



201811290001

11/29/2018 08:52 AM Pages: 1 of 10 Fees: \$108.00
Skagit County Auditor

When recorded return to:
Shirley Lee
18014 Skagit City Rd
Mount Vernon, WA 98273

Filed for record at request of:
Shirley Lee

01-1169938-0E

Land Title and Escrow

Quit Claim Deed

THE GRANTORS

Shirley A. Lee, individually and as Personal Representative of the estate of Nolan H. Lee, deceased, Skagit County Superior Court No. 17-4-00402-29, as to an undivided 2/3 interest; AND Greg N. Lee, as his separate property, as to an undivided 1/3 interest

for and in consideration of **Boundary Line Adjustment, 458-61A-109(2)(b)** grants and conveys to

THE GRANTEES

Shirley A. Lee, individually and as Personal Representative of the estate of Nolan H. Lee, deceased, Skagit County Superior Court No. 17-4-00402-29, as to an undivided 2/3 interest; AND Greg N. Lee, as his separate property, as to an undivided 1/3 interest

the following described real estate, situated in the County of **Skagit**, State of Washington, together with all after acquired title of the grantor(s) therein.

- Exhibit 'A' - Parcels Before Boundary Line Adjustment
- Exhibit 'B' - Area to be conveyed by Boundary Line Adjustment
- Exhibit 'C' - Parcels After Boundary Line Adjustment

Abbrev. Tr. 1 & ptn. Tr. 4, No. PL 11-0207, AF#201007070021; being a ptn of SW/SE and Portion Gov. Lot 7, Sec. 1, Twp. 33, Rg. 3 E.

Tax #(P15247) 330301-0-013-0002 and #(P15288) 330301-4-003-0014

The herein described property will be combined or aggregated with contiguous property owned by the parties. This boundary adjustment is not for the purposes of creating an additional building lot.

Date: Nov. 2, 2018.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20185194
NOV 29 2018

Amount Paid \$6
Skagit Co. Treasurer
By [Signature] Deputy

[Signature]
Shirley A. Lee

[Signature]
Greg N. Lee

STATE OF WASHINGTON }
County of Skagit }

I certify that I know or have satisfactory evidence that **Shirley A. Lee** is the individual who appeared before me and said individual acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument, individually AND with full authority as the Personal Representative of the Estate of Nolan H. Lee, deceased, Skagit County Superior Court No. 17-4-00402-29.

Dated this 2nd day of November, 2018.


Notary Public in and for the State of Washington, residing at Sedro Woolley, WA
My appointment expires 04-03-2021.



BOUNDARY ADJUSTMENT

Reviewed and approved in accordance with Skagit County Code Chapter 14.18


Skagit Co. Planning & Dev. Services

11/9/2018
Date

STATE OF WASHINGTON }
County of Skagit }

I certify that I know or have satisfactory evidence that **Greg N. Lee** is the individual who appeared before me and said individual acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 5th day of November, 2018.


Notary Public in and for the State of Washington, residing at Sedro-Woolley
My appointment expires 9-11-2022.



EXHIBIT A**Legal Descriptions Prior to Boundary Line Adjustment****Parcel A**

(P15247) 330301-0-013-0002

Tract 1, 'Boundary Line Adjustment' No. PL 11-0207, recorded July 7, 2011 under Skagit County Auditor's File No. 201107070021, said tract more fully described as follows:

That portion of the Southwest ¼ of the Southeast ¼ AND Government Lot 7, all in Section 1, Township 33 North, Range 3 East, W.M.;

Beginning at the Southwest corner of the said Southwest ¼ of the Southeast ¼ of Section 1;
Thence North 89°55'56" East, 1050.16 Feet along the South line of said Southeast ¼;
Thence North 00°04'04" West 973.64 Feet, to the TRUE POINT OF BEGINNING;
Thence North 17°25'36" East 70.83 Feet;
Thence South 72°01'24" East 50.0 Feet;
Thence North 17°58'36" East 28.0 Feet;
Thence North 72°01'24" West 50.0 Feet;
Thence North 17°58'36" East 234.07 Feet to the South line of the North 30 Feet of said Southwest ¼ of the Southeast ¼ of Section 1;
Thence North 89°41'48" East along said South line, to the Skagit River;
Thence Southerly along said Skagit River to the North line of the South 20 Feet of said Government Lot 7;
Thence South 89°55'56" West along said North line to the Westerly margin of the 'Skagit City Road';
Thence Northerly along said Westerly margin of the 'Skagit City Road' to a point that is South 79°45'41" East of the TRUE POINT OF BEGINNING;
Thence South 36°13'23" West 28.30 Feet to a point that is South 74°23'29" East of the TRUE POINT OF BEGINNING;
Thence North 74°23'29" West 271.85 Feet to the TRUE POINT OF BEGINNING;

