



201712190042

Skagit County Auditor \$84.00
12/19/2017 Page 1 of 11 10:06AM

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Quitclaim Deed
(Boundary Line Adjustment)

Grantors: Dennis B. Moehl & Margaret L. Moehl, h/w

Grantees: Dennis B. Moehl & Margaret L. Moehl, h/w

Legal Description: Ptn NW ¼ NW ¼ 35-36N-3EWM

Assessor's Property Tax Parcel or Account Nos. P48673; P48676

Reference Nos of Documents Assigned or Released: N/A

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017 5851
DEC 19 2017

Amount Paid \$ 84.00
Skagit Co. Treasurer
By BJ Deputy

THIS INDENTURE, is made this 18th day of December, 2017, between Dennis B. Moehl & Margaret L. Moehl, h/w, Grantors, and Dennis B. Moehl & Margaret L. Moehl, h/w, Grantees.

Recitals

- a. Grantors/ Grantees are the owners of the property bearing Skagit County Assessor's parcel nos. P48673 and P48676, described in the attached Exhibits A & B.
- b. Grantors/ Grantees wish to consolidate the two parcels into one.
- c. The adjusted description of the single parcel is attached hereto as Exhibit C.
- d. A diagram showing the consolidated lot is attached hereto as Exhibit D.

Exhibit "A"

**Dennis Moehl and Margaret Moehl Parcel No. 1
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-48673)**

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 35, Township 36 North, Range 3 East, W.M., described as follows:

Commencing at the Northwest corner of said Northwest 1/4 of the Northwest 1/4 of Section 35, Township 36 North, Range 3 East, W.M., (Northwest Section corner);
thence South $0^{\circ}05'02''$ West along the West line of said subdivision for a distance of 825.00 feet;
thence North $88^{\circ}36'35''$ East parallel with the South line of said Northwest 1/4 of the Northwest 1/4 of Section 35 for a distance of 660.22 feet, more or less, to a point that is 660.00 feet East (as measured perpendicular to the West line) of said West line of the Northwest 1/4 of the Northwest 1/4 of Section 35 and being the TRUE POINT OF BEGINNING;
thence continue North $88^{\circ}36'35''$ East for a distance of 264.09 feet, more or less, to a point that is 924.00 feet East (as measured perpendicular to the West line) of said West line of the Northwest 1/4 of the Northwest 1/4 of Section 35, also being the Southeast corner of that certain tract conveyed to Harvey Donald Johnson by deed recorded under Skagit County Auditor's File No. 789875;
thence North $0^{\circ}05'02''$ East (called North $0^{\circ}05'15''$ West on previous deeds) parallel with said West line of the Northwest 1/4 of the Northwest 1/4 of Section 35, for a distance of 227.05 feet (called 234.69 feet on previous deeds), more or less, to a point on a non-tangent curve on the Southwesterly right of way margin of that certain 60 foot wide County Road known as Colony Road;
thence along the arc of said curve to the left, concave to the Northeast, having an initial tangent bearing of South $46^{\circ}17'40''$ East, a radius of 746.21 feet, through a central angle of $11^{\circ}56'58''$ an arc distance of 155.63 feet, to a point hereafter referred to as Point "X";
thence leaving said right of way margin South $0^{\circ}05'02''$ West for a distance of 636.29 feet, more or less, to the South line of said Northwest 1/4 of the Northwest 1/4 of Section 35;
thence South $88^{\circ}36'35''$ West along said South line for a distance of 387.13 feet, more or less, to a point bearing South $0^{\circ}05'02''$ West from the TRUE POINT OF BEGINNING;
thence North $0^{\circ}05'02''$ East for a distance of 507.28 feet, more or less, to the TRUE POINT OF BEGINNING.

