



201905200061

05/20/2019 10:54 AM Pages: 1 of 17 Fees: \$115.00
Skagit County Auditor

When recorded return to:

Richard Smith and Patricia Smith
17381 Britt Road
Mount Vernon, WA 98273

STATUTORY WARRANTY DEED

15-1761
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Ross M. Johnson and Jennifer Kay Johnson, husband and wife, 17339 Britt Road, Mount Vernon, WA 98273,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Richard Smith and Patricia Smith, husband and wife

the following described real estate, situated in the County Skagit, State of Washington:

Those portions of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 31, Township 34 North, Range 4 East, W.M. more fully described as Parcels "2A" and 2B" attached hereto.

The additional Parcels attached hereto are described as follows: Parcel "A" is the Johnsons Before legal, of which Parcels "1A" and "1B" are retained and combined in Parcel "B" the Johnsons After legal; Parcel "C" is the Smiths Before legal and Parcel "D" is the Smith After legal; and also attached hereto are Before BLA and After BLA sketches.

The herin described Parcels "2A" and "2B" are herby aggregated and combined with the Grantee's adjoining property with the resulting lot described on Parcel "D". This boundary line adjustment is not for the purpose of creating an additional building lot.

This boundary line adjustment is approved by
of the Skagit County Planning Department.

David Roeder
4/24/2019

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P29301 & 340431-3-002-0001 & P131503 & 340431-3-003-0400

Dated: 5/16/19

Ross M. Johnson
Ross M. Johnson

Jennifer Kay Johnson
Jennifer Kay Johnson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 1872
MAY 20 2019

Amount Paid \$ 2,586.⁰⁰
Skagit Co. Treasurer
By *man* Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1761-MM

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Ross M. Johnson and Jennifer Kay Johnson is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 16th day of May, 2019
mm

Mary Miller
Signature

Notary Public
Title

My appointment expires: 01-19-2022

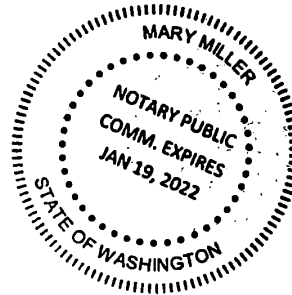


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 17339 Britt Road, Mount Vernon, WA 98273
Tax Parcel Number(s): P29301 & 340431-3-002-0001 & P131503 & 340431-3-003-0400

Property Description:

Parcel 2-A

That portion of Tract "A" of Skagit County Short Plat No. 28-81, approved June 3, 1981, and recorded June 4, 1981, under Auditor's File No. 8106040030 in Volume 5 of Short Plats, pages 75 and 76, records of Skagit County, Washington, being a portion of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section Thirty-one (31), Township Thirty-four (34) North, Range Four (4) East of the Willamette Meridian, lying Westerly of the following described line:

Commencing at the Northeast corner of Tract "A" of said Short Plat No. 28-81; thence S 86°37'45" W along the North line of said Tract "A", a distance of 172.27 feet, more or less, to the Northwest corner of that tract of land conveyed to Robert M. Baker by deed dated May 21, 2014 and recorded June 2, 2014 under Skagit County Auditor's File No. 201406020120, and the true point of beginning of this line description; thence S 0°09'35" E along the West line of said Baker property and the Southerly projection thereof, a distance of 329.92 feet, more or less, to a point on the South line of said Tract "A" which bears S 89°11'31" W, a distance of 172.01 feet from the Southeast corner of Tract "A" of said Short Plat No. 28-81, and which point is the terminus of this line description.

Situate in the County of Skagit, State of Washington.

