

After Recording Return To:
Skagit Law Group, PLLC
P. O. Box 336
Mount Vernon, WA 98273

201810090079
10/09/2018 11:07 AM Pages: 1 of 13 Fees: \$111.00
Skagit County Auditor

DEED FOR BOUNDARY LINE ADJUSTMENT

GRANTOR: CHRISTINE N. PETERSON and KARIN J. VINCENT,
Co-Trustees of the STREGE FAMILY TRUST uwd 2/25/2010

GRANTEES: RONALD R. PETERSON and CHRISTINE N. PETERSON,
husband and wife

Legal Description:

Abbreviated Form: Lot 2, Skagit County SP 25-87
Ptn Gvt Lot 1, S25 T34N R3E WM

Additional on: Exhibits A through G

Assessor's Tax Parcel Nos: P22703; 340325-0-031-0001
P22691; 340325-0-021-0102
P22692; 340325-0-022-0002
P22728; 340325-0-053-0103
P22661; 340325-0-001-0007

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20184463
OCT 09 2018

Amount Paid \$111.⁸⁰
Skagit Co. Treasurer
By *mm* Deputy

THIS DEED is made this 3rd day of October, 2018, between **CHRISTINE N. PETERSON** and **KARIN J. VINCENT**, as **Co-Trustees of the STREGE FAMILY TRUST uwd 2/25/2010**, GRANTOR, and **RONALD R. PETERSON** and **CHRISTINE N. PETERSON**, husband and wife, GRANTEES.

RECITALS

A. Grantor is the owner of Skagit County Assessor's Tax Parcel Numbers P22703, P22691, P22692 and P22728, more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference. Grantees are the owners of Skagit County Assessor's Tax

Parcel Numbers P22661, more particularly described in **Exhibit B** attached hereto and incorporated herein by this reference.

B. Grantor has agreed to sell tax parcel P22703 as described in **Exhibit C** attached hereto and incorporated herein by this reference to the Grantees and intends to convey its interest therein to the Grantees by this instrument. The Grantees have agreed to purchase tax parcel P22703 as described in **Exhibit C** and intend to consolidate the property described therein with their existing tax parcel P22661 contingent upon the approval of the boundary line adjustment herein.

C. The description of Grantor's property following the approval and recording of the boundary line adjustment, consisting of P22691, P22692 and P22728, shall be as described and set forth in **Exhibit D** attached hereto and incorporated herein by this reference. The description of Grantees' property following the approval and recording of the boundary line adjustment, consisting of tax parcels P22703 and P22661, shall be as described and set forth in **Exhibit E** attached hereto and incorporated herein by this reference. Maps depicting the Grantor's and Grantees' respective parcels before and after boundary line adjustment are as set forth in **Exhibits F and G**, respectively, attached hereto and incorporated herein by this reference.

CONVEYANCE

THEREFORE, for and in consideration of ten dollars (\$10) dollars and other valuable consideration, Grantor does hereby convey and quit claim to the Grantees all of its interest, including any after-acquired interest, in the real property described in the attached **Exhibit C**, situate in the County of Skagit, State of Washington.

The property conveyed by the Grantor (P22703) will be combined or aggregated with contiguous property owned by the Grantees (P22661).

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

Dated the 3rd day of October, 2018.

STREGE FAMILY TRUST uwd 2/25/2010

By 
CHRISTINE N. PETERSON, Co-Trustee

By 
KARIN J. VINCENT, Co-Trustee

APPROVED

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

Skagit County

By: Joel Roeder

Date: 10/3, 2018.