EXCEPT ROAD(S) AND EXCEPT ditch and Dike rights-of-way;

Situate within the County of Skagit, State of Washington.

Parcel B

(P15288) 330301-4-003-0014

Tract 4, 'Boundary Line Adjustment' No. PL 11-0207, recorded July 7, 2011 under Skagit County Auditor's File No. 201107070021; being a portion of the Northeast ¼ AND South ½ of Section 1, Township 33 North, Range 3 East, W.M.;

EXCEPT ROAD(S) AND EXCEPT ditch and Dike rights-of-way;

Situate in the County of Skagit, State of Washington.

EXHIBIT B**Legal Descriptions of specific area to be conveyed by Boundary Line Adjustment**

That portion of Tract 4, 'Boundary Line Adjustment' No. PL 11-0207, recorded July 7, 2011 under Skagit County Auditor's File No. 201107070021; lying within the Southwest ¼ of the Southeast ¼ of Section 1, Township 33 North, Range 3 East, W.M.,

SAID PORTION of Tract 4 being described as follows:

Beginning at the Southwest corner of the said Southwest ¼ of the Southeast ¼ of Section 1;
Thence North 89°55'56" East, 1050.16 Feet along the South line of said Southeast ¼;
Thence North 00°04'04" West 973.64 Feet;
Thence North 17°25'36" East 70.83 Feet, to the TRUE POINT OF BEGINNING;
Thence South 72°01'24" East 50.0 Feet;
Thence North 17°58'36" East 28.0 Feet;
Thence North 72°01'24" West 50.0 Feet;
Thence South 17°58'36" East 28.0 Feet, more or less, to the TRUE POINT OF BEGINNING;

EXCEPT ROAD(s);

AND EXCEPT ditch and Dike rights of way;

Situate within the County of Skagit, State of Washington.

EXHIBIT C**Legal Descriptions after Boundary Line Adjustment****Parcel A**

(P15247) 330301-0-013-0002

Tract 1, 'Boundary Line Adjustment' No. PL 11-0207, recorded July 7, 2011 under Skagit County Auditor's File No. 201107070021, said tract more fully described as follows:

That portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ AND Government Lot 7, all in Section 1, Township 33 North, Range 3 East, W.M.;

Beginning at the Southwest corner of the said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 1;
Thence North $89^{\circ}55'56''$ East, 1050.16 Feet along the South line of said Southeast $\frac{1}{4}$;
Thence North $00^{\circ}04'04''$ West 973.64 Feet, to the TRUE POINT OF BEGINNING;
Thence North $17^{\circ}25'36''$ East 70.83 Feet;
Thence South $72^{\circ}01'24''$ East 50.0 Feet;
Thence North $17^{\circ}58'36''$ East 28.0 Feet;
Thence North $72^{\circ}01'24''$ West 50.0 Feet;
Thence North $17^{\circ}58'36''$ East 234.07 Feet to the South line of the North 30 Feet of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 1;
Thence North $89^{\circ}41'48''$ East along said South line, to the Skagit River;
Thence Southerly along said Skagit River to the North line of the South 20 Feet of said Government Lot 7;
Thence South $89^{\circ}55'56''$ West along said North line to the Westerly margin of the 'Skagit City Road';
Thence Northerly along said Westerly margin of the 'Skagit City Road' to a point that is South $79^{\circ}45'41''$ East of the TRUE POINT OF BEGINNING;
Thence South $36^{\circ}13'23''$ West 28.30 Feet to a point that is South $74^{\circ}23'29''$ East of the TRUE POINT OF BEGINNING;
Thence North $74^{\circ}23'29''$ West 271.85 Feet to the TRUE POINT OF BEGINNING;

