



201810030026

10/03/2018 11:22 AM Pages: 1 of 10 Fees: \$108.00
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Quitclaim Deed

(Boundary Line Adjustment)

Grantors: (1) Seth Fikkert & Lauren Fikkert, h/w
(2) Jeffrey A. Droog & Monica J. Droog, h/w

Grantees: Seth Fikkert & Lauren Fikkert, h/w

Legal Description: Tract A, Replat of Ridgewood Div. 1, Lots 3, 4 & 5

Assessor's Property Tax Parcel or Account Nos. P79733; P79735

Reference Nos of Documents Assigned or Released: N/A

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 03 2018

Amount Paid \$
By Skagit Co. Treasurer Deputy

THIS INDENTURE, is made this 21st day of September, 2018, between Seth Fikkert & Lauren Fikkert, h/w, and Jeffrey A. Droog & Monica J. Droog, h/w, Grantors, and ~~Jeffrey A. Droog & Monica J. Droog, h/w, Grantees.~~
~~SETH FIKKERT & LAUREN FIKKERT~~

Recitals

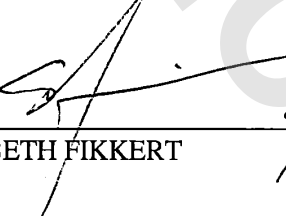
- Grantors are the owners of the property bearing Skagit County Assessor's parcel no. P79735, described in the attached Exhibit A.
- Grantees are the owners of the property bearing Skagit County Assessor's parcel no. P79733, described in the attached Exhibit B.
- The parties wish to adjust the boundary between the two parcels, with a portion of P79735 (described in the attached Exhibit C) being incorporated into P79733.

- 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 other good and valuable consideration in hand paid, 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.


 SETH FIKKERT 9/28/18
 (Date)


 LAUREN FIKKERT 9/28/2018
 (Date)

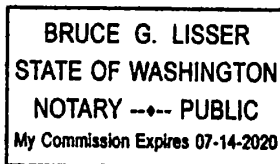

 JEFFREY A. DROOG 9-28-18
 (Date)



 MONICA J. DROOG 9-28-18
 (Date)

STATE OF WASHINGTON)
)
 COUNTY OF SKAGIT)

On this day personally appeared before me Seth Fikkert, 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 28th day of September, 2018.

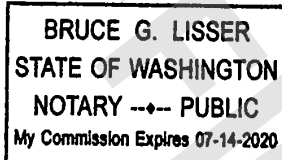



 NOTARY PUBLIC in and for the State of Washington, residing at
Manitoba, WA
 My commission expires: 7-14-20
 Name: Bruce G. Lisser

STATE OF WASHINGTON)
)
 :SS
 COUNTY OF SKAGIT)

On this day personally appeared before me Lauren Fikkert, 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 20th day of September, 2018.



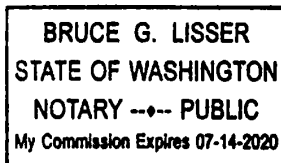
Bruce G. Lisser
 NOTARY PUBLIC in and for the State of Washington, residing at

201810030026
 My commission expires: 7-14-20
 Name: Bruce G. Lisser

STATE OF WASHINGTON)
)
 :SS
 COUNTY OF SKAGIT)

On this day personally appeared before me Jeffrey A. Droog, 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 21st day of September, 2018.



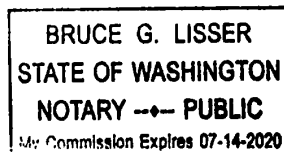
Bruce G. Lisser
 NOTARY PUBLIC in and for the State of Washington, residing at

201810030026
 My commission expires: 7-14-20
 Name: Bruce G. Lisser

STATE OF WASHINGTON)
)
 :SS
 COUNTY OF SKAGIT)

On this day personally appeared before me Monica J. Droog, 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 21st day of September, 2018.



Bruce G. Lisser
 NOTARY PUBLIC in and for the State of Washington, residing at

201810030026
 My commission expires: 7-14-20
 Name: Bruce G. Lisser

Exhibit "A"**Seth Fikkert and Lauren Fikkert, husband and wife, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-79733)**

Lot 4, "Replat of Ridgewood Division No. 1, Lots 3, 4 & 5", according to the plat thereof, recorded in Volume 11 of Plats, page 61, records of Skagit County, Washington.