Title: Senia Planna

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **CHRISTINE N. PETERSON** is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it as a **Co-Trustee of the Strege Family Trust uwd 2/25/2010**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 2nd day of October, 2018



Heather Waldron

Printed Name HEATHER WALDRON
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 3-23-2022

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **KARIN J. VINCENT** is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it as a **Co-Trustee of the Strege Family Trust uwd 2/25/2010**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 3rd day of October, 2018



Heather Waldron

Printed Name HEATHER WALDRON
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 3-23-2022

Exhibit "A"**Strege Family Trust uwd 2/25/2010, Parcels
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-22703, P-22691, P-22692 and P-22728)**

That portion of the Northeast 1/4 of Section 25, Township 34 North, Range 3 East, W.M., described as follows:

BEGINNING at the East 1/4 corner of said Section;
thence North 1,385 feet to a hub in center of the County road, as said hub existed on January 13, 1955;
thence West along the South line of the Goodrich property 379 feet to the TRUE POINT OF BEGINNING;
thence North 110 feet;
thence East 130 feet;
thence South 110 feet;
thence West 130 feet to the TRUE POINT OF BEGINNING;

TOGETHER WITH Lot 2 of Skagit County Short Plat No. 25-87 approved December 28, 1987, and recorded December 30, 1987, as Auditor's File No. 8712300002, being a portion of the Northeast 1/4 of Section 25, Township 34 North, Range 3 East, W.M. and a portion of the Northwest 1/4 of Section 30, Township 34 North, Range 4 East;

EXCEPT that portion of said Lot 2 Skagit County Short Plat No. 25-87 lying Southerly and Southeasterly of the Dike Road as it existed on August 9, 2016, conveyed to Dennis M. Larson and Suzanne Klein Larson by Quit Claim Deed dated September 1, 2016, and recorded under Auditor's File No. 201609260027, records of Skagit County, Washington, more particularly described as follows:

That portion of Lot 2 of Skagit County Short Plat No. 25-87 approved December 28, 1987 and recorded December 30, 1987 as Auditor's File No. 8712300002 lying Southerly and Southeasterly of the Dike Road as it existed on August 9, 2016, being a portion of the Northeast 1/4 of Section 25, Township 34 North, Range 3 East, W.M.

ALSO EXCEPT that portion of said Lot 2 Skagit County Short Plat No. 25-87 conveyed to Ronald R. Peterson and Christine N. Peterson by Statutory Warranty Deed dated March 20, 2015, and recorded on March 20, 2015, under Auditor's File No. 201503200076, records of Skagit County, Washington, more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 2;
thence West 410 feet, more or less, to the center of an old prune tree, which point is the TRUE POINT OF BEGINNING;
thence East parallel with the North line of Dike Street as shown on said Short Plat, 280 feet;
thence North at right angles to said North line, 208 feet;
thence West parallel with said North line, 208 feet;

thence South to the TRUE POINT OF BEGINNING.

EXCEPT that portion thereof, if any, lying within the Dike Street right-of-way;

TOGETHER WITH that portion of said Lot 2, if any, lying between the above described property and the North line of said Dike Street and being bounded on the East and West by the Southerly extensions of the East and West lines of the above described property.

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.



10-2-18

Exhibit "B"**Ronald R. Peterson and Christine N. Peterson, husband and wife, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-22661)**

That portion of Government Lot 1, Section 25, Township 34 North, Range 3 East, W.M., lying North of a line running East and West across said Government Lot 1, which line intersects the most Northerly point of a tract of land conveyed to Albert Goodrich, et ux, by deed dated April 5, 1948, filed April 5, 1948, as Auditor's File No. 416523, and recorded in Volume 225 of Deeds at page 499, and which line is more particularly described as follows:

BEGINNING at a point on the East line of said Section, which point bears North $1^{\circ}36'30''$ East a distance of 2,283.98 feet from the East 1/4 corner of said Section; thence North $89^{\circ}53'13''$ West, parallel with the North line of the Northwest 1/4 of said Section, a distance of 241.70 feet to the most Northerly point of said tract of land conveyed to Albert Goodrich at ux; thence continuing North $89^{\circ}53'13''$ West, parallel with the North line of the Northwest 1/4 of said Section, a distance of 540 feet, more or less, to the Skagit River, and which land so conveyed to Goodrich et ux, is described in said deed as follows:

