



201902210070

02/21/2019 01:42 PM Pages: 1 of 6 Fees: \$104.00  
Skagit County Auditor

When recorded return to:  
**Samuel Hill/Diane Hill**  
**15090 Beaver Marsh Rd**  
**Mount Vernon, WA 98273**

Filed for record at request of:  
**Samuel Hill/Diane Hill**

## Quit Claim Deed

### THE GRANTORS

**Samuel P. Hill and Diane L. Hill, a married couple**

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

### THE GRANTEES

**Samuel P. Hill and Diane L. Hill, a married couple**

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, described as follows:

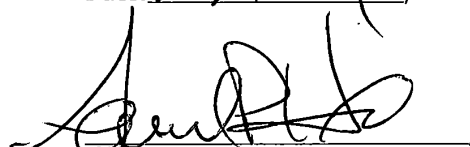
See attached EXHIBIT 'A', depiction Before Boundary Adjustment  
See attached EXHIBIT 'B', depiction After Boundary Adjustment  
See attached EXHIBIT 'C', Legal Descriptions Before Boundary Adjustment  
See attached EXHIBIT 'D', Legal Descriptions After Boundary Adjustment

Abbrev. : Ptn. Lots 1-6/Block 301; NP TO ANACORTES; tgw ptn RR right-of-way

**TAX PARCELS: (P58283) 3809-301-007-0002 & (P31703) 350123-0-002-1700**


*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: 2-20-19

  
Samuel P. Hill

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019589  
FEB 21 2019

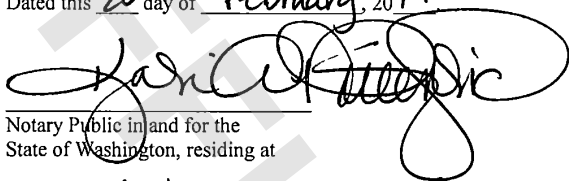
Amount Paid \$ 0  
Skagit Co. Treasurer  
By MAM Deputy

  
Diane L. Hill

State of Washington  
County of Skagit

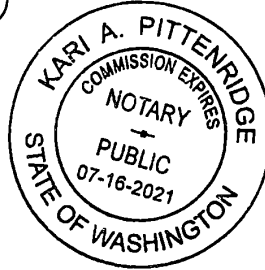
I certify that I know or have satisfactory evidence that **Samuel P. Hill AND Diane L. Hill** are the individuals who appeared before me, and said individuals acknowledged that **they** signed this instrument and acknowledged it to be **their** free and voluntary act for the uses and purposes mentioned in this instrument.

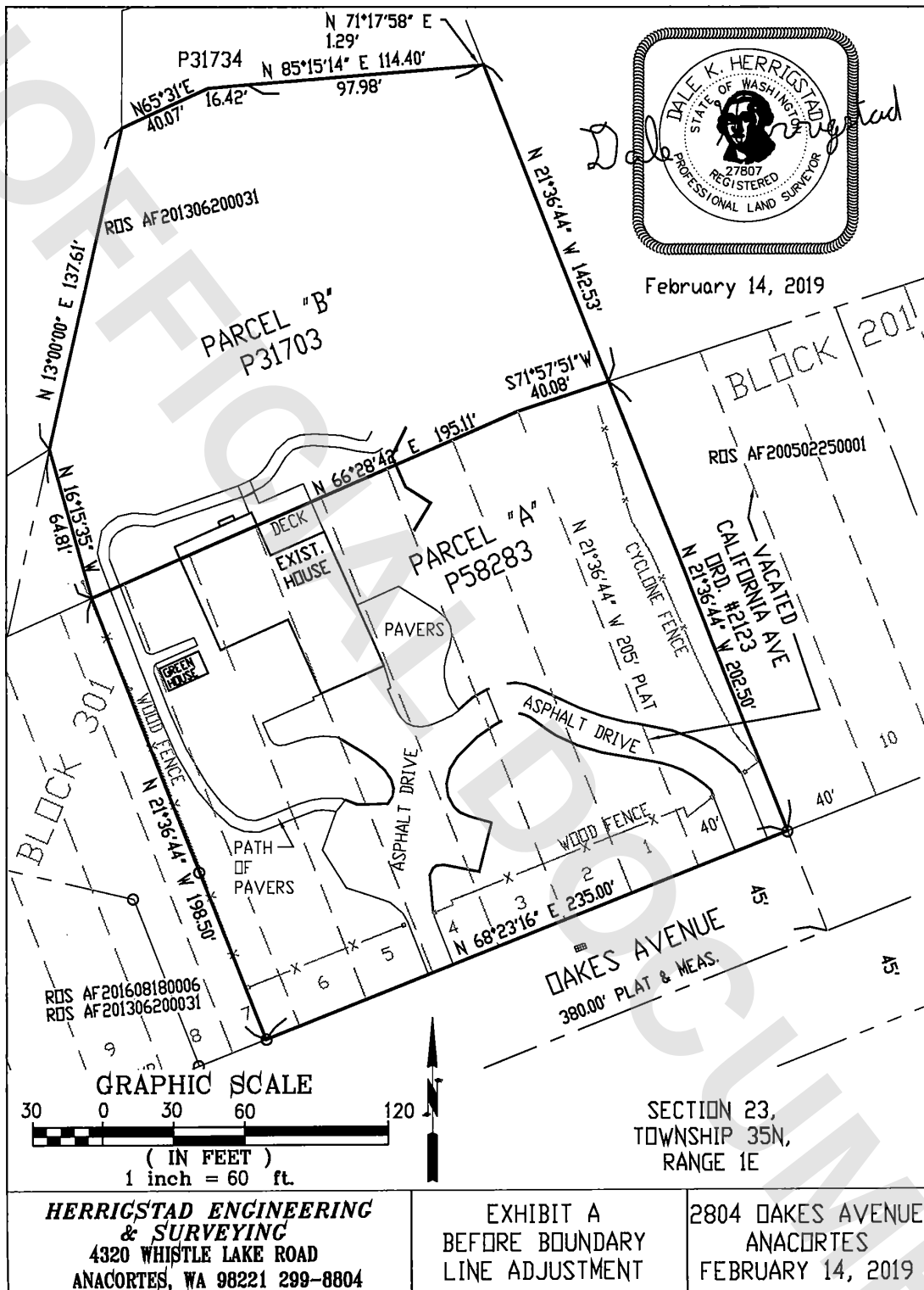
Dated this 20<sup>th</sup> day of February, 2019