Parcel 2-B

The West 1/2 of the East 1/2 of the Northeast 1/4 of the Southwest 1/4; and of the East 1/2 of the East 1/2 of the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 31, Township 34 North, Range 4 East of the Willamette Meridian; EXCEPT those portions thereof described as follows:

Tract 1:

Commencing at the West 1/4 corner of said Section 31; thence N 88° 55' 14" E along the East-West centerline of said Section 31, 1996.60 feet to the true point of beginning; thence S 0°47'46" E, 22.20 feet to the Northwest corner of that tract of land conveyed to Mark R. Johnson and Linda G. Johnson by that instrument dated May 6, 1986 and recorded May 7, 1986 under Skagit County Auditor's File No. 8605070059; thence continuing S 0°47'46" E along the West line of said Mark Johnson property and the Southerly extension thereof, a distance of 211.74 feet; thence S 89°45'27" W, a distance of 218.81 feet, more or less, to the West line of the East 1/2 of the East 1/2 of the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 31; thence N 0°14'33" W along the West line of said East 1/2 of the East 1/2 of the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 31, a distance of 230.96 feet, more or less, to the intersection with the East-West centerline of said Section 31 at the Northwest corner of the East 1/2 of the East 1/2 of the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 31; thence N 88°55'14" E along the East-West centerline of said Section 31, a distance of 216.57 feet, more or less, to the true point of beginning; EXCEPT that portion conveyed to Skagit County by deed recorded under Auditor's File No. 5783301.

Tract 2:

That tract of land conveyed to Mark R. Johnson and Linda G. Johnson by that instrument dated May 6, 1986 and recorded May 7, 1986 under Skagit County Auditor's File No. 8605070059.

All situate in the County of Skagit, State of Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1761-MM

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EXHIBIT B

19-1761-MM

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

2. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

3. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

4. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

5. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

9. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Trans Mountain Oil Pipe Line Corporation

Recorded: November 26, 1957

Purpose: Pipeline

Auditor's No. 558901

Area Affected: Ptn of Parcel 2-A

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1761-MM

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10. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Trans Mountain Oil Pipe Line Corporation
Recorded: August 20, 1957
Purpose: Pipeline
Auditor's No. 555099
Area Affected: Ptn of Parcel 2-B

11. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat 28-81
Recorded: June 4, 1981
Auditor's No.: 8106040030

12. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 201306040001.

13. SAID LANDS HAVE BEEN RECLASSIFIED FOR TAX PURPOSES, NOTICE OF WHICH IS GIVEN BY INSTRUMENT AS HEREIN SET FORTH. THEY WILL BE SUBJECT TO FURTHER TAXATION AND INTEREST THEREUPON AS PROVIDED BY CHAPTER 84.33 AND 84.34 R.C.W. UPON WITHDRAWAL FROM SUCH CLASSIFICATION OR CHANGE IN USE.

Reclassified As: Farm and Agricultural
Recorded: November 6, 1973 and March 19, 1974
Auditor's No.: 792970 and 807362
Affects: Parcel 2-B

