



201901220092

01/22/2019 12:05 PM Pages: 1 of 9 Fees: \$107.00
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Quitclaim Deed
(Boundary Line Adjustment)

Grantor: Megan Jones

Grantee: Innate Properties LLC

Legal Description: ptn Lot 5, Block 2, Bingham Acreage

Assessor's Property Tax Parcel or Account Nos. P62172; P62173

Reference Nos of Documents Assigned or Released: N/A

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019205
JAN 22 2019

Amount Paid \$
Skagit Co. Treasurer
By *HB* Deputy

THIS INDENTURE, is made this 19th day of January, 2019, between Megan Jones, an unmarried person, Grantor, and Innate Properties LLC, a Washington limited liability company, Grantee.

Recitals

- a. Grantor is the owner of the property bearing Skagit County Assessor's parcel no. P62173, described in the attached Exhibit A.
- b. Grantee is the owner of the property bearing Skagit County Assessor's parcel no. P62172, described in the attached Exhibit B.
- c. The parties wish to adjust the boundary between the various parcels, with a portion of P62173 (described in the attached Exhibit C) being incorporated into P62172.
- d. The adjusted description of Grantor's property is attached hereto as Exhibit D.

- e. The adjusted description of Grantee's 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, grantor does hereby QUIT CLAIM to the grantee all of her interest in the real property lying and being in the county of Skagit and State of Washington, and described in the attached Exhibit C.

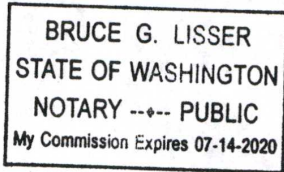
This conveyance is not for the purpose of creating an additional building lot.

DATED: Jan. 14, 2019 Megan Jones
MEGAN JONES

STATE OF WASHINGTON)
) :SS
COUNTY OF SKAGIT)

On this day personally appeared before me Megan Jones, to me known to be the individual 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 14TH day of JANUARY, 2019.



Bruce G. Lisser
NOTARY PUBLIC in and for the State of Washington, residing at
1405 Vespera
My commission expires: 7-14-20
Name: Bruce G. Lisser

Exhibit "A"

**Megan Jones, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-62173)**

Lot 5, Block 2, Plat of Bingham Acreage, as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

EXCEPT that portion of Lot 5, Block 2, Plat of Bingham Acreage, as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington, being more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 5, Block 2, Plat of Bingham Acreage; thence South 0°07'50" East along the West line of said Lot 5 for a distance of 269.80 to the TRUE POINT OF BEGINNING; thence continue South 0°07'50" East along said West line of Lot 5, Block 2, Plat of Bingham Acreage for a distance of 39.78 feet, more or less, to the Southwest corner of said Lot 5; thence South 89°57'01" East along the South line of said Lot 5 for a distance of 83.52 feet; thence North 62°02'18" West for a distance of 75.20 feet, to a point bearing South 75°02'56" East from the TRUE POINT OF BEGINNING; thence North 75°02'56" West for a distance of 17.78 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.



Exhibit "B"

**Innate Properties, LLC, a Washington Limited Liability Company, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-62172)**

That portion of Lot 4, Block 2, "Bingham Acreage", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

EXCEPT that portion as conveyed to Kenneth Kingma and Mary Candace Kingma, husband and wife, by Boundary Line Adjustment deed recorded September 12, 1988, under Skagit County Auditor's File No. 8809120002.

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.

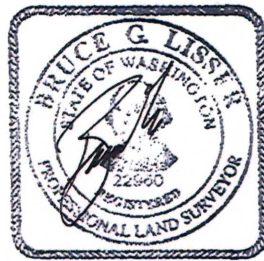


Exhibit "C"

Portion of Megan Jones, Parcel
Skagit County Assessor's Parcel No. P-62173
To be Boundary Line Adjusted to
Innate Properties, LLC, a Washington Limited Liability Company, Parcel
Skagit County Assessor's Parcel No. P-62172

That portion of Lot 5, Block 2, Plat of Bingham Acreage, as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington, being more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 5, Block 2, Plat of Bingham Acreage;
thence North 89°33'44" East along the North line of said Lot 5 for a distance of 12.56 feet;
thence South 11°05'06" East for a distance of 68.28 feet;
thence South 14°37'35" West for a distance of 42.17 feet;
thence South 40°54'11" West for a distance of 22.53 feet, more or less, to the West line of said Lot 5, Block 2, Plat of Bingham's Acreage at a point bearing South 0°07'50" East from the POINT OF BEGINNING;
thence North 0°07'50" West along said West line for a distance of 124.73 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 2,224 sq ft, 0.05 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 west (P-62172) owned by the grantee.

APPROVED

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

Skagit County

By: *Grant Roeder*
Title: *Senior Planner*

Date: *1/16/2019*



12-21-18

Exhibit "D"

**Megan Jones, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-62173)**

Lot 5, Block 2, Plat of Bingham Acreage, as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

EXCEPT that portion of Lot 5, Block 2, Plat of Bingham Acreage, as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington, being more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 5, Block 2, Plat of Bingham Acreage;
thence South 0°07'50" East along the West line of said Lot 5 for a distance of 269.80 to the TRUE POINT OF BEGINNING;
thence continue South 0°07'50" East along said West line of Lot 5, Block 2, Plat of Bingham Acreage for a distance of 39.78 feet, more or less, to the Southwest corner of said Lot 5;
thence South 89°57'01" East along the South line of said Lot 5 for a distance of 83.52 feet;
thence North 62°02'18" West for a distance of 75.20 feet, to a point bearing South 75°02'56" East from the TRUE POINT OF BEGINNING;
thence North 75°02'56" West for a distance of 17.78 feet, more or less to the TRUE POINT OF BEGINNING.

