



201903260035

03/26/2019 11:41 AM Pages: 1 of 11 Fees: \$109.00
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191074

MAR 26 2019

Amount Paid \$0
Skagit Co. Treasurer
By *nm* Deputy

BOUNDARY LINE AGREEMENT

Grantor: Julie L. Orr, a married woman
Grantee: Quanrud Revocable Living Trust dated November 6, 1998
Short Legal: PTN Lots 11 and 12, Plat of Cavanawood, Subd. No. 1, Vol 6 of Plats, Pg. 33
Tax Parcel Nos.: P64031, P64032

PARTIES AND HOLDINGS:

The Clement O. Quanrud and Beverly W. Quanrud Revocable Living Trust dated November 6, 1998 (hereinafter "Quanrud") is the owner of Skagit County Tax Parcel Number P64031, legally described on Exhibit A hereto.

Julie L. Orr, a married woman, as her sole and separate property, (hereinafter "Orr") is the recorded owner of Skagit County Tax Parcel Number P64032, her husband, Robert L. Lakey, as his marital interest may appear, if any, is an additional grantor. County Tax Parcel Number P64032 is legally described on Exhibit B hereto.

BOUNDARY ADJUSTMENT:

A dispute between Orr and Quanrud concerning the location of their Shared Boundary is settled by this Agreement pursuant to RCW 58.04.007(1). The parties hereto are the only landowners affected by this Agreement. The Shared Boundary is mutually agreed to be altered as follows:

The property legally described on Exhibit C hereto, and shown on Exhibit F as the "Area of Boundary Line Adjustment", is removed from the property legally described as belonging to Orr, is granted and conveyed to Quanrud, and joined with the property legally described as belonging to Quanrud.

The new legal description for the Quanrud property is as shown on Exhibit D.

The new legal description for the Orr property is as shown on Exhibit E.

A map of the adjustment area is shown on Exhibit F, which is a proofed copy of the record of survey map, which will be recorded upon completion and recording of this document.

THE ABOVE DESCRIBED PROPERTY WILL BE COMBINED OR AGGREGATED WITH CONTIGUOUS PROPERTY OWNED BY THE GRANTEE. THIS LOT BOUNDARY ADJUSTMENT IS NOT FOR THE PURPOSE OF CREATING AN ADDITIONAL LOT.

All rights, benefits, and burdens created under this Agreement shall be binding upon the parties, their successors, assigns, and heirs.

SIGNED and ACKNOWLEDGED in the manner of a conveyance of real property this 24 day of ~~November, 2018~~ JANUARY, 2019 B.T.C.

Julie L. Orr
Julie L. Orr
Grantor

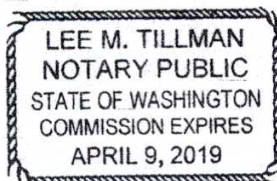
Robert L. Lakey
Robert L. Lakey
Additional Grantor

Karen L. Lynn
Karen Lynn, Trustee
Quanrud Revocable Living Trust
Grantee

STATE OF WASHINGTON)
COUNTY OF ~~SKAGIT~~ KING) ss.

On this 24 day of ~~November, 2018~~ JANUARY 2019 LMT, personally appeared before me Julie L. Orr and Robert L. Lakey, to me known to be the individuals described in and who executed the foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the date and year above written.



Signature: Lee M. Tillman
Print Name: LEE M. TILLMAN Notary Public
Commission Expires: APRIL 9, 2019

All rights, benefits, and burdens created under this Agreement shall be binding upon the parties, their successors, assigns, and heirs.

SIGNED and ACKNOWLEDGED in the manner of a conveyance of real property this 24th day of ~~November, 2018.~~

January, 2019 8.0.0

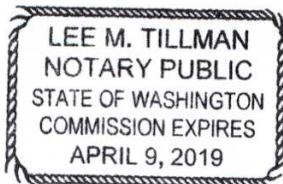
Julie L. Orr
Julie L. Orr
Grantor

Robert L. Lakey
Robert L. Lakey
Additional Grantor

STATE OF WASHINGTON)
COUNTY OF ~~SKAGIT~~ KING) ss.

On this 24 day of JANUARY, 2019 LMT ~~November, 2018~~, personally appeared before me Julie L. Orr and Robert L. Lakey, to me known to be the individuals described in and who executed the foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the date and year above written.



Signature: Lee M. Tillman
Print Name: LEE M. TILLMAN, Notary Public
Commission Expires: APRIL 9, 2019

Exhibit "A"

**The Clement O. Quanrud and Beverly W. Quanrud Revocable Trust dated Nov. 6, 1998
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-64031)**

Lot 11, Cavanawood Subdivision No. 1, as per plat recorded in Volume 6 of Plats, Page 33, under Auditor's File No. 423527, Records of Skagit County, State of Washington.

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.



10-24-18

Exhibit "B"

**Julie L. Orr, a married woman as her sole and separate property
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-64032)**

Lot 12 and the Northwesterly 1/2 of Lot 13, Cavanawood Subdivision No. 1, as per plat recorded in Volume 6 of Plats, Page 33, under Auditor's File No. 423527, Records of Skagit County, State of Washington.