TOGETHER WITH that portion of Tract 4, 'Boundary Line Adjustment' No. PL 11-0207, recorded July 7, 2011 under Skagit County Auditor's File No. 201107070021; lying within the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 1, Township 33 North, Range 3 East, W.M.,

SAID PORTION of Tract 4 being described as follows:

Beginning at the Southwest corner of the said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 1;
Thence North $89^{\circ}55'56''$ East, 1050.16 Feet along the South line of said Southeast $\frac{1}{4}$;
Thence North $00^{\circ}04'04''$ West 973.64 Feet;
Thence North $17^{\circ}25'36''$ East 70.83 Feet, to the TRUE POINT OF BEGINNING;
Thence South $72^{\circ}01'24''$ East 50.0 Feet;
Thence North $17^{\circ}58'36''$ East 28.0 Feet;
Thence North $72^{\circ}01'24''$ West 50.0 Feet;
Thence South $17^{\circ}58'36''$ East 28.0 Feet, more or less, to the TRUE POINT OF BEGINNING;

EXCEPT ROAD(s);

AND EXCEPT ditch and Dike rights of way;

Situate within the County of Skagit, State of Washington.

EXHIBIT C (continued)**Parcel B**

(P15288) 330301-4-003-0014

Tract 4, 'Boundary Line Adjustment' No. PL 11-0207, recorded July 7, 2011 under Skagit County Auditor's File No. 201107070021; being a portion of the Northeast ¼ AND South ½ of Section 1, Township 33 North, Range 3 East, W.M.;

EXCEPT that portion of said Tract 4, 'Boundary Line Adjustment' No. PL 11-0207, recorded July 7, 2011 under Skagit County Auditor's File No. 201107070021; lying within the Southwest ¼ of the Southeast ¼ of Section 1, Township 33 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of the said Southwest ¼ of the Southeast ¼ of Section 1;
Thence North 89°55'56" East, 1050.16 Feet along the South line of said Southeast ¼;
Thence North 00°04'04" West 973.64 Feet;
Thence North 17°25'36" East 70.83 Feet, to the TRUE POINT OF BEGINNING;
Thence South 72°01'24" East 50.0 Feet;
Thence North 17°58'36" East 28.0 Feet;
Thence North 72°01'24" West 50.0 Feet;
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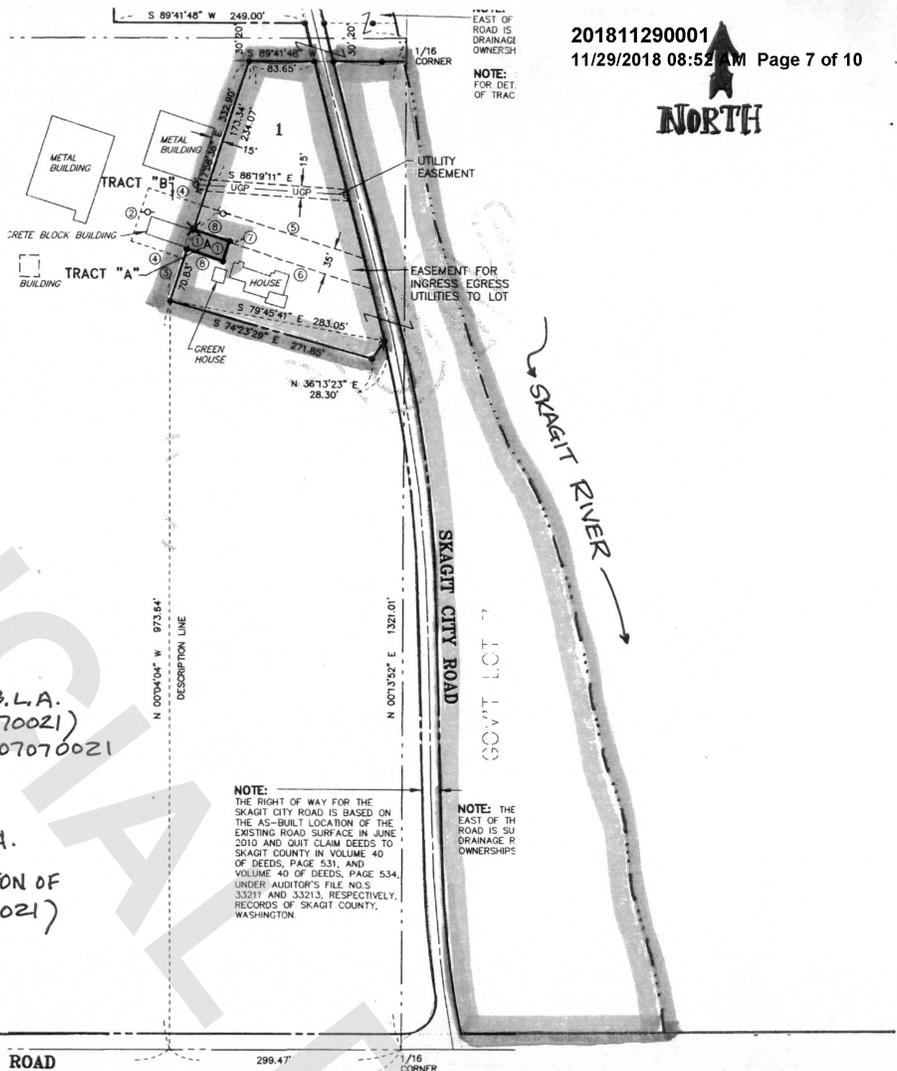
Situate in the County of Skagit, State of Washington.