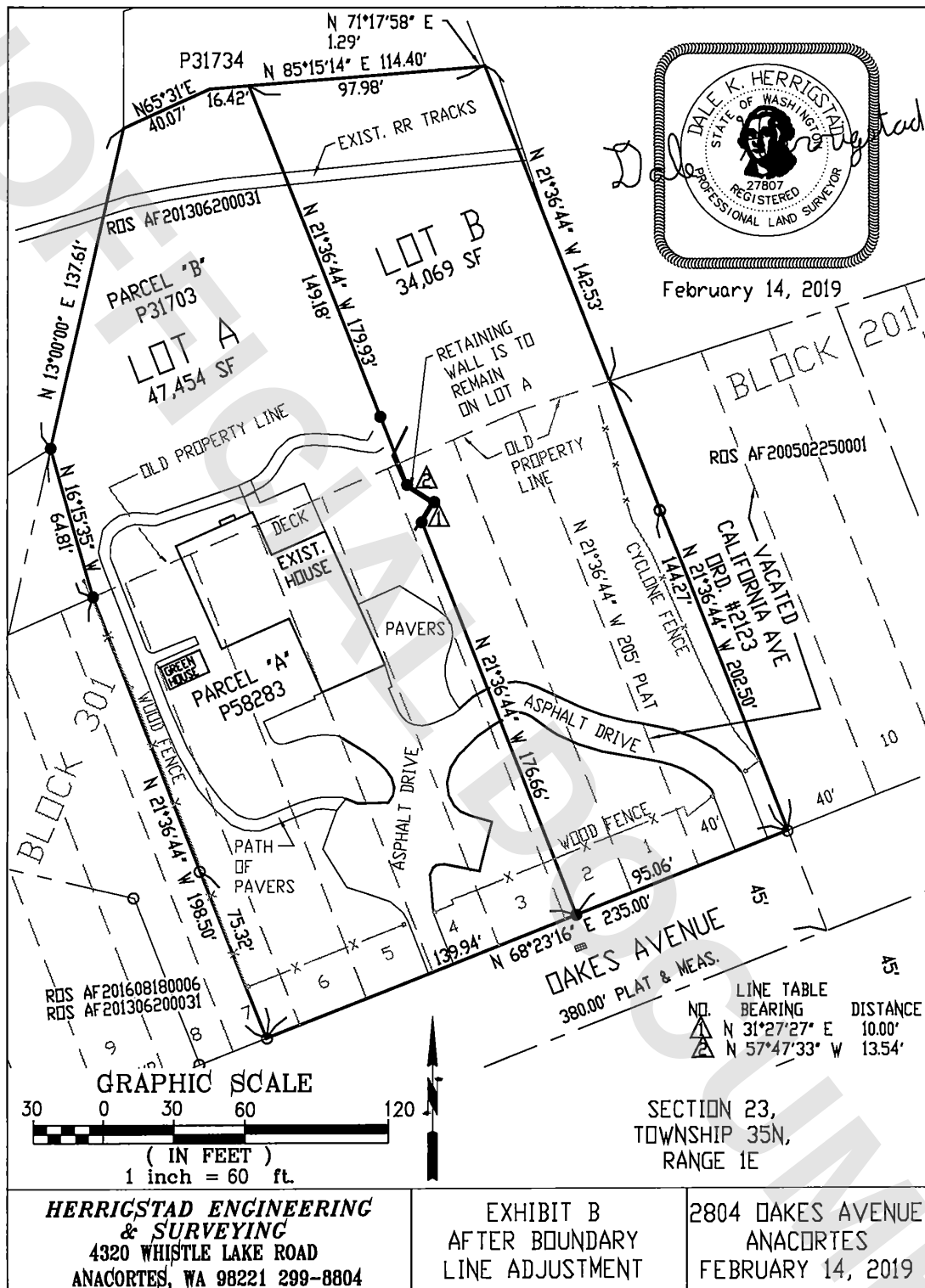
  
Notary Public in and for the  
State of Washington, residing at

OAK HARBOR

My appointment expires 7/16/2021







**EXHIBIT 'C'****Before Legal Descriptions,  
Prior to Boundary Adjustment****PARCEL "A":**

Lots 1 through 6 and the East ½ of Lot 7, Block 301, "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

TOGETHER WITH the West ½ of vacated California Avenue which attaches hereto by operation of law, and by Anacortes City Ordinance No. 2123 and recorded under Auditor's File No. 8911220068, records of Skagit County, Washington, as would attach by operation of law.

Situate in the City of Anacortes, County of Skagit, State of Washington.

**PARCEL "B":**

That portion of the Burlington Northern Railroad right of way designated as Northern Pacific Railroad on the Plat Map of "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Southeast corner of Block 301 of said Plat;

thence North 21°36'44" West along the Easterly line of said Block 301, a distance of 205.00 feet to the Northeast corner of said Block 301, being the true point of beginning;

thence South 66°28'42" West along the Northerly boundary line of said Block 301, a distance of 234.48 feet;

thence North 13°00'00" East, a distance of 217.62 feet;

thence North 65°31'00" East, a distance of 40.00 feet;

thence North 85°15'14" East a distance of 114.42 feet;

thence North 71°17'58" East, a distance of 1.29 feet to a point on the Northwesterly projection of the centerline of California Avenue;

thence South 21°36'44" East, a distance of 142.53 feet to the Northerly end of California Avenue;

thence South 71°57'51" West, a distance of 40.08 feet to the Northeast corner of said Block 301 being the true point of beginning.

EXCEPT that portion of vacated Burlington Northern Railroad right of way, "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of Block 301 of said plat;

thence North 66°28'42" East, 65.64 feet to the Southwest corner of that certain parcel of land described in deed recorded under Auditor's File No. 8908280059, records of Skagit County, Washington and the true point of beginning;

thence North 13°00'00" East, along the East line of said parcel, 80.00 feet to the Northwest corner of said parcel;

thence South 16°15'44" East, 64.81 feet to the Northeast corner of the West ½ of Lot 7, said Block 301;

thence South 66°28'42" West, along the North line of said Block 301, 39.42 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