BEGINNING at a point on the dike as the same existed on July 26, 1915, on the East bank of the Skagit River, which point is 1,390 feet North, and South $89^{\circ}26'$ West 1,115 feet from the East 1/4 corner of said Section 25; thence North $89^{\circ}26'$ East 1,905 feet to a point in the center of the County Road; thence North 580 feet to the dike; thence Westerly, Northwesterly and Southwesterly along the aforesaid dike as the same existed on July 26, 1915, to the POINT OF BEGINNING;

EXCEPT dike, ditch, and County Road rights-of-way.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record, including but not limited to those documents recorded under Skagit County Auditor's File Numbers 749404, 756306, 775069, 790400, 8703090027 and 199908170100.

Situate in the County of Skagit, State of Washington.



Exhibit "C"

Portion of Strege Family Trust uwd 2/25/2010, Parcels
(Skagit County Assessor's Parcel Number P-22703)
To be Boundary Line Adjusted into
Ronald R. Peterson and Christine N. Peterson, husband and wife, Parcel
(Skagit County Assessor's Parcel No. P-22661)

That portion of Lot 2 of Skagit County Short Plat No. 25-87 approved December 28, 1987, and recorded December 30, 1987, as Auditor's File No. 8712300002 within Section 25, Township 34 North, Range 3 East, W.M. and Northerly of the Northerly limits of the existing dike maintained by Diking District No. 3 as the same existed September 2018.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record, including but not limited to those documents recorded under Skagit County Auditor's File Numbers 749404, 756306, 775069, 790400, 8703090027 and 199908170100.

Situate in the County of Skagit, State of Washington.

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 and west (P-22661) owned by the grantee.

APPROVED

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

Skagit County

By: *Arvid Boeder*
Title: *Senior Planner*

Date: *10/3/2018*



10-2-18

Exhibit "D"**Strege Family Trust uwd 2/25/2010, Parcels
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-22691, P-22692 and P-22728)**

That portion of the Northeast 1/4 of Section 25, Township 34 North, Range 3 East, W.M., described as follows:

BEGINNING at the East 1/4 corner of said Section;
thence North 1,385 feet to a hub in center of the County road, as said hub existed on January 13, 1955;
thence West along the South line of the Goodrich property 379 feet to the TRUE POINT OF BEGINNING;
thence North 110 feet;
thence East 130 feet;
thence South 110 feet;
thence West 130 feet to the TRUE POINT OF BEGINNING;

TOGETHER WITH Lot 2 of Skagit County Short Plat No. 25-87 approved December 28, 1987, and recorded December 30, 1987, as Auditor's File No. 8712300002, being a portion of the Northeast 1/4 of Section 25, Township 34 North, Range 3 East, W.M. and a portion of the Northwest 1/4 of Section 30, Township 34 North, Range 4 East;

EXCEPT that portion of said Lot 2 Skagit County Short Plat No. 25-87 lying Southerly and Southeasterly of the Dike Road as it existed on August 9, 2016, conveyed to Dennis M. Larson and Suzanne Klein Larson by Quit Claim Deed dated September 1, 2016, and recorded under Auditor's File No. 201609260027, records of Skagit County, Washington, more particularly described as follows:

That portion of Lot 2 of Skagit County Short Plat No. 25-87 approved December 28, 1987 and recorded December 30, 1987 as Auditor's File No. 8712300002 lying Southerly and Southeasterly of the Dike Road as it existed on August 9, 2016, being a portion of the Northeast 1/4 of Section 25, Township 34 North, Range 3 East, W.M.

ALSO EXCEPT that portion of said Lot 2 Skagit County Short Plat No. 25-87 conveyed to Ronald R. Peterson and Christine N. Peterson by Statutory Warranty Deed dated March 20, 2015, and recorded on March 20, 2015, under Auditor's File No. 201503200076, records of Skagit County, Washington, more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 2;
thence West 410 feet, more or less, to the center of an old prune tree, which point is the TRUE POINT OF BEGINNING;
thence East parallel with the North line of Dike Street as shown on said Short Plat, 280 feet;
thence North at right angles to said North line, 208 feet;
thence West parallel with said North line, 208 feet;
thence South to the TRUE POINT OF BEGINNING.

