



201811190149

11/19/2018 03:43 PM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

When recorded return to:

Boundary Line Adjustment  
QUIT CLAIM DEED

THE GRANTOR(S)

Rita S. Duff

for and in consideration of

TO Establish property BLA

in hand paid, conveys and quit claims to

Rita S. Duff

the following described real estate, situated in the County of

Skagit

, State of Washington

together with all after acquired title of the grantor(s) herein:

Please see attached "A" for legal description  
Lots 19 & 20 Block 8 Plat of Nelson's addition to  
ANABORTES


Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s):

P58073

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

NOV 19 2018

Amount Paid \$  
Skagit Co. Treasurer  
By  Deputy

LPB 12-05(i) rev 12/2006  
Page 1 of 2

Dated:

11/19/18

Rita S. DuffSTATE OF Washington

ss.

COUNTY OF Shagit

I certify that I know or have satisfactory evidence that Rita S. Duff  
(is/are) the person(s) who appeared  
before me, and said person(s) acknowledged that Rita S. Duff signed this instrument and acknowledged it to be  
free and voluntary act for the uses and purposes mentioned in this instrument..

Dated: Nov. 19th 2018Jessica M. Massingale

Notary name printed or typed:

Notary Public in and for the State of WashingtonResiding at MT. Vernon, WAMy appointment expires: Jan 1, 2019

**NOTARY PUBLIC**  
**STATE OF WASHINGTON**  
**JESSICA MASSINGALE**  
**My Appointment Expires**  
**JANUARY 01, 2019**

Exhibit "A"

201811190149

11/19/2018 03:43 PM Page 3 of 4

**RITA S. DUFF BOUNDARY LINE ADJUSTMENT**  
LOTS 19 & 20, BLOCK 8, PLAT OF NELSON'S ADDITION TO ANACORTES  
IN GOVERNMENT LOT 3 OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M.  
CITY OF ANACORTES, SKAGIT COUNTY, WA

**VICINITY MAP**  
SCALE 1"=200'  
(FROM SKAGIT COUNTY ASSESSOR DATA)

**CONSENT**  
I, the undersigned owner, certify that this boundary line adjustment is made as a free act and deed, in witness whereof I have hereunto set my hand and seal this \_\_\_\_ day of \_\_\_\_, 2018.

**ACKNOWLEDGMENT**  
STATE OF WASHINGTON  
COUNTY OF \_\_\_\_  
I, CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RITA S. DUFF IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_  
RESIDING AT \_\_\_\_  
MY APPOINTMENT EXPIRES \_\_\_\_

**ACCEPTANCE**  
THIS BOUNDARY LINE ADJUSTMENT IS HEREBY EXAMINED AND APPROVED FOR ACCEPTANCE THIS \_\_\_\_ DAY OF \_\_\_\_, 2018.

CITY ENGINEER  
SUBDIVISION ADMINISTRATOR

**AUDITOR'S CERTIFICATE**  
FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_, 2018,  
AT \_\_\_\_ W. UNDER AUDITOR'S FILE NO. \_\_\_\_  
AT THE REQUEST OF HARMSEN & ASSOCIATES, INC.

SKAGIT COUNTY AUDITOR DEPUTY AUDITOR

**AREAS**  
BEFORE BLA:  
LOT 19: 2,995.50 FT AS SURVEYED (3,000.00 FT AS PLATTED)  
LOT 20: 2,995.50 FT AS SURVEYED (3,000.00 FT AS PLATTED)  
AFTER BLA:  
PARCEL A: 2,995.50 FT  
PARCEL B: 2,995.50 FT

**PARCEL NUMBER AND ADDRESS**  
LOTS 19 AND 20,  
SKAGIT COUNTY PARCEL NUMBER P58073  
SITE ADDRESS: 820 22ND STREET, ANACORTES, WA  
OWNER: RITA S. DUFF

**SURVEYOR'S CERTIFICATE**  
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE WASHINGTON STATE SURVEY RECORDING ACT AT THE REQUEST OF RITA S. DUFF IN JULY, 2018.