This sketch is a courtesy of LAND TITLE COMPANY OF SKAGIT COUNTY to assist in locating the premises.

It is not based on a survey, and the Company assumes no liability for variations, if any, in dimensions and locations.

This map does not purport to show all highways, roads or easements affecting the property.



- = P15247 PRIOR TO B.L.A. (AKA TR.1, #201107070021)
- = PORTION TR.4, #201107070021 PRIOR TO B.L.A.
- = P15247 AFTER B.L.A. (AKA TR.1 AND PORTION OF TR.4, #201107070021)

NOTE:
 THE RIGHT OF WAY FOR THE SKAGIT CITY ROAD IS BASED ON THE AS-BUILT LOCATION OF THE EXISTING ROAD SURFACE IN JUNE 2010 AND QUIT CLAIM DEEDS TO SKAGIT COUNTY IN VOLUME 40 OF DEEDS, PAGE 531, AND VOLUME 40 OF DEEDS, PAGE 534, UNDER AUDITOR'S FILE NO.S 33211 AND 33213, RESPECTIVELY, RECORDS OF SKAGIT COUNTY, WASHINGTON

NOTE: THE EAST OF THE ROAD IS SU DRAINAGE P OWNERSHIP

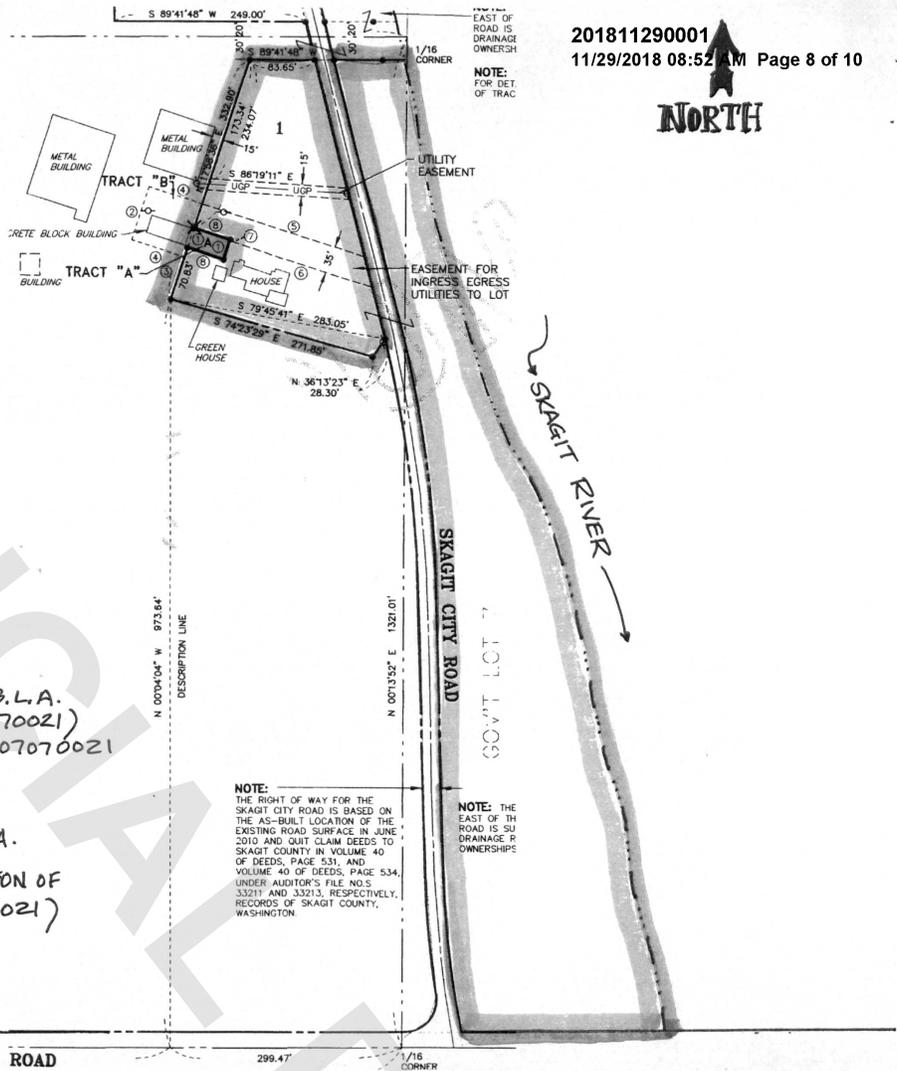
MOORE ROAD 299.47 1/16 CORNER

UNOFFICIAL DOCUMENT



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MOORE ROAD

299.47

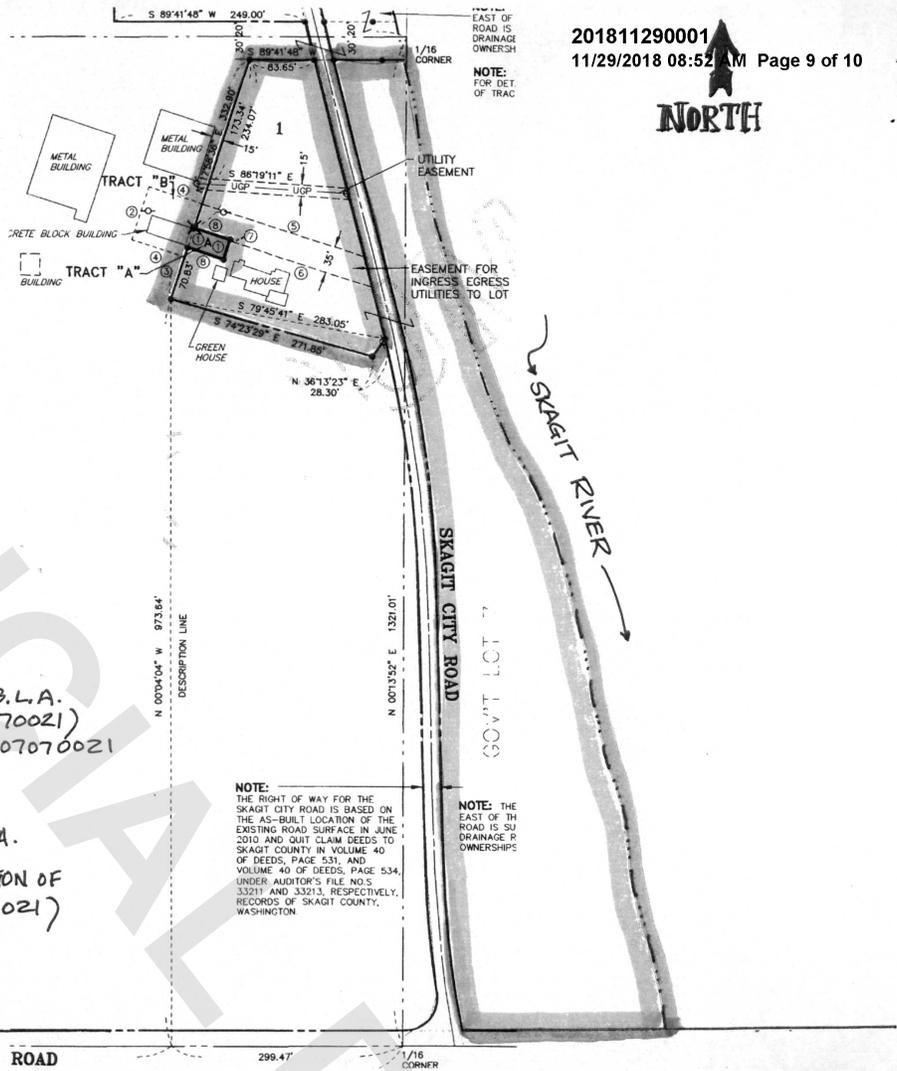
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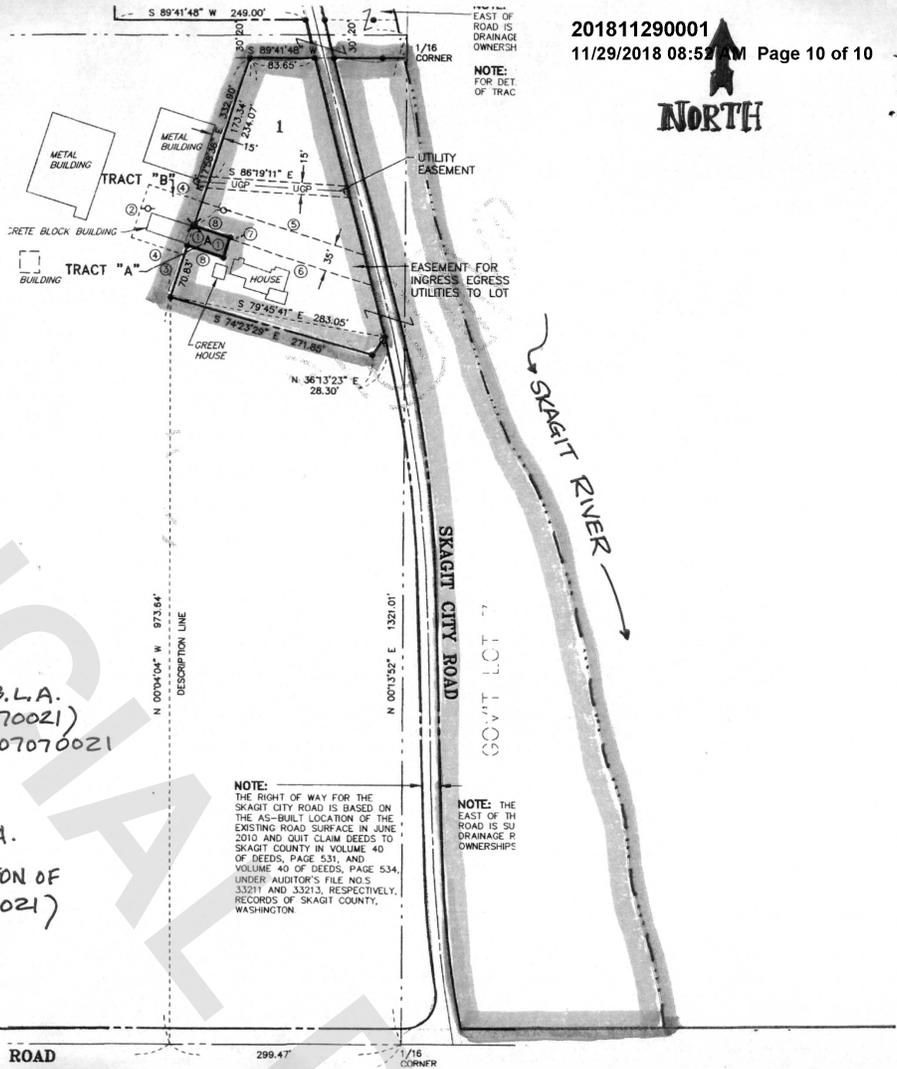
MOORE ROAD

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