EXCEPT that portion thereof, if any, lying within the Dike Street right-of-way;

TOGETHER WITH that portion of said Lot 2, if any, lying between the above described property and the North line of said Dike Street and being bounded on the East and West by the Southerly extensions of the East and West lines of the above described property.

AND ALSO EXCEPT that portion of Lot 2 of Skagit County Short Plat No. 25-87 approved December 28, 1987, and recorded December 30, 1987, as Auditor's File No. 8712300002 within Section 25, Township 34 North, Range 3 East, W.M. and Northerly of the Northerly limits of the existing dike maintained by Diking District No. 3 as the same existed September 2018.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record, including but not limited to those documents recorded under Skagit County Auditor's File Numbers 749404, 756306, 775069, 790400, 8703090027 and 199908170100.

Situate in the County of Skagit, State of Washington.



10-2-18

Exhibit "E"

**Ronald R. Peterson and Christine N. Peterson, husband and wife, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-22661)**

That portion of Government Lot 1, Section 25, Township 34 North, Range 3 East, W.M., lying North of a line running East and West across said Government Lot 1, which line intersects the most Northerly point of a tract of land conveyed to Albert Goodrich, et ux, by deed dated April 5, 1948, filed April 5, 1948, as Auditor's File No. 416523, and recorded in Volume 225 of Deeds at page 499, and which line is more particularly described as follows:

BEGINNING at a point on the East line of said Section, which point bears North $1^{\circ}36'30''$ East a distance of 2,283.98 feet from the East 1/4 corner of said Section; thence North $89^{\circ}53'13''$ West, parallel with the North line of the Northwest 1/4 of said Section, a distance of 241.70 feet to the most Northerly point of said tract of land conveyed to Albert Goodrich at ux; thence continuing North $89^{\circ}53'13''$ West, parallel with the North line of the Northwest 1/4 of said Section, a distance of 540 feet, more or less, to the Skagit River, and which land so conveyed to Goodrich et ux, is described in said deed as follows:

BEGINNING at a point on the dike as the same existed on July 26, 1915, on the East bank of the Skagit River, which point is 1,390 feet North, and South $89^{\circ}26'$ West 1,115 feet from the East 1/4 corner of said Section 25; thence North $89^{\circ}26'$ East 1,905 feet to a point in the center of the County Road; thence North 580 feet to the dike; thence Westerly, Northwesterly and Southwesterly along the aforesaid dike as the same existed on July 26, 1915, to the POINT OF BEGINNING;

TOGETHER WITH that portion of Lot 2 of Skagit County Short Plat No. 25-87 approved December 28, 1987, and recorded December 30, 1987, as Auditor's File No. 8712300002 within Section 25, Township 34 North, Range 3 East, W.M. and Northerly of the Northerly limits of the existing dike maintained by Diking District No. 3 as the same existed September 2018.