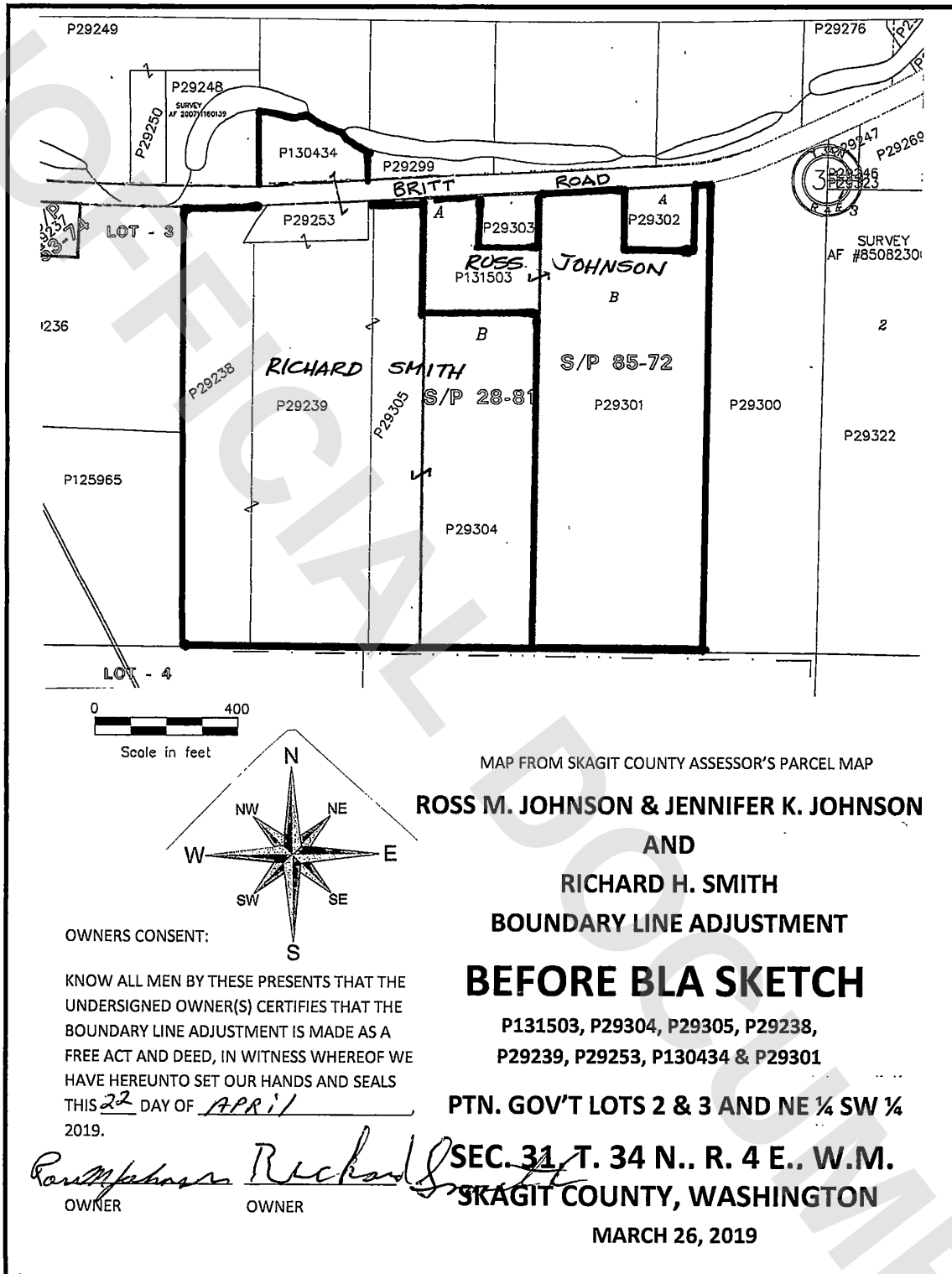
Due to tax classification shown hereinabove, the Skagit/Island County Assessor requires that a separate "Notice of Continuance" accompany ALL Real Estate Excise Tax Affidavits requesting a continuance, AND that a separate "Check List" accompany ALL affidavits for either continuances or violations.