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.



9-11-18

Exhibit "B"

**Seth Fikkert and Lauren Fikkert, husband and wife, and
Jeffrey A. Droog and Monica J. Droog, husband and wife, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-79735)**

Tract A, "Replat of Ridgewood Division No. 1, Lots 3, 4 & 5", according to the plat thereof, recorded in Volume 11 of Plats, page 61, records of Skagit County, Washington.

EXCEPT that portion of said Tract "A", "Replat of Ridgewood Division No. 1, Lots 3, 4 and 5," as per plat recorded in Volume 11 of Plats, page 61, records of Skagit County, Washington lying Southerly and Westerly of the following described line:

BEGINNING at the Southeasterly most corner of said Tract "A";
thence South $89^{\circ}43'35''$ West along the South line of said Tract "A" for a distance of 49.63 feet to a point of curvature;
thence along the arc of said curve to the right, concave to the Northeast, having a radius of 125.00 feet, through a central angle of $14^{\circ}58'34''$, an arc distance of 32.67 feet to the TRUE POINT OF BEGINNING of said line;
thence North $0^{\circ}01'00''$ West for a distance of 36.38 feet;
thence North $56^{\circ}49'16''$ West for a distance of 43.42 feet;
thence North $45^{\circ}00'34''$ West for a distance of 33.45 feet, more or less, to a point of curvature on the Northwesterly line of said Tract "A" 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.



9-11-18

**Exhibit "C"**

**Portion of Seth Fikkert and Lauren Fikkert, husband and wife, and
Jeffrey A. Droog and Monica J. Droog, husband and wife, Parcel
Skagit County Assessor's Parcel No. P-79735
To be Boundary Line Adjusted into
Seth Fikkert and Lauren Fikkert, husband and wife, Parcel,
Skagit County Assessor's Parcel Number P-79733**

Tract "A", "Replat of Ridgewood Division No. 1, Lots 3, 4 and 5," as per plat recorded in Volume 11 of Plats, page 61, records of Skagit County, Washington,

EXCEPT that portion lying Southerly and Westerly of the following described line:

BEGINNING at the Southeasterly most corner of said Tract "A";
thence South 89°43'35" West along the South line of said Tract "A" for a
distance of 49.63 feet to a point of curvature;
thence along the arc of said curve to the right, concave to the Northeast, having a
radius of 125.00 feet, through a central angle of 14°58'34", an arc distance of
32.67 feet to the TRUE POINT OF BEGINNING of said line;
thence North 0°01'00" West for a distance of 36.38 feet;
thence North 56°49'16" West for a distance of 43.42 feet;
thence North 45°00'34" West for a distance of 33.45 feet, more or less, to a point
of curvature on the Northwesterly line of said Tract "A" 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 3,218 sq ft, 0.12 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 north
(P-79733) owned by the grantee.

APPROVED

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

Skagit County

By:

Title:

Anna Roeder
Senia Flanner

Date:

10/3/2018

Exhibit "D"

**Seth Fikkert and Lauren Fikkert, husband and wife, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-79733)**

Lot 4, "Replat of Ridgewood Division No. 1, Lots 3, 4 & 5", according to the plat thereof, recorded in Volume 11 of Plats, page 61, records of Skagit County, Washington.

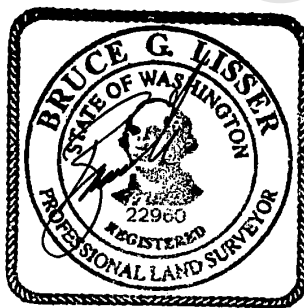
TOGETHER WITH Tract "A", "Replat of Ridgewood Division No. 1, Lots 3, 4 and 5," as per plat recorded in Volume 11 of Plats, page 61, records of Skagit County, Washington,

EXCEPT that portion thereof lying Southerly and Westerly of the following described line:

BEGINNING at the Southeasterly most corner of said Tract "A";
thence South 89°43'35" West along the South line of said Tract "A" for a distance of 49.63 feet to a point of curvature;
thence along the arc of said curve to the right, concave to the Northeast, having a radius of 125.00 feet, through a central angle of 14°58'34", an arc distance of 32.67 feet to the TRUE POINT OF BEGINNING of said line;
thence North 0°01'00" West for a distance of 36.38 feet;
thence North 56°49'16" West for a distance of 43.42 feet;
thence North 45°00'34" West for a distance of 33.45 feet, more or less, to a point of curvature on the Northwesterly line of said Tract "A" 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.