SUBJECT TO an easement for sanitary septic purposes, and the maintenance thereof, for the benefit of Parcel 2 (described on Exhibit "D" attached), over, under and across a portion of the above described parcel and being more particularly described as follows:

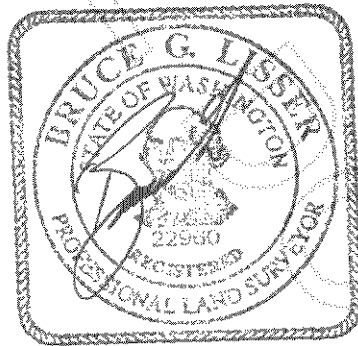
Commencing at the previously referenced Point "X";

thence South 0°05'02" West for a distance of 154.00 feet to the TRUE POINT OF BEGINNING;
thence South 88°36'35" West for a distance of 200.00 feet;
thence South 0°05'02" West for a distance of 125.00 feet;
thence North 88°36'35" East for a distance of 65.00 feet;
thence North 0°05'02" East for a distance of 95.00 feet;
thence North 88°36'35" East for a distance of 135.00 feet, more or less, to a point bearing South 0°05'02" West from the TRUE POINT OF BEGINNING;
thence North 0°05'02" East for a distance of 30.00 feet, more or less, to the TRUE POINT OF BEGINNING.

AND ALSO 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 217,796 sq. ft., 5.00 acres



12-11-17

Exhibit "B"

**Dennis Moehl and Margaret Moehl Parcel No. 2
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-48676)**

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 35, Township 36 North, Range 3 East, W.M., described as follows:

Commencing at the Northwest corner of said Northwest 1/4 of the Northwest 1/4 of Section 35, Township 36 North, Range 3 East, W.M., (Northwest Section corner);
thence South $0^{\circ}05'02''$ West along the West line of said subdivision for a distance of 825.00 feet;
thence North $88^{\circ}36'35''$ East parallel with the South line of said Northwest 1/4 of the Northwest 1/4 of Section 35 for a distance of 660.22 feet, more or less, to a point that is 660.00 feet East (as measured perpendicular to the West line) of said West line of the Northwest 1/4 of the Northwest 1/4 of Section 35;
thence continue North $88^{\circ}36'35''$ East for a distance of 264.09 feet, more or less, to a point that is 924.00 feet East (as measured perpendicular to the West line) of said West line of the Northwest 1/4 of the Northwest 1/4 of Section 35, also being the Southeast corner of that certain tract conveyed to Harvey Donald Johnson by deed recorded under Skagit County Auditor's File No. 789875;
thence North $0^{\circ}05'02''$ East (called North $0^{\circ}05'15''$ West on previous deeds) parallel with said West line of the Northwest 1/4 of the Northwest 1/4 of Section 35, for a distance of 227.05 feet (called 234.69 feet on previous deeds), more or less, to a point on a non-tangent curve on the Southwesterly right of way margin of that certain 60 foot wide County Road known as Colony Road;
thence along the arc of said curve to the left, concave to the Northeast, having an initial tangent bearing of South $46^{\circ}17'40''$ East, a radius of 746.21 feet, through a central angle of $11^{\circ}56'58''$ an arc distance of 155.63 feet, to a point hereafter referred to as Point "X" and being the TRUE POINT OF BEGINNING;
thence continue along said curve to the left, concave to the Northeast along said Southerly right of way margin having an initial tangent bearing of South $59^{\circ}14'37''$ East, a radius of 746.21 feet, through a central angle of $10^{\circ}02'48''$, an arc distance of 130.85 feet to a point of tangency;
thence South $68^{\circ}17'26''$ East for a distance of 171.38 feet, more or less, to the East line of said Northwest 1/4 of the Northwest 1/4 of Section 35;
thence South $0^{\circ}11'53''$ East along said East line for a distance of 507.35 feet, more or less, to the Southeast corner of said Northwest 1/4 of the Northwest 1/4 of Section 35;
thence South $88^{\circ}36'35''$ West along the South line of said Northwest 1/4 of the Northwest 1/4 of Section 35 for a distance of 278.70 feet, more or less, to a point bearing South $0^{\circ}05'02''$ West from the TRUE POINT OF BEGINNING;
thence North $0^{\circ}05'02''$ East for a distance of 636.29 feet, more or less, to the TRUE POINT OF BEGINNING.