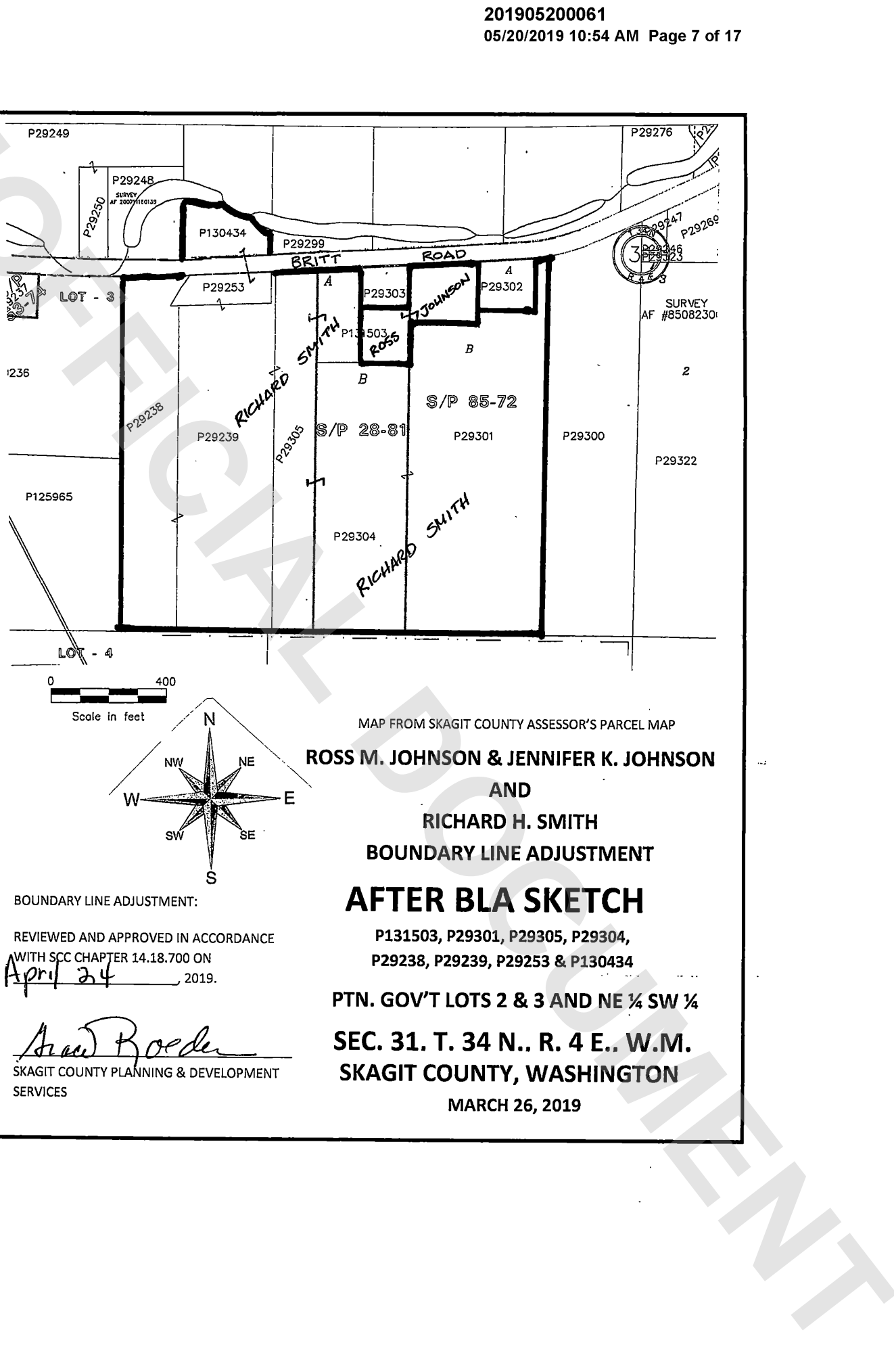
An "Open Space Farm and Agriculture Verification of Income Form" must accompany ALL Real Estate Excise Tax Affidavits for transfers of "Farm and Agricultural Land" that is less than 20 acres.

A Timber Management Plan may be required to accompany Real Estate Tax Affidavits for transfers of "Timber Land."

If the separate "Notice of Continuance" is not signed, all compensating or additional tax shall be due and payable at the time of sale. The County Assessor must be consulted at least 15 days prior to sale to determine the applicability and amount of any compensating or additional taxes.

14. Unrecorded leaseholds, if any, rights of vendors and chattel mortgagees of personal property, and rights of tenants to remove trade fixtures at the expiration of term.





