



201801080057

Skagit County Auditor

1/8/2018 Page

1 of

10 11:03AM

\$83.00

When recorded return to:

Craig Sjostrom  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

**Quitclaim Deed**  
(Boundary Line Adjustment)

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

201892  
JAN 08 2018

Grantors: William S. Sorby & Susan K. Sorby, h/w

Grantees: Timothy Paul Jamieson & Elaine Christine Jamieson, h/w

Legal Description: ptn NW ¼ SW ¼ 23-33N-5EWM

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

Assessor's Property Tax Parcel or Account Nos.: P18232; P18235; P18238

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE, is made this 20<sup>th</sup> day of December, 2017, between William S. Sorby & Susan K. Sorby, h/w, Grantors, and Timothy Paul Jamieson & Elaine Christine Jamieson, h/w, Grantees.

**Recitals**

- a. Grantors are the owners of the property bearing Skagit County Parcel Nos. P18235 and P18238, described in the attached Exhibit A.
- b. Grantees are the owners of the property bearing Skagit County Parcel No. P18232, described in the attached Exhibit B.
- c. The parties wish to adjust the boundaries between the two parcels, with a portion of P18235/ P18238 (described in the attached Exhibit C) being incorporated into P18232.
- d. The adjusted description of P18235/P18238 is attached as Exhibit D.
- e. The adjusted description of P18232 is attached as Exhibit E.

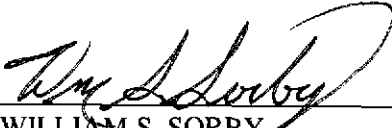
f. A diagram showing the adjustment is attached hereto as Exhibit F.


*Conveyance*

THEREFORE, for and in consideration of the said boundary line adjustment, and for no monetary consideration, Grantors do hereby quitclaim 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 conveyance is not for the purpose of creating an additional building lot.

DATED: 11th Oct, 2017.

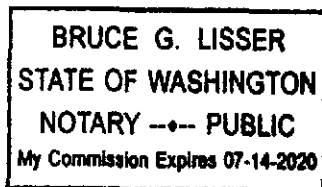
  
WILLIAM S. SORBY


  
SUSAN K. SORBY

STATE OF WASHINGTON     )  
  :SS  
COUNTY OF SKAGIT     )

On this day personally appeared before me William S. Sorby & Susan K. Sorby, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 20th day of December, 2017.



  
NOTARY PUBLIC in and for the State of Washington, residing at  
1111 1st St  
My commission expires: 7-14-20  
Name: Bruce G. Lisser

**Exhibit "A"**

**William S. Sorby and Susan K. Sorby, husband and wife, Parcel  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel No. P-18235)**

That portion of the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 33 North, Range 5 East, W.M., lying Northwesterly of the County road right-of-way for the Lake Cavanaugh Road and Westerly of that certain tract conveyed to Vera Hazel Gene Tingley by Deed recorded as Auditor's File No. 8502150027;

EXCEPT that portion thereof described as follows:

BEGINNING at the intersection of the South line of said subdivision with the West line of said County road;  
thence West along said subdivision line 200 feet;  
thence North 400 feet;  
thence East to the West line of said County road;  
thence Southwesterly along said County road to the POINT OF BEGINNING.

ALSO EXCEPT any portion of said Northwest 1/4 of the Southwest 1/4 lying within the following described parcel:

BEGINNING at a point on the East line of said Northwest 1/4 of the Southwest 1/4, 500 feet North of the Southeast corner of said subdivision;  
thence North along the East line of said subdivision a distance of 320 feet;  
thence North 77°00' West a distance of 554 feet;  
thence South 41°30' West a distance of 187 feet;  
thence South 65°00' East a distance of 732 feet to the POINT OF BEGINNING.

(Shown as Parcel "A" on that certain survey recorded under Skagit County Auditor's File No. 200112200122)

TOGETHER WITH that portion of the below described Tract "X" lying Northeasterly of the following described line:

BEGINNING at the Southwest corner of the Southwest 1/4 (Southwest Section corner) of Section 23, Township 33 North, Range 5 East, W.M.  
thence North 1°50'04" East along the West line of said Southwest 1/4 for a distance of 1,312.86 feet, more or less, to the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 23;  
thence continue North 01°50'04" East along said West line for a distance of 497.26 feet to the TRUE POINT OF BEGINNING of said line;  
thence South 64°46'21" East for a distance of 332.11 feet;  
thence South 58°24'35" East for a distance of 118.50 feet;  
thence South 61°59'05" East for a distance of 135.58 feet, more or less, to the Northwesterly right-of-way margin of Lake Cavanaugh Road and being the terminus of said line.