EXCEPT that portion, if any conveyed by deed recorded on August 16, 1951, under Auditor's File No. 464496, records of Skagit County, Washington

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 Julie L. Orr, a married woman as her sole and separate property
Skagit County Assessor's Parcel No. P-64032
To be Boundary Line Adjusted into
The Clement O. Quanrud and Beverly W. Quanrud Revocable Trust dated Nov. 6, 1998
Skagit County Assessor's Parcel Number P-64031**

That portion of Lot 12, Cavanawood Subdivision No. 1, as per plat recorded in Volume 6 of Plats, Page 33, under Auditor's File No. 423527, Records of Skagit County, State of Washington, being more particularly described as follows:

BEGINNING at the northerly most corner of said Lot 12, also being the Easterly most of Lot 11 said Plat of Cavanawood Subdivision No. 1:
thence South 47°06'30" West along the common line between said Lots 11 and 12 for a distance of 186.49 feet;
thence North 49°52'43" East for a distance of 187.17 feet, more or less, to a point on a non-tangent curve, being the Northeasterly line of said Lot 12 and also being the Southwesterly right-of-way margin of North Shore Drive;
thence along the arc of said curve to the left, concave to the southwest, having an initial tangent bearing of North 45°28'33" West, a radius of 685.13 feet, through a central angle of 0°45'27", an arc distance of 9.06 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 844 sq ft.

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 northwest (P-64031) owned by the grantee.

APPROVED

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

Skagit County

By: *Shawn Roder*

Title: *County Clerk*

Date: *3/26/2019*



Exhibit "D"

**The Clement O. Quanrud and Beverly W. Quanrud Revocable Trust dated Nov. 6, 1998
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-64031)**

Lot 11, Cavanawood Subdivision No. 1, as per plat recorded in Volume 6 of Plats, Page 33, under Auditor's File No. 423527, Records of Skagit County, State of Washington.

TOGETHER WITH that portion of Lot 12, Cavanawood Subdivision No. 1, as per plat recorded in Volume 6 of Plats, Page 33, under Auditor's File No. 423527, Records of Skagit County, State of Washington, being more particularly described as follows:

BEGINNING at the northerly most corner of said Lot 12, also being the Easterly most of Lot 11 said Plat of Cavanawood Subdivision No. 1:
thence South 47°06'30" West along the common line between said Lots 11 and 12 for a distance of 186.49 feet;
thence North 49°52'43" East for a distance of 187.17 feet, more or less, to a point on a non-tangent curve, being the Northeasterly line of said Lot 12 and also being the Southwesterly right-of-way margin of North Shore Drive;
thence along the arc of said curve to the left, concave to the southwest, having an initial tangent bearing of North 45°28'33" West, a radius of 685.13 feet, through a central angle of 0°45'27", an arc distance of 9.06 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 "E"

**Portion of Julie L. Orr, a married woman as her sole and separate property
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-64032)**

Lot 12 and the Northwesterly 1/2 of Lot 13, Cavanawood Subdivision No. 1, as per plat recorded in Volume 6 of Plats, Page 33, under Auditor's File No. 423527, Records of Skagit County, State of Washington.

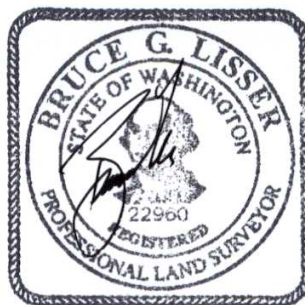
EXCEPT that portion, if any conveyed by deed recorded on August 16, 1951, under Auditor's File No. 464496, records of Skagit County, Washington

AND ALSO EXCEPT that portion of said Lot 12, Cavanawood Subdivision No. 1, as per plat recorded in Volume 6 of Plats, Page 33, under Auditor's File No. 423527, Records of Skagit County, State of Washington, being more particularly described as follows:

BEGINNING at the northerly most corner of said Lot 12, also being the Easterly most of Lot 11 said Plat of Cavanawood Subdivision No. 1:
thence South 47°06'30" West along the common line between said Lots 11 and 12 for a distance of 186.49 feet;
thence North 49°52'43" East for a distance of 187.17 feet, more or less, to a point on a non-tangent curve, being the Northeasterly line of said Lot 12 and also being the Southwesterly right-of-way margin of North Shore Drive;
thence along the arc of said curve to the left, concave to the southwest, having an initial tangent bearing of North 45°28'33" West, a radius of 685.13 feet, through a central angle of 0°45'27", an arc distance of 9.06 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.



