



201808230050

08/23/2018 02:44 PM Pages: 1 of 12 Fees: \$110.00
Skagit County Auditor

When recorded return to:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20183733
AUG 23 2018

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Amount Paid \$ 0
Skagit Co. Treasurer
By *gkam* Deputy

Quitclaim Deed

(Boundary Line Adjustment)

Grantors: David A. Moe & Caroli J. Moe, h/w
Grantees: Ray DeVries & Rebecca DeVries, h/w
Legal Description: ptn Lot 1, S/P 3-75, AFN 821339, NW ¼ 25-34N-3EWM
Assessor's Property Tax Parcel or Account Nos. P22741; P22742
Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE, is made this 27th day of July, 2018, between David A. Moe & Caroli J. Moe, h/w, Grantors, and Ray DeVries and Rebecca DeVries, h/w, Grantees.

Recitals

- a. Grantors are the owners of the property bearing Skagit County Assessor's parcel no. P22742, described in the attached Exhibit A.
- b. Grantees are the owners of the property bearing Skagit County Assessor's parcel no. P22741, described in the attached Exhibit B.
- c. The parties wish to adjust the boundary between the two parcels, with a portion of P22742 (described in the attached Exhibit C) being incorporated into P22741.
- d. The adjusted description of Grantors' property is attached hereto as Exhibit D.
- e. The adjusted description of Grantees' property is attached hereto 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 QUIT CLAIM to the 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: July 27, 2018.

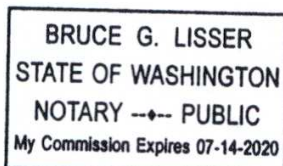
David A. Moe
DAVID A. MOE

Caroli J. Moe
CAROLI J. MOE

STATE OF WASHINGTON)
)
) :ss
COUNTY OF SKAGIT)

On this day personally appeared before me David A. Moe, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 27th day of July, 2018.

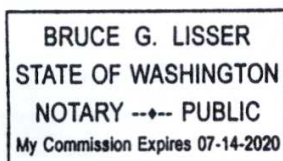


Bruce G. Lisser
NOTARY PUBLIC in and for the State of Washington, residing at
1100 1st Avenue
My commission expires: 7-14-20
Name: Bruce G. Lisser

STATE OF WASHINGTON)
)
) :ss
COUNTY OF SKAGIT)

On this day personally appeared before me Caroli J. Moe, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 27th day of July, 2018.



Bruce G. Lisser
NOTARY PUBLIC in and for the State of Washington, residing at
1100 1st Avenue
My commission expires: 7-14-20
Name: Bruce G. Lisser

Exhibit "A"**David A. Moe and Carali J. Moe, husband and wife, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-22742)**

Lot 1, Skagit County Short Plat No. 3-75, approved July 16, 1975 and recorded July 31, 1975 in Volume 1 of Short Plats, page 49 under Auditor's File No. 821339, records of Skagit County, Washington, being a portion of the Northwest 1/4 of Section 25, Township 34 North, Range 3 East, W.M.

TOGETHER WITH that portion of the Southeast 1/4 of the Northeast 1/4 of Section 26, Township 34 North, Range 3 East, W.M. described as follows:

BEGINNING at the Southeast corner of said Southeast 1/4 of the Northwest 1/4 of Section 26 (East 1/4 corner);
thence North 0°43'40" East along the East line of said subdivision for a distance of 30.00 feet, more or less, to the Northerly right-of-way margin of Jungquist Road and being the Southwest corner of Lot 1, Skagit County Short Plat No. 3-75, approved July 16, 1975 and recorded July 31, 1975 in Volume 1 of Short Plats, page 49, under Auditor's File Number 821339, records of Skagit County, Washington and also being the TRUE POINT OF BEGINNING;
thence continue North 0°43'40" East along the East line of said subdivision, also being the West line of said Lot 1, Skagit County Short Plat No. 3-75, for a distance of 210.00 feet, to the Northwest corner of said Lot 1;
thence North 90°00'00" West on a Westerly projection of the North line of said Lot 1 for a distance of 16.00 feet;
thence South 0°43'40" West for a distance of 209.91 feet, more or less, to said Northerly right-of-way margin of Jungquist Road at a point bearing North 89°40'44" West from the TRUE POINT OF BEGINNING;
thence South 89°40'44" East along said Northerly right-of-way margin for a distance of 16.00 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 19,108 sq ft, 0.44 acres



Exhibit "B"**Ray DeVries and Rebecca M. DeVries, husband and wife, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-22741)**

Lot 2, Skagit County Short Plat No. 3-75, approved July 16, 1975 and recorded July 31, 1975 in Volume 1 of Short Plats, page 49 under Auditor's File No. 821339, records of Skagit County, Washington, being a portion of the Northwest 1/4 of Section 25, Township 34 North, Range 3 East, W.M.

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.



7-8-18

Exhibit "C"

**Portion of David A. Moe and Carali J. Moe, husband and wife, Parcel
(Skagit County Assessor's Parcel No. P-22742)
To be Boundary Line Adjusted into
Ray DeVries and Rebecca M. DeVries, husband and wife, Parcel
(Skagit County Assessor's Parcel No. P-22741)**

That portion of Lot 1, Skagit County Short Plat No. 3-75, approved July 16, 1975 and recorded July 31, 1975 in Volume 1 of Short Plats, page 49 under Auditor's File No. 821339, records of Skagit County, Washington, being a portion of the Northwest 1/4 of Section 25, Township 34 North, Range 3 East, W.M. described as follows:

BEGINNING at the Southeast corner of said Lot 1, Skagit County Short Plat No. 3-75;
thence South 90°00'00" West along the South line of said Lot 1 for a distance of 16.00 feet;
thence North 0°43'40" West, parallel with the West line of said Lot 1, for a distance of 188.00 feet;
thence North 45°38'37" West for a distance of 31.47 feet, more or less, to the North line of said Lot 1;
thence North 90°00'00" East along said North line of Lot 1 for a distance of 38.78 feet, more or less, to the Northeast corner of said Lot 1 at a point bearing North 0°43'40" East from the POINT OF BEGINNING;
thence South 0°43'40" West along the East line of said Lot 1 for a distance of 210.00 feet, more or less, 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 3,610 sq ft, 0.08 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 east (P-22741) owned by the grantee.

