



Skagit County Auditor  
3/14/2018 Page

1 of 11 2:58PM

\$84.00

When recorded return to:

Mark Tournie  
East Division Corporation  
125 North 18<sup>th</sup> Street, Suite C  
Mount Vernon, WA 98273

**Quitclaim Deed**  
(Boundary Line Adjustment)

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018990  
MAR 14 2018

Grantor: East Division Corporation

Grantee: East Division Corporation

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

Abbreviated Legal Description: Ptn of S/2 of Sec. 20, Twp. 34N, Rng. 4E, W.M.

Assessor's Property Tax Parcel or Account No.: P26698, P26702 and P52962

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE, is made this 14 day of MARCH, 2018, between East Division Corporation, Grantor, and East Division Corporation, Grantee. East Division Corporation is both the Grantor and the Grantee of the subject lots of record (also referred to as the property or properties) for these boundary line adjustments.

**Recitals**

- a. Grantor/Grantee is the owner of all of the lots of record bearing Skagit County Assessor's parcel nos. P26698, P26702 and P52962, more particularly described as (BEFORE Legal Descriptions) parcels A, B and C in the attached **Exhibit A**.
- b. A diagram showing the boundaries of the subject properties prior to any adjustment is attached hereto as **Exhibit B**.
- c. Grantor/Grantee wishes to adjust the common boundary lines between the three properties described above to reconfigure the boundaries between the properties described in the above recitals for the highest and best use of the applicable underlying zoning designation of "(H-D) Hospital District". [See "a" above].
- d. The adjusted descriptions of the new boundaries of each of the subject properties depicted as (AFTER Legal Descriptions) parcels A, B and C are set

- d. The adjusted descriptions of the new boundaries of each of the subject properties depicted as (new) parcels A, B and C are set forth in the attached **Exhibit C**, per record of survey recorded under Auditor's File No. 261803140056.
- e. A diagram showing the adjusted boundaries of each of the subject properties is set forth in the attached **Exhibit D**.

### Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, and for no monetary consideration, Grantor does hereby QUIT CLAIM to the Grantee all of its interest in the real property lying and being in the county of Skagit and State of Washington, and described in the attached **Exhibit C**.

DATED: MARCH 14, 2018.

East Division Corporation

By: \_\_\_\_\_

Mark Tournie, Authorized Representative

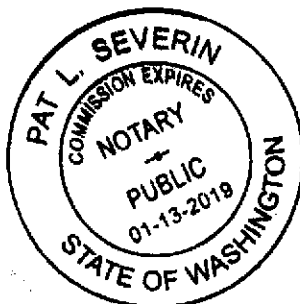
STATE OF WASHINGTON )

) ss.

COUNTY OF SKAGIT )

On this 14 day of MARCH, 2018, before me personally appeared Mark Tournie, to me known to be an Authorized Representative of East Division Corporation, the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute said instrument on behalf thereof.

IN WITNESS WHEREOF I have hereunto set me hand and affixed my official seal the day and year first above written.



\_\_\_\_\_  
NOTARY PUBLIC in and for the State of Washington,  
residing at MOUNT VERNON, WA  
My commission expires: 1/13/19  
Name: PAT L. SEVERIN

**APPROVED**

The foregoing Quit Claim Deed adjusting boundary lines is hereby approved this 13<sup>th</sup>  
day of MARCH, 2018.

City of Mount Vernon

By:   
Its City Engineer

Dated this 13<sup>th</sup> day of MARCH, 2018.

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

EXHIBIT "A"

BEFORE Legal Descriptions

For

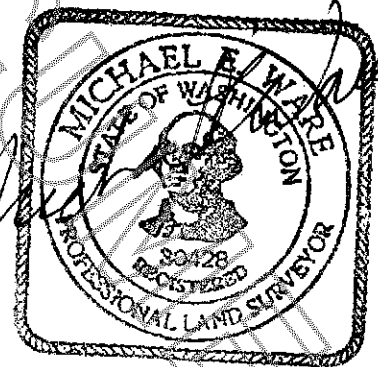
SKAGIT DIGITAL IMAGING

PARCEL A:

THE NORTH 264 FEET OF THE EAST 165 FEET OF THE NORTHEAST QUARTER OF THE  
SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.,

EXCEPT ROAD RIGHT OF WAY

SITUATED IN SKAGIT COUNTY, WASHINGTON.