AND EXCEPT that portion of Lot 5, Block 2, Plat of Bingham Acreage, as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington, being more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 5, Block 2, Plat of Bingham Acreage;
thence North 89°33'44" East along the North line of said Lot 5 for a distance of 12.56 feet;
thence South 11°05'06" East for a distance of 68.28 feet;
thence South 14°37'35" West for a distance of 42.17 feet;
thence South 40°54'11" West for a distance of 22.53 feet, more or less, to the West line of said Lot 5, Block 2, Plat of Bingham's Acreage at a point bearing South 0°07'50" East from the POINT OF BEGINNING;
thence North 0°07'50" West along said West line for a distance of 124.73 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.



12-21-18

Exhibit "E"

**Innate Properties, LLC, a Washington Limited Liability Company, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-62172)**

That portion of Lot 4, Block 2, "Bingham Acreage", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

EXCEPT that portion as conveyed to Kenneth Kingma and Mary Candace Kingma, husband and wife, by Boundary Line Adjustment deed recorded September 12, 1988, under Skagit County Auditor's File No. 8809120002.

TOGETHER WITH that portion of Lot 5, Block 2, Plat of Bingham Acreage, as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington, being more particularly described as follows:

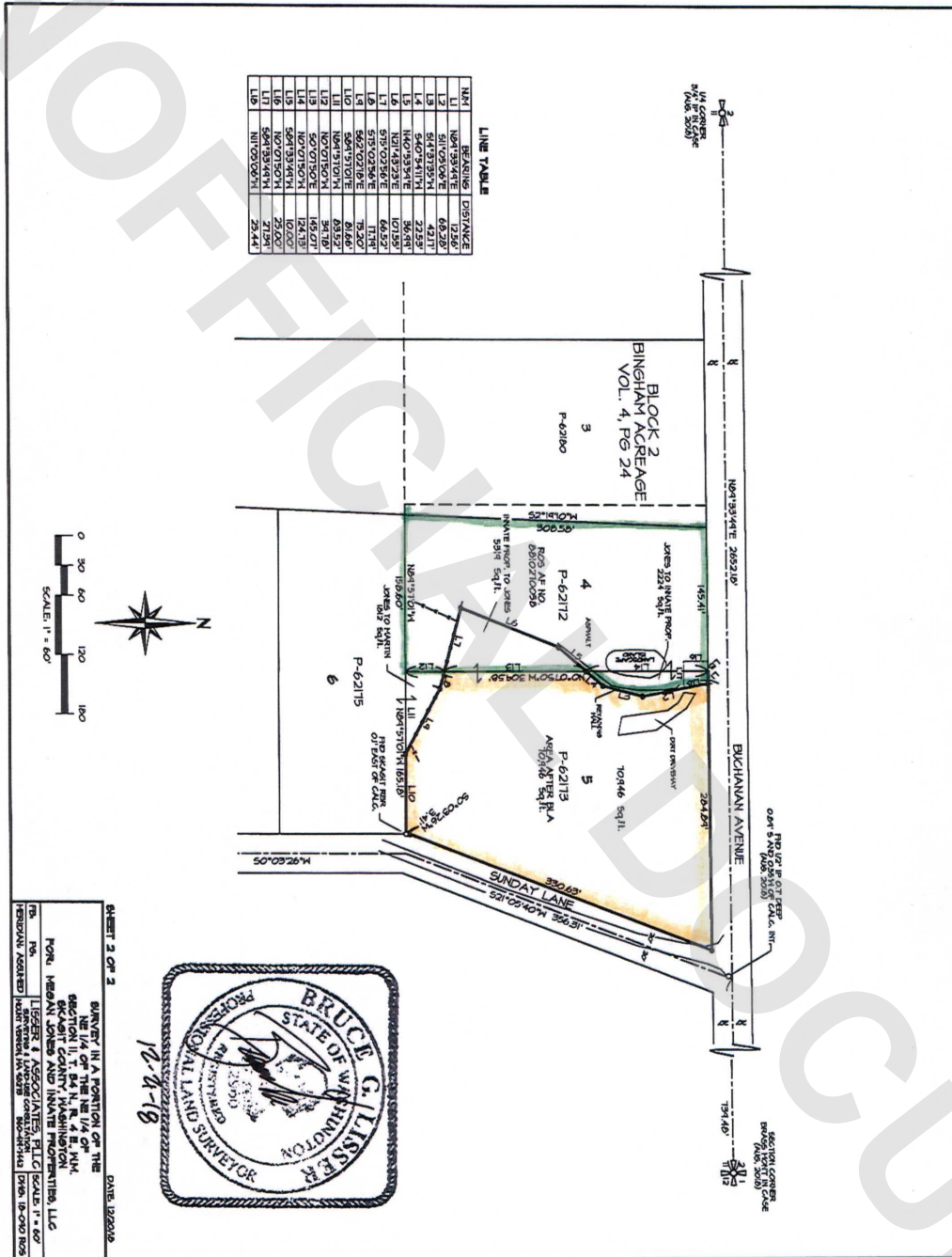
BEGINNING at the Northwest corner of said Lot 5, Block 2, Plat of Bingham Acreage;
thence North 89°33'44" East along the North line of said Lot 5 for a distance of 12.56 feet;
thence South 11°05'06" East for a distance of 68.28 feet;
thence South 14°37'35" West for a distance of 42.17 feet;
thence South 40°54'11" West for a distance of 22.53 feet, more or less, to the West line of said Lot 5, Block 2, Plat of Bingham's Acreage at a point bearing South 0°07'50" East from the POINT OF BEGINNING;
thence North 0°07'50" West along said West line for a distance of 124.73 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.



EXHIBIT "G"
 AFTER BLA



SEE RECORDED SURVEY FOR FULL SCALE MAPPING