**Tract "X"**

That portion of the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 33 North, Range 5 East, W.M., described as follows:

BEGINNING at the intersection of the South line of said subdivision with the West line of the Lake Cavanaugh County Road;  
thence West along said subdivision line 200 feet;  
thence North 400 feet;  
thence East to the West line of said County road;  
thence Southwesterly along said County road to the POINT OF BEGINNING.

ALL OF THE ABOVE BEING 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 17.36 acres



12-20-17

**Exhibit "B"**

**Timothy Paul Jamieson and Elaine Christine Jamieson, husband and wife, Parcel  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel No. P-18232)**

That portion of the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 33 North, Range 5 East, W.M., described as follows:

BEGINNING at the intersection of the South line of said subdivision with the West line of the Lake Cavanaugh County Road;  
thence West along said subdivision line 200 feet;  
thence North 400 feet;  
thence East to the West line of said County road;  
thence Southwesterly along said County road to the POINT OF BEGINNING.

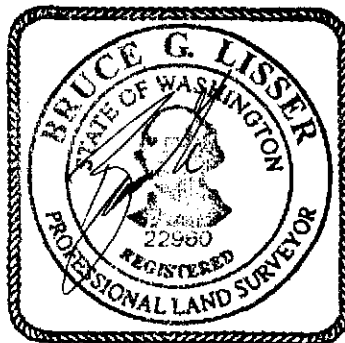
EXCEPT that portion thereon lying Northeasterly of the following described line:

BEGINNING at the Southwest corner of the Southwest 1/4 (Southwest Section corner) of Section 23, Township 33 North, Range 5 East, W.M.  
thence North  $1^{\circ}50'04''$  East along the West line of said Southwest 1/4 for a distance of 1,312.86 feet, more or less, to the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 23;  
thence continue North  $01^{\circ}50'04''$  East along said West line for a distance of 497.26 feet to the TRUE POINT OF BEGINNING of said line;  
thence South  $64^{\circ}46'21''$  East for a distance of 332.11 feet;  
thence South  $58^{\circ}24'35''$  East for a distance of 118.50 feet;  
thence South  $61^{\circ}59'05''$  East for a distance of 135.58 feet, more or less, to the Northwestern right-of-way margin of Lake Cavanaugh Road and being the terminus of said line.

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 2.22 acres



10-2-17

**Exhibit "C"**

**Portion of William S. Sorby and Susan K. Sorby, husband and wife, Parcel (Skagit County Assessor's Parcel No. P-18235 and P-18238)  
to be Boundary Line Adjusted to Timothy Paul Jamieson and Elaine Christine Jamieson,  
husband and wife, Parcel (Skagit County Assessor's Parcel No. P-18232)**

That portion of the below described Tract "Y" lying Southwesterly of the following described line:

BEGINNING at the Southwest corner of the Southwest 1/4 (Southwest Section corner) of Section 23, Township 33 North, Range 5 East, W.M.  
thence North  $1^{\circ}50'04''$  East along the West line of said Southwest 1/4 for a distance of 1,312.86 feet, more or less, to the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 23;  
thence continue North  $01^{\circ}50'04''$  East along said West line for a distance of 497.26 feet to the TRUE POINT OF BEGINNING of said line;  
thence South  $64^{\circ}46'21''$  East for a distance of 332.11 feet;  
thence South  $58^{\circ}24'35''$  East for a distance of 118.50 feet;  
thence South  $61^{\circ}59'05''$  East for a distance of 135.58 feet, more or less, to the Northwestern right-of-way margin of Lake Cavanaugh Road and being the terminus of said line.

**Tract "Y"**

That portion of the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 33 North, Range 5 East, W.M., lying Northwesternly of the County road right-of-way for the Lake Cavanaugh Road and Westerly of that certain tract conveyed to Vera Hazel Gene Tingley by Deed recorded as Auditor's File No. 8502150027;

EXCEPT that portion thereof described as follows:

BEGINNING at the intersection of the South line of said subdivision with the West line of said County road;  
thence West along said subdivision line 200 feet;  
thence North 400 feet;  
thence East to the West line of said County road;  
thence Southwesterly along said County road to the POINT OF BEGINNING.