3.06.2018

**PARCEL B:**

THE NORTH 234.00 FEET OF TRACT A, GREENSTREET ADDITION TO MOUNT VERNON,  
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 6, RECORDS OF  
SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.



3.06.2018

**PARCEL C:**

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH  $89^{\circ}35'00''$  WEST ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 165.02 FEET; THENCE SOUTH  $1^{\circ}22'42''$  EAST ALONG A LINE WHICH IS PARALLEL TO AND 165.00 FEET WEST OF AND MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH LINE OF DIVISION STREET, WHICH POINT IS THE NORTHWEST CORNER OF THAT TRACT CONVEYED TO EAST DIVISION CORPORATION, A CORPORATION BY DEED DATED APRIL 1, 1967, AND RECORDED MAY 24, 1967 UNDER AUDITORS FILE NO. 699576 AND WHICH POINT IS THE TRUE POINT OF BEGINNING OF THIS PROPERTY DESCRIPTION; THENCE SOUTH  $1^{\circ}22'42''$  EAST ALONG THE WEST LINE OF SAID EAST DIVISION CORPORATION TRACT, A DISTANCE OF 234.03 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH  $89^{\circ}35'00''$  WEST, A DISTANCE OF 27.71 FEET TO A POINT ON THE EAST LINE OF THIRTEENTH STREET; THENCE NORTH  $0^{\circ}51'27''$  WEST ALONG SAID EAST LINE OF THIRTEENTH STREET, A DISTANCE OF 234.00 FEET TO A POINT ON THE SOUTH LINE OF DIVISION STREET; THENCE NORTH  $89^{\circ}35'00''$  EAST ALONG THE SOUTH LINE OF DIVISION STREET, A DISTANCE OF 25.57 FEET TO THE TRUE POINT OF BEGINNING OF THIS PROPERTY DESCRIPTION.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF MOUNT VERNON UNDER AUDITOR'S FILE NO. 200710230021 BEING A RE-RECORDING OF 200706120001, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.



EXHIBIT "B"

AFTER Legal Descriptions

For

SKAGIT DIGITAL IMAGING

PARCEL A:

THE NORTH 264 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING EAST OF SOUTH 13TH STREET.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF MOUNT VERNON UNDER AUDITOR'S FILE NO. 200710230021 BEING A RE-RECORDING OF 200706120001, RECORDS OF SKAGIT COUNTY, WASHINGTON.

AND EXCEPT THE SOUTH 72.00 FEET THERE OF, AS MEASURED FROM THE ADJACENT NORTH LINE OF BINDING SITE PLAN RECORDED UNDER AUDITOR FILE NUMBER 200808120060.

AND ALSO EXCEPT ROAD RIGHT'S OF WAY.

[ AND AS MORE PARTICULARLY DESCRIBED IN BOUNDARY LINE ADJUSTMENT AND IN ACCORDANCE TO THE RECORD OF SURVEY UNDER SKAGIT COUNTY AUDITORS FINE NUMBER 2018 0314 0056 AS PARCEL "A" ]

SITUATED IN SKAGIT COUNTY, WASHINGTON.



3.06.2018

PARCEL B:

THE NORTH 234.00 FEET OF TRACT A, GREENSTREET ADDITION TO MOUNT VERNON,  
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 6, RECORDS OF  
SKAGIT COUNTY, WASHINGTON.

EXCEPT THE SOUTH 72.00 FEET THERE OF, AS MEASURED FROM THE ADJACENT  
NORTH LINE OF BINDING SITE PLAN RECORDED UNDER AUDITOR FILE NUMBER  
200808120060.

[ AND AS MORE PARTICULARLY DESCRIBED IN BOUNDARY LINE ADJUSTMENT AND  
IN ACCORDANCE TO THE RECORD OF SURVEY UNDER SKAGIT COUNTY AUDITORS  
FINE NUMBER 201803140056 AS PARCEL "B" ]

SITUATED IN SKAGIT COUNTY, WASHINGTON.