UNRECORDED DOCUMENT

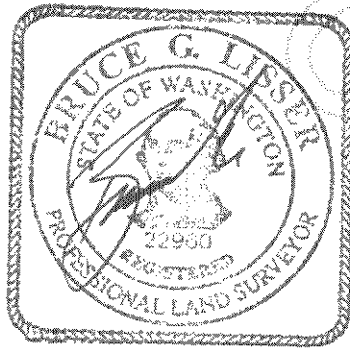
TOGETHER WITH an easement for sanitary septic purposes, and the maintenance thereof, over, under and across a portion of the previously described Parcel 1 (described on Exhibit "C" attached) and being more particularly described as follows:

Commencing at the previously referenced Point "X";
thence South $0^{\circ}05'02''$ West for a distance of 154.00 feet to the TRUE POINT OF BEGINNING;
thence South $88^{\circ}36'35''$ West for a distance of 200.00 feet;
thence South $0^{\circ}05'02''$ West for a distance of 125.00 feet;
thence North $88^{\circ}36'35''$ East for a distance of 65.00 feet;
thence North $0^{\circ}05'02''$ East for a distance of 95.00 feet;
thence North $88^{\circ}36'35''$ East for a distance of 135.00 feet, more or less, to a point bearing South $0^{\circ}05'02''$ West from the TRUE POINT OF BEGINNING;
thence North $0^{\circ}05'02''$ East for a distance of 30.00 feet, more or less, to the TRUE POINT OF BEGINNING.

AND ALSO 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 157,296 sq. ft., 3.61 acres



12-11-17

Exhibit "C"

**Dennis Moehl and Margaret Moehl Combined Parcels
After Boundary Line Adjustment
Please Retain Skagit County Assessor's Parcel Number P-48673**

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 35, Township 36 North, Range 3 East, W.M., described as follows:

Commencing at the Northwest corner of said Northwest 1/4 of the Northwest 1/4 of Section 35; Township 36 North, Range 3 East, W.M., (Northwest Section corner);
thence South $0^{\circ}05'02''$ West along the West line of said subdivision for a distance of 825.00 feet;
thence North $88^{\circ}36'35''$ East parallel with the South line of said Northwest 1/4 of the Northwest 1/4 of Section 35 for a distance of 660.22 feet, more or less, to a point that is 660.00 feet East (as measured perpendicular to the West line) of said West line of the Northwest 1/4 of the Northwest 1/4 of Section 35 and being the TRUE POINT OF BEGINNING;
thence continue North $88^{\circ}36'35''$ East for a distance of 264.09 feet, more or less, to a point that is 924.00 feet East (as measured perpendicular to the West line) of said West line of the Northwest 1/4 of the Northwest 1/4 of Section 35, also being the Southeast corner of that certain tract conveyed to Harvey Donald Johnson by deed recorded under Skagit County Auditor's File No. 789875;
thence North $0^{\circ}05'02''$ East (called North $0^{\circ}05'15''$ West on previous deeds) parallel with said West line of the Northwest 1/4 of the Northwest 1/4 of Section 35, for a distance of 227.05 feet (called 234.69 feet on previous deeds), more or less, to a point on a non-tangent curve on the Southwesterly right of way margin of that certain 60 foot wide County Road known as Colony Road;
thence along the arc of said curve to the left, concave to the Northeast, having an initial tangent bearing of South $46^{\circ}17'40''$ East, a radius of 746.21 feet, through a central angle of $21^{\circ}59'46''$ an arc distance of 286.47 feet, to a point of tangency;
thence South $68^{\circ}17'26''$ East for a distance of 171.38 feet, more or less, to the East line of said Northwest 1/4 of the Northwest 1/4 of Section 35;
thence South $0^{\circ}11'53''$ East along said East line for a distance of 507.35 feet, more or less, to the Southeast corner of said Northwest 1/4 of the Northwest 1/4 of Section 35;
thence South $88^{\circ}36'35''$ West along the South line of said Northwest 1/4 of the Northwest 1/4 of Section 35 for a distance of 665.83 feet, more or less, to a point bearing South $0^{\circ}05'02''$ West from the TRUE POINT OF BEGINNING;
thence North $0^{\circ}05'02''$ East for a distance of 507.28 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 375,092 sq. ft., 8.61 acres

The above-described parcel is a consolidation of Skagit County Assessor's Parcel Numbers P-48673 and P-48676, Parcel Number P-48676 is to be eliminated and Parcel Number P-48673 is to remain after the Boundary Line Adjustment is recorded.