**EXHIBIT 'D',  
After Legal Descriptions,  
following Boundary Adjustment**

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**LOT A**

That portion of Lot 2 and all of Lots 3 through 6 and the East ½ of Lot 7, Block 301, "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

TOGETHER WITH that portion of the Burlington Northern Railroad right of way designated as Northern Pacific Railroad on the Plat Map of "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, being more particularly described as follows:

COMMENCING in the Southwest corner of Lot 10 of said Block 301 thence North 68°23'16" East, 105.00 feet along the South boundary of said Block 301 to the POINT OF BEGINNING;  
thence continue North 68°23'16" East, 139.94 feet;  
thence North 21°36'44" West, 176.66 feet;  
thence North 31°27'27" East, 10.00 feet;  
thence North 57°47'33" West, 13.54 feet;  
thence North 21°36'44" West, 179.93 feet;  
thence South 85°15'14" West, 16.42 feet;  
thence South 65°31'00" West, 40.07 feet;  
thence South 13°00'00" West, 137.61 feet;  
thence South 16°15'35" East, 64.81 feet;  
thence South 12°36'44" East, 198.50 feet to the POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.

**LOT B**

Lot 1 and that portion of Lot 2, Block 301, "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

TOGETHER WITH the West ½ of vacated California Avenue which attaches hereto by operation of law, and by Anacortes City Ordinance No. 2123 and recorded under Auditor's File No. 8911220068, records of Skagit County, Washington, as would attach by operation of law.

ALSO TOGETHER WITH that portion of the Burlington Northern Railroad right of way designated as Northern Pacific Railroad on the Plat Map of "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, being more particularly described as follows:

COMMENCING at the Southeast corner of Lot 1 of said Block 301;  
thence North 68°23'16" East, 40.00 feet to the center line of Vacated California Avenue and the POINT OF BEGINNING;  
thence North 21°36'44" West, 345.03 feet along the center line of and projected center line of Vacated California Avenue;  
thence South 71°17'58" West, 1.29 feet;  
thence South 85°15'14" West, 97.98 feet;  
thence South 21°36'44" East, 179.93 feet;  
thence South 57°47'33" East, 13.54 feet;  
thence South 31°27'27" West, 10.00 feet;  
thence South 21°36'44" East, 176.66 feet;  
thence North 68°23'16" East, 95.06 feet to the POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.