ALSO EXCEPT any portion of said Northwest 1/4 of the Southwest 1/4 lying within the following described parcel:

BEGINNING at a point on the East line of said Northwest 1/4 of the Southwest 1/4, 500 feet North of the Southeast corner of said subdivision;  
thence North along the East line of said subdivision a distance of 320 feet;  
thence North  $77^{\circ}00'$  West a distance of 554 feet;  
thence South  $41^{\circ}30'$  West a distance of 187 feet;  
thence South  $65^{\circ}00'$  East a distance of 732 feet to the POINT OF BEGINNING.

(Shown as Parcel "A" on that certain survey recorded under Skagit County Auditor's File No. 200112200122)

UNRECORDED  
TOGETHER WITH that portion of the below described Tract "X" lying Northeasterly of the following described line:

BEGINNING at the Southwest corner of the Southwest 1/4 (Southwest Section corner) of Section 23, Township 33 North, Range 5 East, W.M.  
thence North 1°50'04" East along the West line of said Southwest 1/4 for a distance of 1,312.86 feet, more or less, to the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 23;  
thence continue North 01°50'04" East along said West line for a distance of 497.26 feet to the TRUE POINT OF BEGINNING of said line;  
thence South 64°46'21" East for a distance of 332.11 feet;  
thence South 58°24'35" East for a distance of 118.50 feet;  
thence South 61°59'05" East for a distance of 135.58 feet, more or less, to the Northwestern right-of-way margin of Lake Cavanaugh Road and being the terminus of said line.

**Tract "X"**

That portion of the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 33 North, Range 5 East, W.M., described as follows:

BEGINNING at the intersection of the South line of said subdivision with the West line of the Lake Cavanaugh County Road;  
thence West along said subdivision line 200 feet;  
thence North 400 feet;  
thence East to the West line of said County road;  
thence Southwesterly along said County road 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.

Containing 1.95 acres

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

The above described parcel will be combined or aggregated with contiguous property to the south and east (P-18232) owned by the grantee.

**APPROVED**

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

Skagit County

By: Maed Roeder  
Title: Senior Planner

Date: 12/21/2017

**Exhibit "D"**

**William S. Sorby and Susan K. Sorby, husband and wife, Parcel  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel No. P-18235 and P-18238)**

That portion of the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 33 North, Range 5 East, W.M., lying Northwesterly of the County road right-of-way for the Lake Cavanaugh Road and Westerly of that certain tract conveyed to Vera Hazel Gene Tingley by Deed recorded as Auditor's File No. 8502150027;

EXCEPT any portion of said Northwest 1/4 of the Southwest 1/4 lying within the following described parcel:

BEGINNING at a point on the East line of said Northwest 1/4 of the Southwest 1/4, 500 feet North of the Southeast corner of said subdivision;  
thence North along the East line of said subdivision a distance of 320 feet;  
thence North 77°00' West a distance of 554 feet;  
thence South 41°30' West a distance of 187 feet;  
thence South 65°00' East a distance of 732 feet to the POINT OF BEGINNING.

(Shown as Parcel "A" on that certain survey recorded under Skagit County Auditor's File No. 200112200122)

AND EXCEPT any portion of said Northwest 1/4 of the Southwest 1/4 lying Westerly of the Westerly right-of-way margin of Lake Cavanaugh Road and Southwesterly of the following described line:

BEGINNING at the Southwest corner of the Southwest 1/4 (Southwest Section corner) of Section 23, Township 33 North, Range 5 East, W.M.  
thence North 1°50'04" East along the West line of said Southwest 1/4 for a distance of 1,312.86 feet, more or less, to the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 23;  
thence continue North 01°50'04" East along said West line for a distance of 497.26 feet to the TRUE POINT OF BEGINNING of said line;  
thence South 64°46'21" East for a distance of 332.11 feet;  
thence South 58°24'35" East for a distance of 118.50 feet;  
thence South 61°59'05" East for a distance of 135.58 feet, more or less, to the Northwesterly right-of-way margin of Lake Cavanaugh Road and being the terminus of said line.

ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

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 15.41 acres





**Exhibit "E"**

**Timothy Paul Jamieson and Elaine Christine Jamieson, husband and wife, Parcel  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel No. P-18232)**

That portion of the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 33 North, Range 5 East, W.M. lying Westerly of the Westerly right-of-way margin of Lake Cavanaugh Road and Southwesterly of the following described line:

BEGINNING at the Southwest corner of the Southwest 1/4 (Southwest Section corner) of Section 23, Township 33 North, Range 5 East, W.M.  
thence North  $1^{\circ}50'04''$  East along the West line of said Southwest 1/4 for a distance of 1,312.86 feet, more or less, to the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 23;  
thence continue North  $01^{\circ}50'04''$  East along said West line for a distance of 497.26 feet to the TRUE POINT OF BEGINNING of said line;  
thence South  $64^{\circ}46'21''$  East for a distance of 332.11 feet;  
thence South  $58^{\circ}24'35''$  East for a distance of 118.50 feet;  
thence South  $61^{\circ}59'05''$  East for a distance of 135.58 feet, more or less, to the Northwesterly right-of-way margin of Lake Cavanaugh Road and being the terminus of said line.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

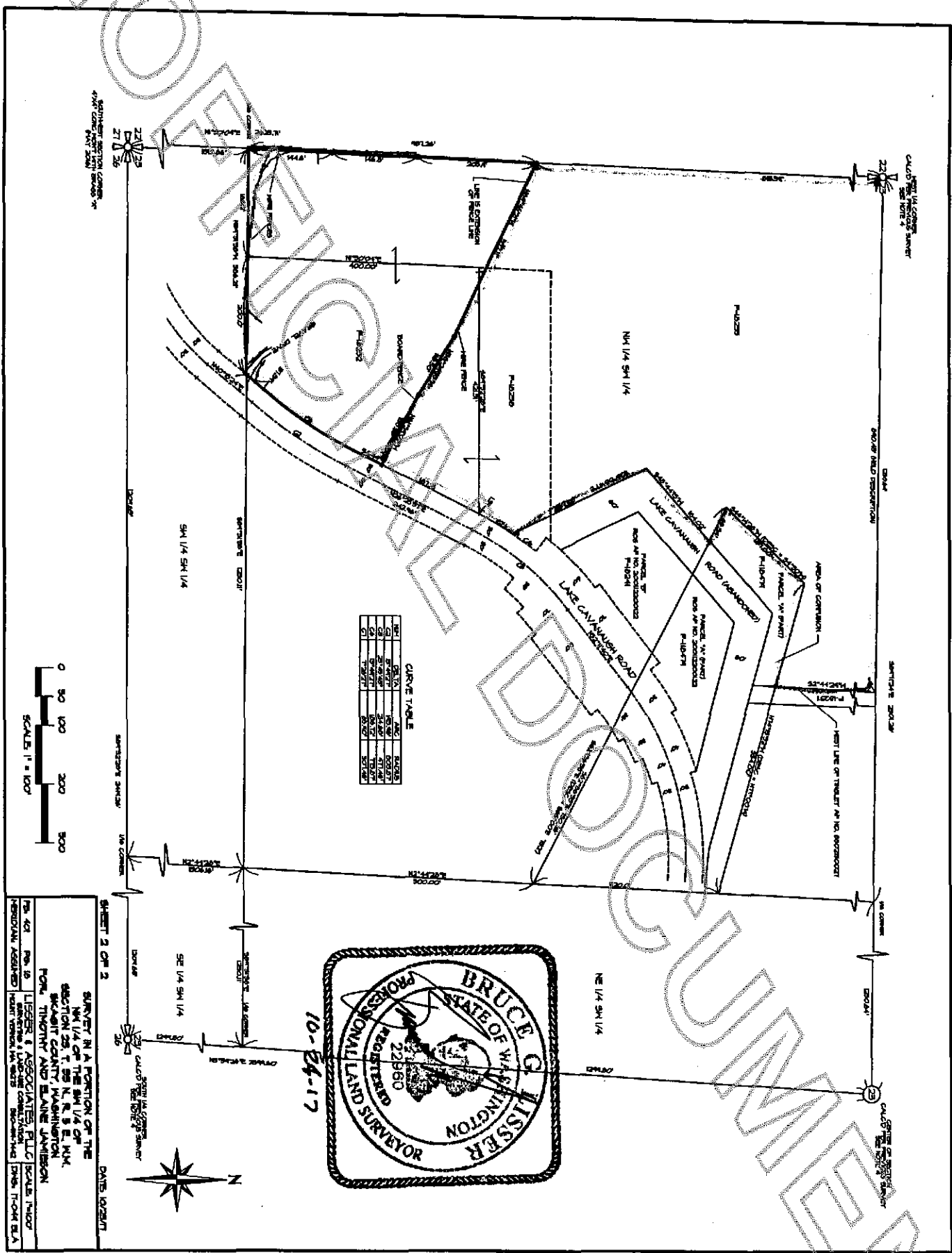
Situate in the County of Skagit, State of Washington.

Containing 4.17 acres



12-20-17

EXHIBIT "F"



SEE RECORDED SURVEY FOR FULL SCALE MAP