W-2478

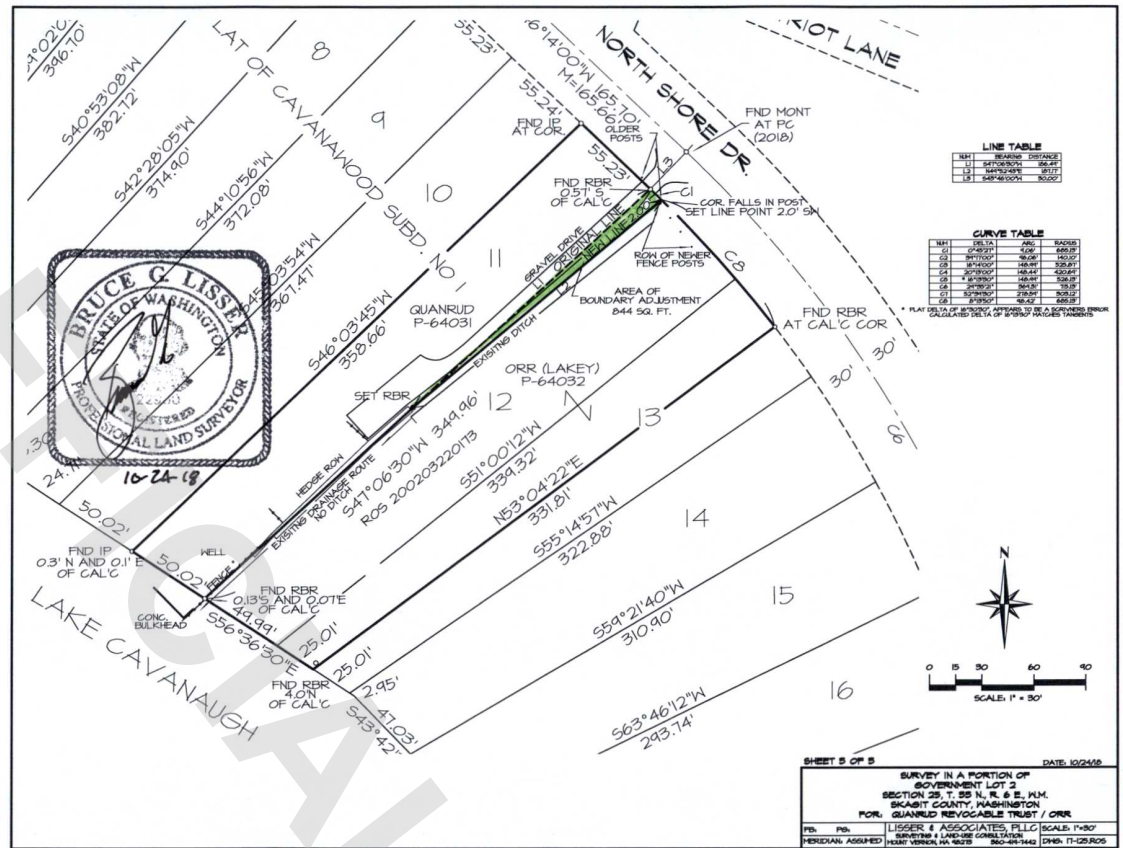
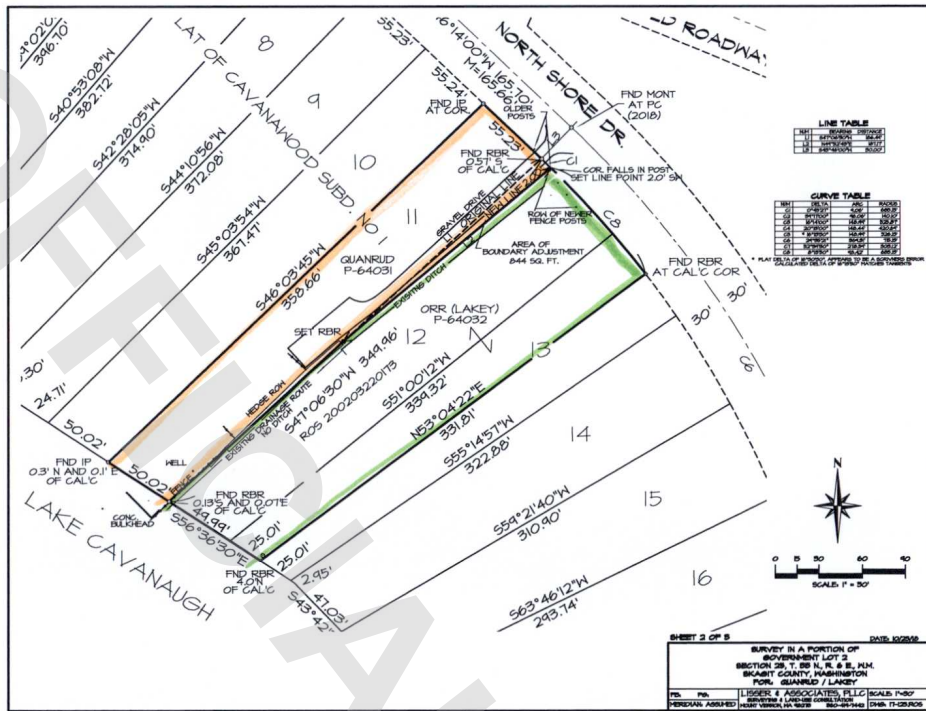


EXHIBIT "F"



AFTER

EXHIBIT "E"



SEE RECORDED SURVEY MAP FOR FULL SCALE