PARCEL "A"

ROSS M. JOHNSON & JENNIFER K. JOHNSON, H & W

"BEFORE" Boundary Line Adjustment
Property Tax Parcel No. P131503 and P29301

LEGAL DESCRIPTION

(Page 1 of 1 Page)

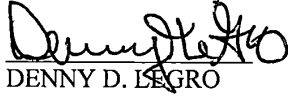
Tract "A" of Skagit County Short Plat No. 28-81, approved June 3, 1981, and recorded June 4, 1981, under Auditor's File No. 8106040030 in Volume 5 of Short Plats, pages 75 and 76, records of Skagit County, Washington, being a portion of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of Section Thirty-one (31), Township Thirty-four (34) North, Range Four (4) East of the Willamette Meridian: EXCEPT that portion of said Tract "A" as conveyed to Robert M. Baker by deed dated May 21, 2014 and recorded June 2, 2014 under Skagit County Auditor's File No. 201406020120, described as follows:

Beginning at the Northeast corner of Tract "A" of said Short Plat No. 28-81; thence S 0°09'35" E along the East line of said Tract "A", a distance of 150.35 feet; thence S 89°50'25" W along a line perpendicular to said East line, a distance of 172.00 feet; thence N 0°09'35" W along a line parallel to said East line, a distance of 140.70 feet, more or less, to the North line of Tract "A" of said Short Plat No. 28-81, being also the South right-of-way line of the County Road commonly known as Britt Road; thence N 86°37'45" E along the North line of said Tract "A" and the South right-of-way line of said Britt Road right-of-way, a distance of 172.27 feet, more or less, to the point of beginning, and containing 0.57 acres.

TOGETHER WITH the West ½ of the East ½ of the Northeast ¼ of the Southwest ¼ and the East ½ of the East ½ of the West ½ of the Northeast ¼ of the Southwest ¼ of Section 31, Township 34 North, Range 4 East of the Willamette Meridian; EXCEPT that portion described as follows:

Beginning at the West ¼ corner of said Section 31; thence N 88°55'14" E along the East-West centerline of said Section 31, 1996.60 feet; thence S 0°47'46" E, 22.20 feet to the true point of beginning; thence continue S 0°47'46" E, 165.6 feet; thence S 88°25'46" E, 196.30 feet; thence N 0°50'14" E, 185.00 feet; thence S 86°00'52" W, 201.71 feet to the true point of beginning; and EXCEPT that portion conveyed to Skagit County by deed recorded under Auditor's File No. 583301. (Also known as Tract "B" of Short Plat No. 85-72, approved December 18, 1972)

Situate in the County of Skagit, State of Washington.



DENNY D. LEGRO

Registered Professional Land Surveyor,

License No. 37532

Date: March 20, 2019

PARCEL "B"

ROSS M. JOHNSON & JENNIFER K. JOHNSON, H & W

"AFTER" Boundary Line Adjustment
Ptn. Property Tax Parcel No's. P29301 & P131503

LEGAL DESCRIPTION

(Page 1 of 2 Pages)

That portion of the West $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and of the East $\frac{1}{2}$ of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 31, Township 34 North, Range 4 East of the Willamette Meridian; described as follows:

Commencing at the West $\frac{1}{4}$ corner of said Section 31; thence N $88^{\circ}55'14''$ E along the East-West centerline of said Section 31, 1996.60 feet to the true point of beginning; thence S $0^{\circ}47'46''$ E, 22.20 feet to the Northwest corner of that tract of land conveyed to Mark R. Johnson and Linda G. Johnson by that instrument dated May 6, 1986 and recorded May 7, 1986 under Skagit County Auditor's File No. 8605070059; thence continuing S $0^{\circ}47'46''$ E along the West line of said Mark Johnson property and the Southerly extension thereof, a distance of 211.74 feet; thence S $89^{\circ}45'27''$ W, a distance of 218.81 feet, more or less, to the West line of the East $\frac{1}{2}$ of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 31; thence N $0^{\circ}14'33''$ W along the West line of said East $\frac{1}{2}$ of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 31, a distance of 230.96 feet, more or less, to the intersection with the East-West centerline of said Section 31 at the Northwest corner of the East $\frac{1}{2}$ of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 31; thence N $88^{\circ}55'14''$ E along the East-West centerline of said Section 31, a distance of 216.57 feet, more or less, to the true point of beginning; EXCEPT that portion conveyed to Skagit County by deed recorded under Auditor's File No. 5783301. (Also known as Ptn. of Tract "B" of Skagit County Short Plat No. 85-72 approved December 18, 1972)

