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Skagit County Auditor

\$83.00

2/8/2018 Page

1 of

10 12:08PM

Return to:

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

DOCUMENT TITLE: Quit Claim Deed for Boundary Line Adjustment

GRANTOR: Martha Rose

GRANTEE: Martha Rose

ABBREVIATED LEGAL DESCRIPTION: Ptn NW $\frac{1}{4}$ of Section 30, Twp. 35N, Rng. 05E, W.M.

ASSESSOR'S PARCEL/TAX ID NUMBER: P76090

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

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

GRANTOR: Martha Rose

GRANTEE: Martha Rose

ABBREVIATED LEGAL DESCRIPTION: Ptn NW¼ of Section 30, Twp. 35N, Rng. 05E, W.M.

ASSESSOR'S PARCEL/TAX ID NUMBER: P76090

THIS INDENTURE, is made this 05 day of December, 2017, by Martha Rose who owns contiguous lots of record and is therefore both the Grantor and the Grantee between these lots of record for this Boundary Line Adjustment.

RECITALS:

- A. The Grantor, Martha Rose, is the owner of property bearing Skagit County Assessor's Parcel number: P76090; that has a street address of 1115 Railroad Avenue that is more particularly described in the attached **Exhibit A**.
- B. The Grantee, Martha Rose, is also the owner of property bearing Skagit County Assessor's Parcel number: P76090 that also includes a portion of a vacated alley; that is more particularly described in the attached **Exhibit B**.
- C. Martha Rose wishes to adjust the boundaries between the above-described properties she owns; with the specific property being conveyed and incorporated into one of her lots of record being more particularly 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

2018483
FEB - 8 2018

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 Grantor does hereby **QUIT CLAIM** to the Grantee all of her interest in the real property lying and being in the City of Sedro-Woolley, 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 also owned by the Grantee.

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

The within and foregoing Boundary Line Adjustment has been examined for conformance with the provisions of Titles 16 and 17 of the Sedro-Woolley Municipal Code and is hereby approved this 6TH day of FEBRUARY, 2017 2018



Planning Director,
City of Sedro-Woolley



City Engineer,
City of Sedro-Woolley

Dated this 05 day of December 2017

Property Owners Signature:



Martha Rose

Skagit Surveyors and Engineers

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

EXHIBIT "A"

LEGAL DESCRIPTION
FOR
MARTHA ROSE CONSTRUCTION
OF
WESTERLY TRACT
BEFORE BOUNDARY LINE ADJUSTMENT

October 6, 2017

That portion of Lot 11 through Lot 14, Block 71 of the Plat of First Addition to the Town of Sedro per plat recorded in Volume 3 of Plats at page 29, records of Skagit County, Washington, lying southerly of railroad right of way which is now used as street.

Containing 9,348 square feet.

Situate in Skagit County, Washington.



Skagit Surveyors and Engineers

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EXHIBIT "B"

LEGAL DESCRIPTION
FOR
MARTHA ROSE CONSTRUCTION
OF

EASTERLY TRACT

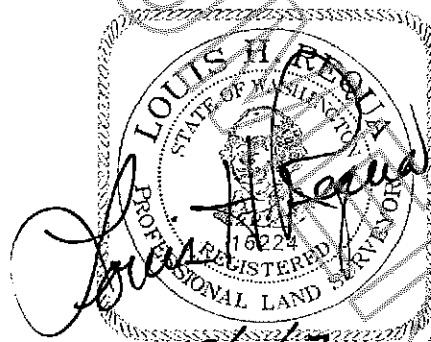
BEFORE BOUNDARY LINE ADJUSTMENT

January 24, 2018

That portion of Lot 9 and Lot 10, Block 71 of the Plat of First Addition to the Town of Sedro per plat recorded in Volume 3 of Plats at page 29, records of Skagit County, Washington, and vacated alley lying southerly of railroad right of way which is now used as street.

Containing 3,757 square feet.

Situate in Skagit County, Washington.



Skagit Surveyors and Engineers

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EXHIBIT "C"

LEGAL DESCRIPTION
FOR
MARTHA ROSE CONSTRUCTION
OF
PORTION TO BE CONVEYED TO EASTERLY TRACT

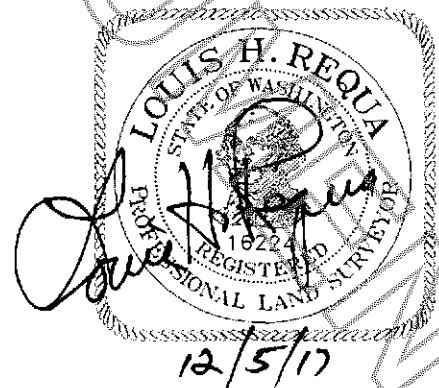
December 5, 2017

That portion of Lot 11, Block 11, of the Plat of First Addition to the Town of Sedro per plat recorded in Volume 3 of Plats at page 29, records of Skagit County, Washington, described as follows;

Beginning at the southeast corner of said Lot 11; thence N 89°35'04"W along the south line of Lot 11, a distance of 20.07 feet; thence N 00°00'29"E, a distance of 102.96 feet to a point on the southerly line of Railroad Street; thence N 53°29'46"E along the southerly line of Railroad Street, a distance of 25.78 feet to a point on the east line of said Lot 11; thence S 00°19'36"W, a distance of 118.45 feet to the point of beginning.

Containing 2,255 square feet.

Situate in Skagit County, Washington.