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

APPROVED

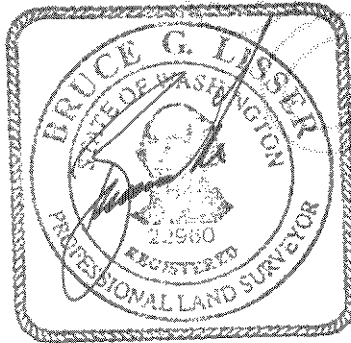
Reviewed and approved in accordance with Skagit County Code, Chapter 14.18.700

Skagit County

By: Alice Rodden

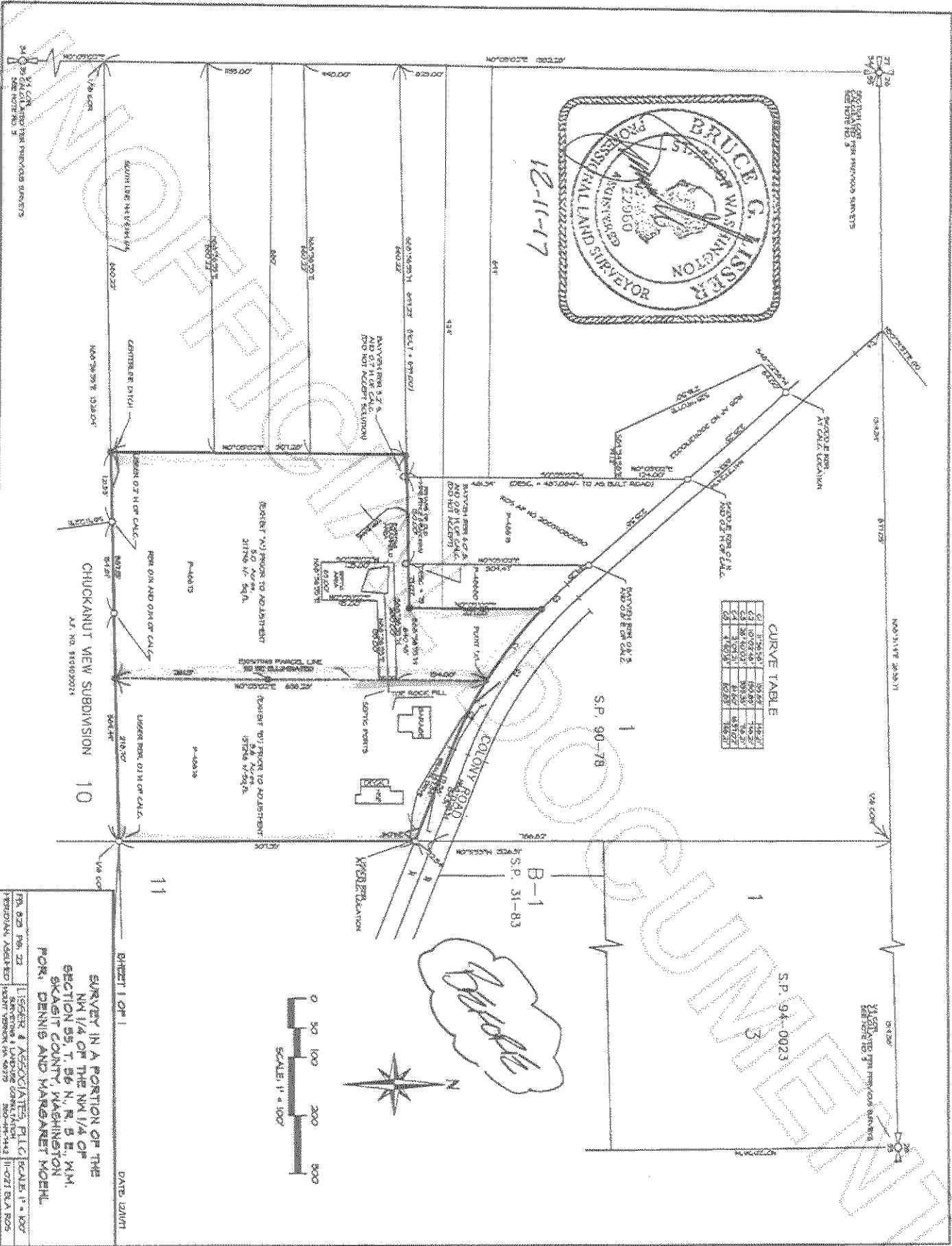
Date: 12/19/2017

Title: Senior Planner



12-11-17

~~EXHIBIT~~



SEE ROS A.F. NO. 201107220057 FOR
 ADDITIONAL INFORMATION