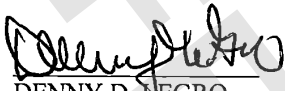
TOGETHER WITH that portion of Tract "A" of Skagit County Short Plat No. 28-81, approved June 3, 1981, and recorded June 4, 1981, under Auditor's File No. 8106040030 in Volume 5 of Short Plats, pages 75 and 76, records of Skagit County, Washington, being a portion of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-one (31), Township Thirty-four (34) North, Range Four (4) East of the Willamette Meridian, described as follows:

Commencing at the Northeast corner of Tract "A" of said Short Plat No. 28-81; thence S $86^{\circ}37'45''$ W along the North line of said Tract "A", a distance of 172.27 feet, more or less, to the Northwest corner of that tract of land conveyed to Robert M. Baker by deed dated May 21, 2014 and recorded June 2, 2014 under Skagit County Auditor's File No. 201406020120; thence S $0^{\circ}09'35''$ E along the West line of said Baker property, a distance of 140.70 feet to the Southwest corner of said Baker property, and the true point of beginning of this property description; thence continuing S $0^{\circ}09'35''$ E on the Southerly projection of said Baker West property line, a distance of 189.23 feet, more or less, to a point of intersection on the South line of Tract "A" of said Skagit County Short Plat No. 28-81; thence N $89^{\circ}11'31''$ E along the South line of said Tract "A", a distance of 172.01 feet, more or less, to the Southeast corner of said Tract "A"; thence N $0^{\circ}09'35''$ W along the East line of said Tract "A", a distance

Ross M. & Jennifer K. Johnson "AFTER" Boundary Line Agreement
Legal Description Continued (Page 2 of 2 Pages)

of 187.28 feet, more or less, to the Southeast corner of said Baker property; thence S 89°50'25" W along the South line of said Baker property, a distance of 172.00 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.



DENNY D. NEGRO

Registered Professional Land Surveyor,
License No. 37532

Date: March 26, 2019

PARCEL "C"

RICHARD H. SMITH

"BEFORE" Boundary Line Adjustment

Property Tax Parcel No's. P29305, P29238, P29239, P29253, P130434 & P29304

LEGAL DESCRIPTION

(Page 1 of 1 Page)

That portion of Government Lot 2, lying Southerly of Britt Slough, in Section 31, Township 34 North, Range 4 East, W.M.; EXCEPTING from said Government Lot the West 975 feet thereof;

TOGETHER WITH the West $\frac{1}{2}$ of the West $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;

ALSO TOGETHER WITH that portion of Government Lot 3 lying East of a line drawn parallel with and 765.62 feet East of the West line thereof; EXCEPTING that portion of said Government Lot, if any, lying North of the County Road; AND EXCEPT that portion, if any, conveyed to Skagit County Dike District No. 3 in Cause No. 2982; AND ALSO EXCEPT County Road known as Britt Road; AND ALSO EXCEPT that portion conveyed to Skagit County for road by deed recorded on July 17, 1959, under Auditor's File No. 583302, records of Skagit County, Washington; AND ALSO EXCEPT Britt Slough.

AND TOGETHER WITH that portion of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 31, Township 34 North, Range 4 East, W.M., described as follows:

Tract "B" of Skagit County Short Plat No. 28-81, approved June 3, 1981, and recorded June 4, 1981, under Auditor's File No. 8106040030 in Volume 5 of Short Plats, pages 75 and 76, records of Skagit County, Washington.

All in Section 31, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.