9-11-18

EXHIBIT "E"

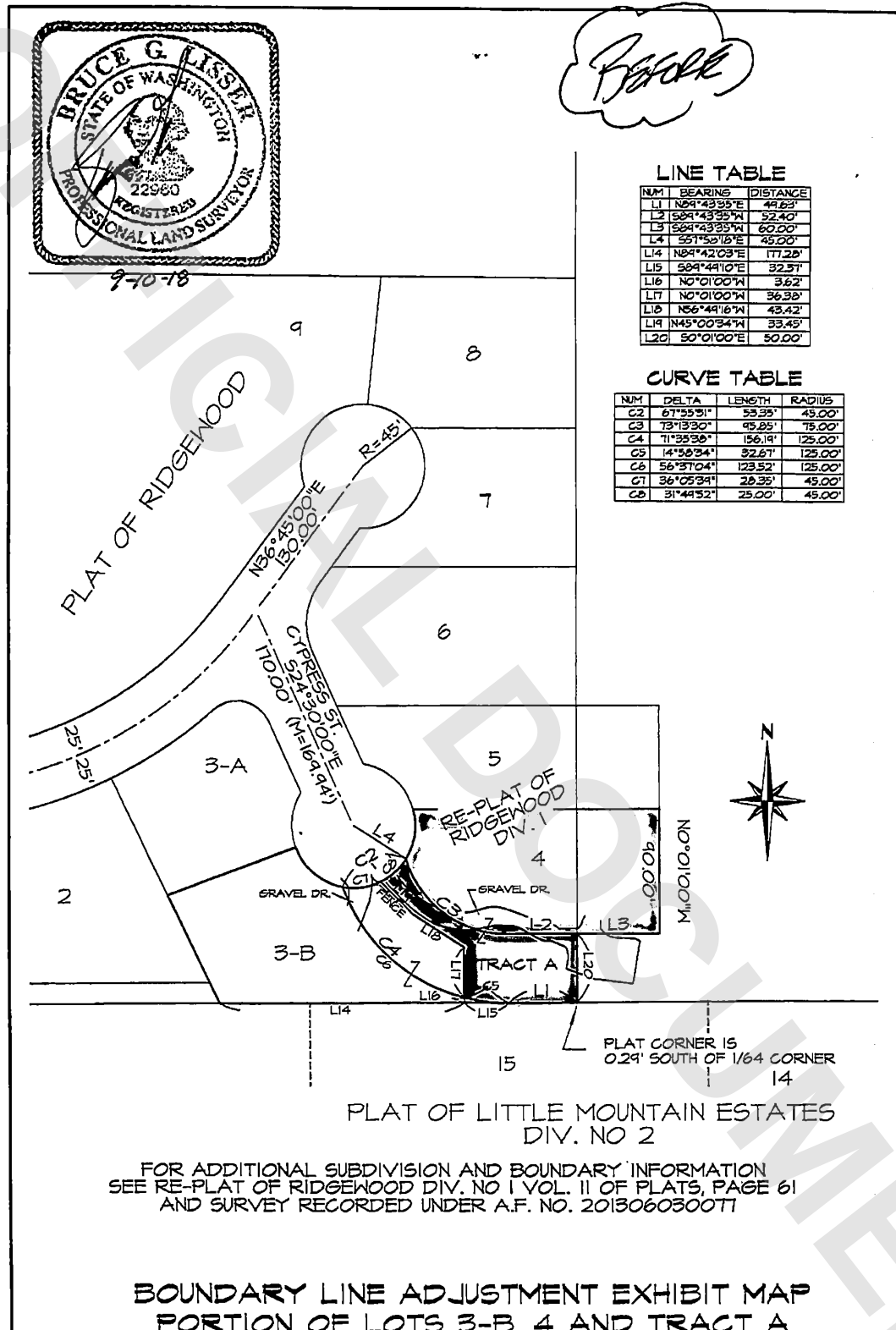


EXHIBIT "E"

