjustment

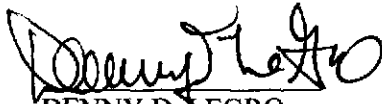
23005 Gunderson Road, Mount Vernon, WA.  
(Ptn. P24653)

The West 281 feet of the West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 13, Township 34 North, Range 4 East, W.M., EXCEPT the South 750 feet thereof, and ALSO EXCEPT Gunderson Road along the South line.

TOGETHER WITH that portion of vacated unnamed road (known as Baker Heights Road) which was vacated June 27, 1967 by Skagit County under Commissioner's Resolution No. 12012, which has reverted to said premises by operation of law.

Situate in the County of Skagit, State of Washington.

Area of the above described property equals 3.74 acres.



DENNY D. NEGRO  
Registered Professional  
Land Surveyor  
License No. 37532  
Date: June 5, 2017