DENNY D. NEGRO

Registered Professional Land Surveyor,

License No. 37532

Date: March 20, 2019

PARCEL "D"

RICHARD H. SMITH

"AFTER" Boundary Line Adjustment
Property Tax Parcel No's. P29305, P29238, P29239,
P29253, P130434, P29304, Ptn. P29301 & Ptn. P131503

LEGAL DESCRIPTION

(Page 1 of 2 Pages)

That portion of Government Lot 2, lying Southerly of Britt Slough, in Section 31, Township 34 North, Range 4 East, W.M.; EXCEPTING from said Government Lot the West 975 feet thereof;

TOGETHER WITH the West $\frac{1}{2}$ of the West $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;

ALSO TOGETHER WITH that portion of Government Lot 3 lying East of a line drawn parallel with and 765.62 feet East of the West line thereof; EXCEPTING that portion of said Government Lot, if any, lying North of the County Road; AND EXCEPT that portion, if any, conveyed to Skagit County Dike District No. 3 in Cause No. 2982; AND ALSO EXCEPT County Road known as Britt Road; AND ALSO EXCEPT that portion conveyed to Skagit County for road by deed recorded on July 17, 1959, under Auditor's File No. 583302, records of Skagit County, Washington; AND ALSO EXCEPT Britt Slough.

ALSO TOGETHER WITH that portion of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 31, Township 34 North, Range 4 East, W.M., described as follows:

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Commencing at the Northeast corner of Tract "A" of said Short Plat No. 28-81; thence S $86^{\circ}37'45''$ W along the North line of said Tract "A", a distance of 172.27 feet, more or less, to the Northwest corner of that tract of land conveyed to Robert M. Baker by deed dated May 21, 2014 and recorded June 2, 2014 under Skagit County Auditor's File No. 201406020120, and the true point of beginning of this line description; thence S $0^{\circ}09'35''$ E along the West line of said Baker property and the Southerly projection thereof, a distance of 329.92 feet, more or less, to a point on the South line of said Tract "A" which bears S $89^{\circ}11'31''$ W, a distance of 172.01 feet from the Southeast corner of Tract "A" of said Short Plat No. 28-81, and which point is the terminus of this line description.

AND TOGETHER WITH that portion of Tract "B" of Skagit County Short Plat No. 85-72 approved December 18, 1972 more particularly described as the West $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and of the East $\frac{1}{2}$ of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 31, Township 34 North, Range 4 East of the Willamette Meridian; EXCEPT those portions thereof described as follows:

Parcel 1:

Commencing at the West $\frac{1}{4}$ corner of said Section 31; thence N $88^{\circ}55'14''$ E along the East-West centerline of said Section 31, 1996.60 feet to the true point of beginning; thence S $0^{\circ}47'46''$ E, 22.20 feet to the Northwest corner of that tract of land conveyed to Mark R. Johnson and Linda G. Johnson by that

Richard H. Smith "AFTER" Boundary Line Adjustment
Legal Description Continued (Page 2 of 2 Pages)

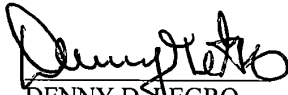
instrument dated May 6, 1986 and recorded May 7, 1986 under Skagit County Auditor's File No. 8605070059; thence continuing S 0°47'46" E along the West line of said Mark Johnson property and the Southerly extension thereof, a distance of 211.74 feet; thence S 89°45'27" W, a distance of 218.81 feet, more or less, to the West line of the East ½ of the East ½ of the West ½ of the Northeast ¼ of the Southwest ¼ of said Section 31; thence N 0°14'33" W along the West line of said East ½ of the East ½ of the West ½ of the Northeast ¼ of the Southwest ¼ of Section 31, a distance of 230.96 feet, more or less, to the intersection with the East-West centerline of said Section 31 at the Northwest corner of the East ½ of the East ½ of the West ½ of the Northeast ¼ of the Southwest ¼ of said Section 31; thence N 88°55'14" E along the East-West centerline of said Section 31, a distance of 216.57 feet, more or less, to the true point of beginning; EXCEPT that portion conveyed to Skagit County by deed recorded under Auditor's File No. 5783301.