JAMES A. HILDENBRAND, PLS. C.F.S.  
CERTIFICATE NO. 53688

**ZONING**  
COMMERCIAL DISTRICT, SUBJECT TO REQUIREMENTS OF CITY OF ANACORTES MUNICIPAL CODE CHAPTER 12.24. CONSTRUCTION OF A SINGLE FAMILY RESIDENCE REQUIRES A CONDITIONAL USE PERMIT PER CHAPTER 19.38.

**MINIMUM LOT SIZE** (PER 12.24.050)  
NONE

**SETBACK REQUIREMENTS** (PER 12.24.050)  
NONE, EXCEPT THAT ALONG PROPERTY LINES ADJOINING RESIDENTIAL ZONE DISTRICTS WITH NO INTERVENING STREET OR ALLEY, THERE SHALL BE A SETBACK OF AT LEAST FIVE FEET.

**LEGAL DESCRIPTION BEFORE ADJUSTMENT**  
SOURCE OF EXISTING LEGAL DESCRIPTIONS: ESTATE TITLE SUBDIVISION GUARANTEE NO. D-000004074148, ISSUED 7/27/2018.  
LOTS 19 AND 20, BLOCK 8, NELSON'S ADDITION TO ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 102, RECORDS OF SKAGIT COUNTY, WASHINGTON, SITUATE IN SKAGIT COUNTY, WASHINGTON.

**LEGAL DESCRIPTIONS AFTER ADJUSTMENT**  
PARCEL A:  
THE NORTH HALF OF LOTS 19 AND 20, BLOCK 8, NELSON'S ADDITION TO ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 102, RECORDS OF SKAGIT COUNTY, WASHINGTON, SITUATE IN SKAGIT COUNTY, WASHINGTON.  
PARCEL B:  
THE SOUTH HALF OF LOTS 19 AND 20, BLOCK 8, NELSON'S ADDITION TO ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 102, RECORDS OF SKAGIT COUNTY, WASHINGTON, SITUATE IN SKAGIT COUNTY, WASHINGTON.

**SURVEY NOTES**  
1. SURVEY PROCEDURES & EQUIPMENT:  
EQUIPMENT: LEICA 1203+ 3-SECOND ELECTRONIC DIGITAL TOTAL STATION.  
PROCEDURE: FIELD TRAVERSE USING EXISTING MONUMENTATION. ALL CONTROL TRAVERSE ANGLES AND DISTANCES DOUBLE MEASURED; MEETS ON EXCEEDS THE STANDARDS CONTAINED IN WAC 357-130-090.  
2. BASIS OF BEARINGS: ASSUMED, 588°32'06" ALONG THE CENTERLINE OF 22ND STREET, AS MONUMENTED AND SHOWN HEREON.  
3. DISTANCES ARE IN US SURVEY FEET AND DECIMALS THEREOF.  
4. ALL CONTROLLING MONUMENTS SHOWN ARE OF RECORD, ARE LOCALLY ACCEPTED AS REPRESENTATIVE OF THEIR PURPORTED POSITIONS, AND WERE USED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.  
5. SURFACE VISIBLE UTILITIES WERE LOCATED THIS SURVEY. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATELY DEPICTED BASED ON SURFACE UTILITY LOCATIONS AND RECORD DATA PROVIDED BY THE CITY OF ANACORTES AND CASCADE NATURAL GAS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA NOR THAT ALL SUCH UTILITIES ARE IN THE EXACT LOCATION DEPICTED. ALL EXISTING UTILITIES SHOULD BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION.

**BLA-2018-0007**

**RITA S. DUFF**  
BOUNDARY LINE ADJUSTMENT

SCALE: 1" = 20'  
DRAWN BY: JAH  
REVISIONS:  
1. 04-11-18  
2. 05-18-18  
3. 06-18-18

603 SOUTH FIRST STREET  
MOUNT VERNON, WA 98273  
TEL: (360) 336-9199

SHEET 1 OF 1  
S.L.R. INDEX  
0071 LOT 9  
19-20N-2E

UNPUBLISHED WORK © 2018 BY HARMSEN & ASSOCIATES, INC.

## **LEGAL DESCRIPTION BEFORE ADJUSTMENT**

SOURCE OF EXISTING LEGAL DESCRIPTIONS: STEWART TITLE SUBDIVISION  
GUARANTEE NO. G-0000040704148, ISSUED 7/27/2018:

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SITUATED IN SKAGIT COUNTY, WASHINGTON.

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