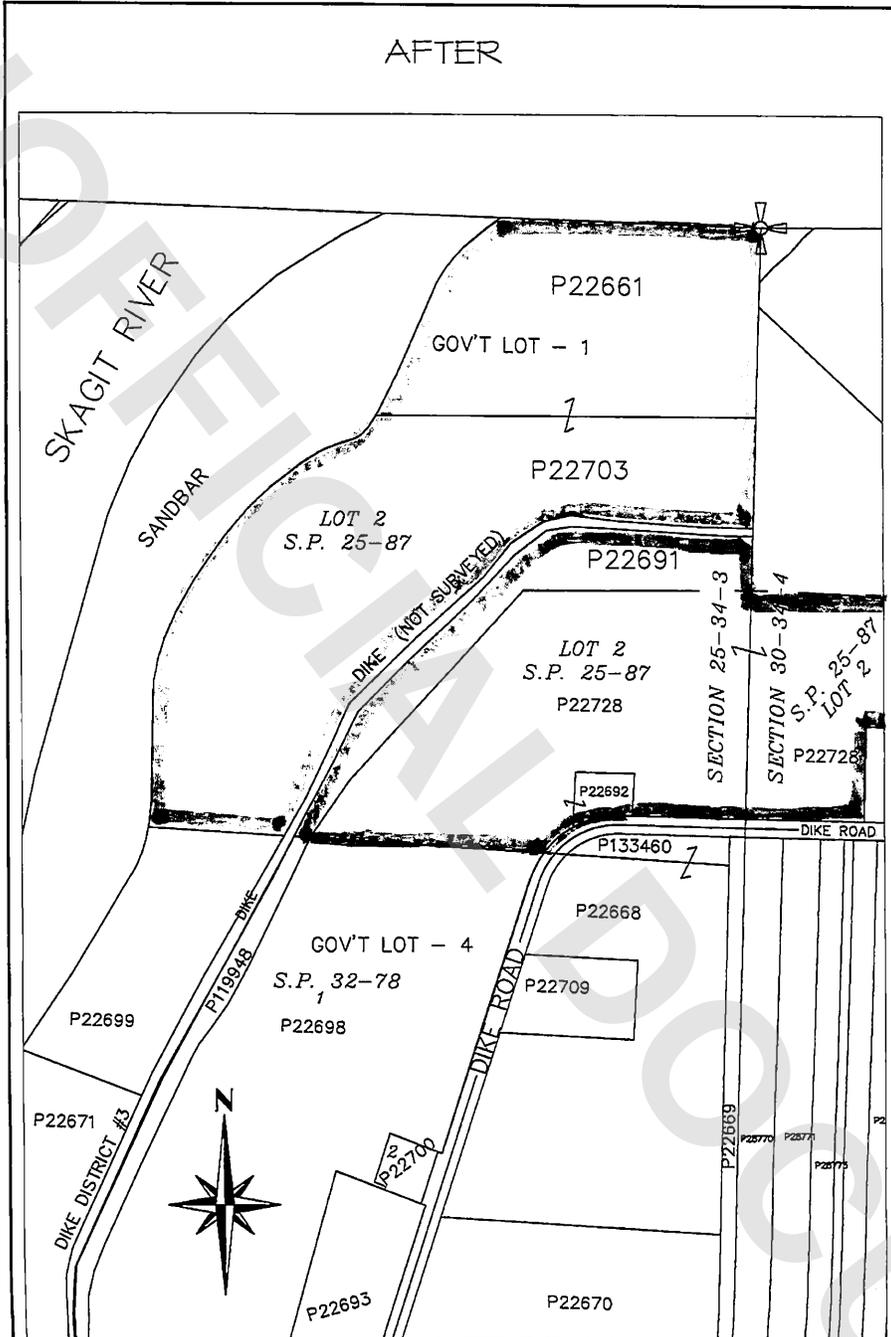
EXCEPTING from all the above dike, ditch, and County Road rights-of-way, if any.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record, including but not limited to those documents recorded under Skagit County Auditor's File Numbers 749404, 756306, 775069, 790400, 8703090027 and 199908170100.

Situate in the County of Skagit, State of Washington.



EXHIBIT "G"



MAPPING FROM SKAGIT COUNTY ASSESSOR AND IS FOR VISUAL REFERENCE ONLY,
NO BOUNDARY SURVEY WAS PERFORMED FOR THIS PROJECT

EXHIBIT MAP FOR BOUNDARY LINE ADJUSTMENT
IN A PORTION OF
GOVERNMENT LOT 1
SECTION 25, T. 34 N., R. 3 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: STREGE FAMILY TRUST AND RONALD AND
CHRISTINE PETERSON

SCALE: 1"=300'
MERIDIAN: ASSUMED

LISSER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-419-7442

DATE: 10/02/18
DWG: 18-031 BLA