Skagit Surveyors and Engineers

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EXHIBIT "D"

LEGAL DESCRIPTION
FOR
MARTHA ROSE CONSTRUCTION
OF
EASTERLY TRACT
AFTER BOUNDARY LINE ADJUSTMENT

December 5, 2017

The east 49.5 feet of that portion of Block 71, and vacated alley, of the Plat of First Addition to the Town of Sedro per plat recorded in Volume 3 of Plats at page 29, records of Skagit County, Washington, lying southerly of railroad right of way which is now used as street.

Containing 6,012 square feet.

Situate in Skagit County, Washington.



Skagit Surveyors and Engineers

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EXHIBIT "E"

LEGAL DESCRIPTION
FOR
MARTHA ROSE CONSTRUCTION
OF
WESTERLY TRACT
AFTER BOUNDARY LINE ADJUSTMENT

December 5, 2017

That portion of Block 71 of the Plat of First Addition to the Town of Sedro per plat recorded in Volume 3 of Plats at page 29, records of Skagit County, Washington, lying southerly of railroad right of way which is now used as street.

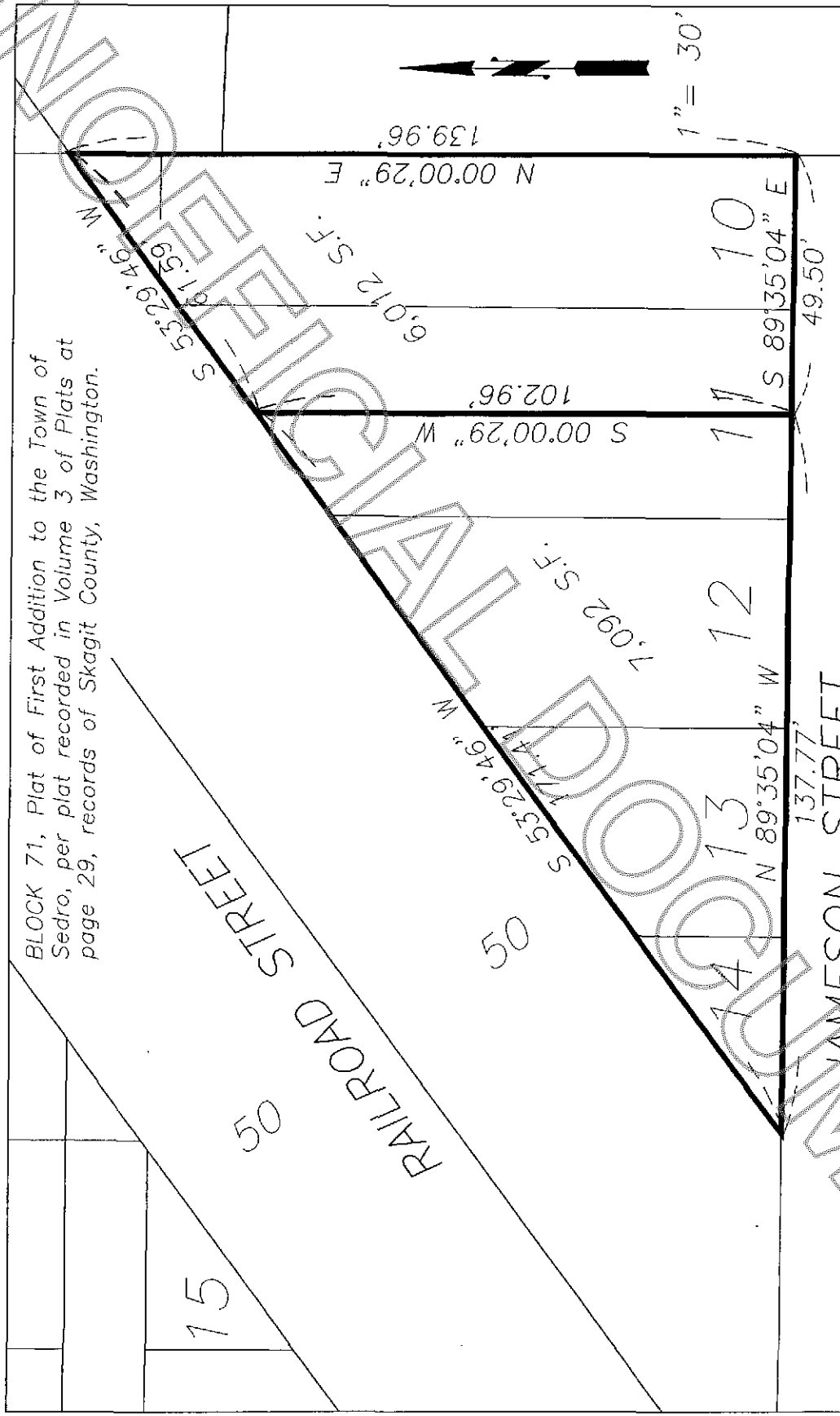
EXCEPT the east 49.5 feet of that portion of Block 71, and vacated alley, of the Plat of First Addition to the Town of Sedro per plat recorded in Volume 3 of Plats at page 29, records of Skagit County, Washington, lying southerly of railroad right of way which is now used as street.

Containing 7,092 square feet.

Situate in Skagit County, Washington.



BLOCK 71, Plat of First Addition to the Town of Sedro, per plat recorded in Volume 3 of Plats at page 29, records of Skagit County, Washington.



AFTER BOUNDARY LINE ADJUSTMENT

Exhibit Map "F"
for
MARTHA ROSE CONSTRUCTION

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

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