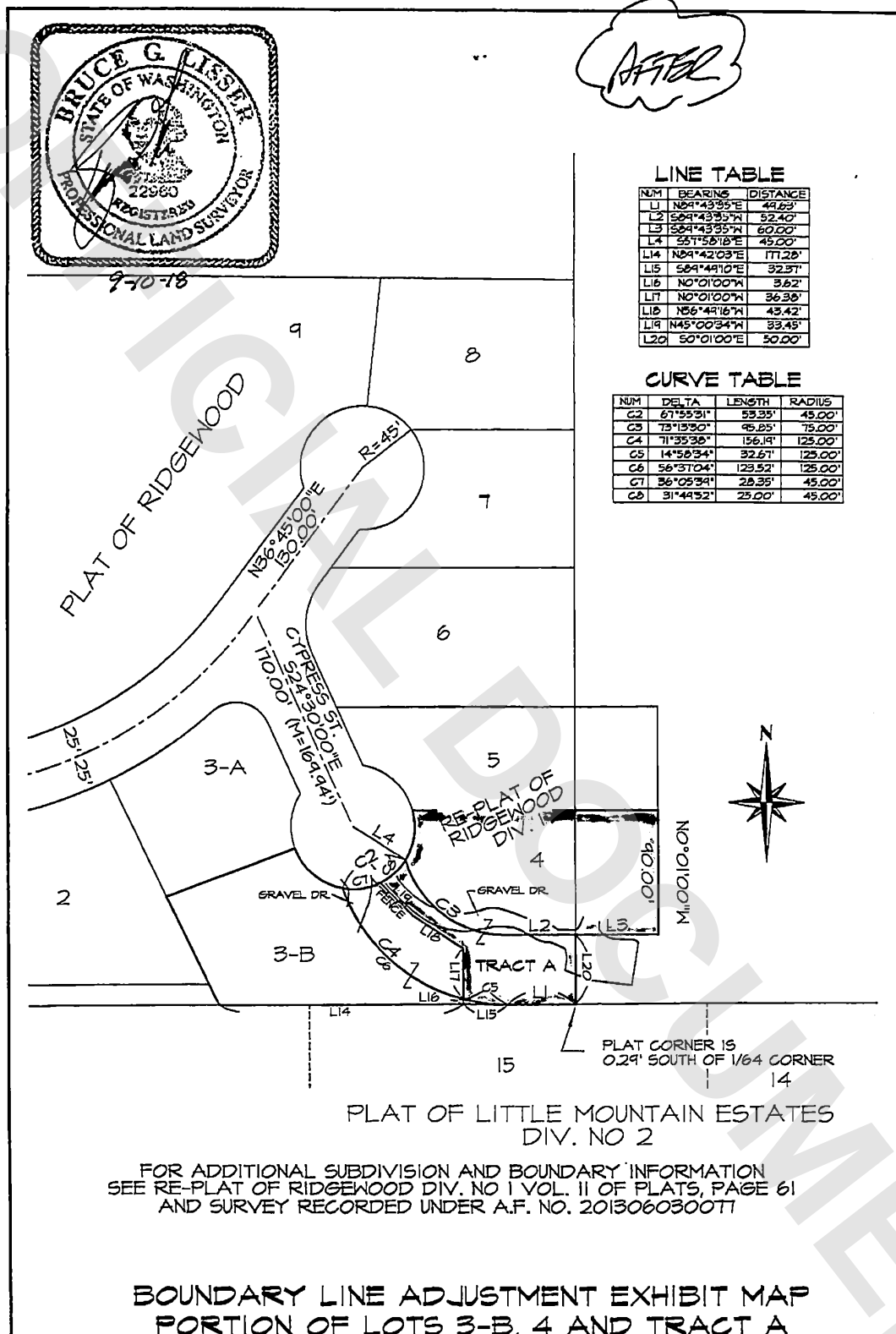


EXHIBIT "E"