PARCEL C:

A PORTION OF THE SOUTH HALF OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.;

BEING THE SOUTH 72.00 FEET OF THE FOLLOWING 2 DESCRIBED PARCELS:

PARCEL 1: THE NORTH 234.00 FEET OF TRACT A, GREENSTREET ADDITION TO MOUNT VERNON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL 2: THE NORTH 264 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING EAST OF SOUTH 13TH STREET.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF MOUNT VERNON UNDER AUDITOR'S FILE NO. 200710230021 BEING A RE-RECORDING OF 200706120001, RECORDS OF SKAGIT COUNTY, WASHINGTON.

AND ALSO EXCEPT ROAD RIGHT'S OF WAY.

AND ALSO EXCEPT ANY PORTION LYING WITHIN BINDING SITE PLAN RECORDED UNDER AUDITOR FILE NUMBER 200808120060.

[ AND AS MORE PARTICULARLY DESCRIBED IN BOUNDARY LINE ADJUSTMENT AND IN ACCORDANCE TO THE RECORD OF SURVEY UNDER SKAGIT COUNTY AUDITORS FINE NUMBER 201803140056 AS PARCEL "C" ]

SITUATED IN SKAGIT COUNTY, WASHINGTON.



3.06.2018

S/2 SEC 20, TWP 34 N, R 4 E, W.M

S. 13TH ST.

E. DIVISION ST.

CENTER OF  
SECTION 20

PARCEL C

PARCEL A

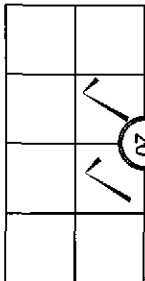
PARCEL B

LOT 1

LOT 5

SKAGIT COUNTY PUBLIC  
HOSPITAL DISTRICT No 1  
BINDING SITE PLAN  
AFN 200808120060

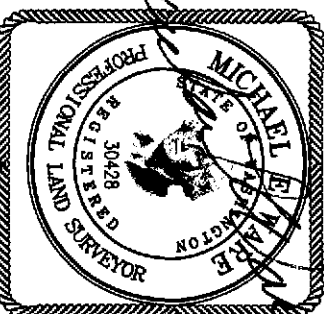
S. 14TH ST.



INDEX LOCATION  
SOUTH HALF OF SECTION 20,  
TWP 34 N, R 4 E, W.M.

60  
0  
60  
SCALE: 1" = 60'

NORTH



**Sound Development Group**

ENGINEERING, SURVEYING & LAND  
DEVELOPMENT SERVICES

P.O. Box 1705 • 11111 Cleveland Avenue Suite 202  
Mount Vernon, WA 98273  
Tel: 360-404-2010 Fax: 360-404-2013

SHEET DESCRIPTION

**EXHIBIT "C"**

PROJECT

**BEFORE BLA  
FOR  
SKAGIT DIGITAL IMAGING**

SCALE

DRAWN BY:

JOB NUMBER:

DATE

1" = 60'

M. WARE

17090

1-22-2018

DRAWING NAME

17090BLA

SHEET

1 of 1

S/2 SEC 20, TWP 34 N, R 4 E, W.M.

S. 13TH ST.

E. DIVISION ST.

CENTER OF  
SECTION 20

PARCEL A

PARCEL B

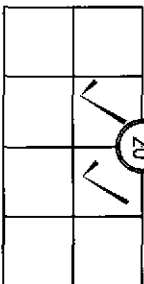
PARCEL C

LOT 1

LOT 5

SKAGIT COUNTY PUBLIC  
HOSPITAL DISTRICT No 1  
BINDING SITE PLAN  
AFN 200808120060

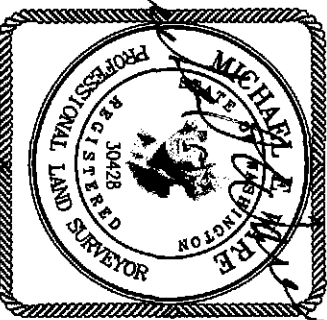
S. 14TH ST.



INDEX LOCATION  
SOUTH HALF OF SECTION 20,  
TWP 34 N, R 4 E, W.M.

SCALE: 1" = 60'

NORTH



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Tel: 360-404-2010 • Fax: 360-404-2013

SHEET DESCRIPTION

**EXHIBIT "D"**

PROJECT

**AFTER BLA  
FOR  
SKAGIT DIGITAL IMAGING**

SCALE

DRAWN BY:

JOB NUMBER:

DATE

1" = 60'

M. WARE

17090

1-22-2018

DRAWING NAME

17090BLA

SHEET

1 of 1