APPROVED

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

Skagit County

By: Mac Roeder
Title: Senior Planner

Date: 8/15/2018



7-8-18

Exhibit "D"

**David A. Moe and Carali J. Moe, husband and wife, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-22742)**

Lot 1, Skagit County Short Plat No. 3-75, approved July 16, 1975 and recorded July 31, 1975 in Volume 1 of Short Plats, page 49 under Auditor's File No. 821339, records of Skagit County, Washington, being a portion of the Northwest 1/4 of Section 25, Township 34 North, Range 3 East, W.M.

EXCEPT that portion thereof described as follows:

BEGINNING at the Southeast corner of said Lot 1, Skagit County Short Plat No. 3-75;
thence South 90°00'00" West along the South line of said Lot 1 for a distance of 16.00 feet;
thence North 0°43'40" West, parallel with the West line of said Lot 1, for a distance of 188.00 feet;
thence North 45°38'37" West for a distance of 31.47 feet, more or less, to the North line of said Lot 1;
thence North 90°00'00" East along said North line of Lot 1 for a distance of 38.78 feet, more or less, to the Northeast corner of said Lot 1 at a point bearing North 0°43'40" East from the POINT OF BEGINNING;
thence South 0°43'40" West along the East line of said Lot 1 for a distance of 210.00 feet, more or less, to the POINT OF BEGINNING.

TOGETHER WITH that portion of the Southeast 1/4 of the Northeast 1/4 of Section 26, Township 34 North, Range 3 East, W.M. described as follows:

BEGINNING at the Southeast corner of said Southeast 1/4 of the Northwest 1/4 of Section 26 (East 1/4 corner);
thence North 0°43'40" East along the East line of said subdivision for a distance of 30.00 feet, more or less, to the Northerly right-of-way margin of Jungquist Road and being the Southwest corner of Lot 1, Skagit County Short Plat No. 3-75, approved July 16, 1975 and recorded July 31, 1975 in Volume 1 of Short Plats, page 49, under Auditor's File Number 821339, records of Skagit County, Washington and also being the TRUE POINT OF BEGINNING;
thence continue North 0°43'40" East along the East line of said subdivision, also being the West line of said Lot 1, Skagit County Short Plat No. 3-75, for a distance of 210.00 feet, to the Northwest corner of said Lot 1;

thence North 90°00'00" West on a Westerly projection of the North line of said Lot 1 for a distance of 16.00 feet;
thence South 0°43'40" West for a distance of 209.91 feet, more or less, to said Northerly right-of-way margin of Jungquist Road at a point bearing North 89°40'44" West from the TRUE POINT OF BEGINNING;
thence South 89°40'44" East along said Northerly right-of-way margin for a distance of 16.00 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 15,498 sq ft, 0.36 acres



7-8-18

Exhibit "E"**Ray DeVries and Rebecca M. DeVries, husband and wife, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-22741)**

Lot 2, Skagit County Short Plat No. 3-75, approved July 16, 1975 and recorded July 31, 1975 in Volume 1 of Short Plats, page 49 under Auditor's File No. 821339, records of Skagit County, Washington, being a portion of the Northwest 1/4 of Section 25, Township 34 North, Range 3 East, W.M.

TOGETHER WITH that portion of Lot 1, Skagit County Short Plat No. 3-75, approved July 16, 1975 and recorded July 31, 1975 in Volume 1 of Short Plats, page 49 under Auditor's File No. 821339, records of Skagit County, Washington, being a portion of the Northwest 1/4 of Section 25, Township 34 North, Range 3 East, W.M. described as follows:

BEGINNING at the Southeast corner of said Lot 1, Skagit County Short Plat No. 3-75;
thence South 90°00'00" West along the South line of said Lot 1 for a distance of 16.00 feet;
thence North 0°43'40" West, parallel with the West line of said Lot 1, for a distance of 188.00 feet;
thence North 45°38'37" West for a distance of 31.47 feet, more or less, to the North line of said Lot 1;
thence North 90°00'00" East along said North line of Lot 1 for a distance of 38.78 feet, more or less, to the Northeast corner of said Lot 1 at a point bearing North 0°43'40" East from the POINT OF BEGINNING;
thence South 0°43'40" West along the East line of said Lot 1 for a distance of 210.00 feet, more or less, 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.



7-8-18





NUM	BEARING	DISTANCE
L1	N40°00'00"E	75.00'
L2	S0°43'40"W	210.00'
L3	N40°00'00"E	84.40'
L4	N40°00'00"E	54.00'
L5	N40°00'00"E	16.00'
L6	S40°00'00"E	36.22'
L7	N40°00'00"E	38.18'
L8	N45°38'31"W	50.06'
L9	N45°38'31"W	31.41'
L10	N84°40'44"W	16.00'
L11	S40°00'00"E	16.00'
L12	N0°43'40"E	30.00'

AFTER