Parcel 2:

That tract of land conveyed to Mark R. Johnson and Linda G. Johnson by that instrument dated May 6, 1986 and recorded May 7, 1986 under Skagit County Auditor's File No. 8605070059.

All in Section 31, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.



DENNY D. NEGRO

Registered Professional Land Surveyor,
License No. 37532

Date: March 26, 2019

PARCEL "1-A"

ROSS M. JOHNSON & JENNIFER K. JOHNSON, H & W

Proposed Boundary Line Adjustment

Ptn. Property Tax Parcel No. P29301

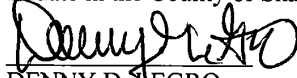
(Also known as Ptn. of Tract "B" of Skagit County Short Plat No. 85-72 approved December 18, 1972)

LEGAL DESCRIPTION

That portion of the West ½ of the East ½ of the Northeast ¼ of the Southwest ¼ and of the East ½ of the East ½ of the West ½ of the Northeast ¼ of the Southwest ¼ of Section 31, Township 34 North, Range 4 East of the Willamette Meridian; described as follows:

Commencing at the West ¼ corner of said Section 31; thence N 88°55'14" E along the East-West centerline of said Section 31, 1996.60 feet to the true point of beginning; thence S 0°47'46" E, 22.20 feet to the Northwest corner of that tract of land conveyed to Mark R. Johnson and Linda G. Johnson by that instrument dated May 6, 1986 and recorded May 7, 1986 under Skagit County Auditor's File No. 8605070059; thence continuing S 0°47'46" E along the West line of said Mark Johnson property and the Southerly extension thereof, a distance of 211.74 feet; thence S 89°45'27" W, a distance of 218.81 feet, more or less, to the West line of the East ½ of the East ½ of the West ½ of the Northeast ¼ of the Southwest ¼ of said Section 31; thence N 0°14'33" W along the West line of said East ½ of the East ½ of the West ½ of the Northeast ¼ of the Southwest ¼ of Section 31, a distance of 230.96 feet, more or less, to the intersection with the East-West centerline of said Section 31 at the Northwest corner of the East ½ of the East ½ of the West ½ of the Northeast ¼ of the Southwest ¼ of said Section 31; thence N 88°55'14" E along the East-West centerline of said Section 31, a distance of 216.57 feet, more or less, to the true point of beginning; EXCEPT that portion conveyed to Skagit County by deed recorded under Auditor's File No. 5783301.

Situate in the County of Skagit, State of Washington.



DENNY D. NEGRO

Registered Professional Land Surveyor,

License No. 37532

Date: March 21, 2019

PARCEL "2-A"

ROSS M. JOHNSON & JENNIFER K. JOHNSON, H & W
TO
RICHARD H. SMITH

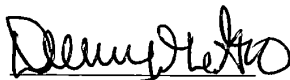
"Ptn. Property Tax Parcel No. P131503
Being Conveyed

LEGAL DESCRIPTION

That portion of Tract "A" of Skagit County Short Plat No. 28-81, approved June 3, 1981, and recorded June 4, 1981, under Auditor's File No. 8106040030 in Volume 5 of Short Plats, pages 75 and 76, records of Skagit County, Washington, being a portion of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of Section Thirty-one (31), Township Thirty-four (34) North, Range Four (4) East of the Willamette Meridian, lying Westerly of the following described line:

Commencing at the Northeast corner of Tract "A" of said Short Plat No. 28-81; thence S 86°37'45" W along the North line of said Tract "A", a distance of 172.27 feet, more or less, to the Northwest corner of that tract of land conveyed to Robert M. Baker by deed dated May 21, 2014 and recorded June 2, 2014 under Skagit County Auditor's File No. 201406020120, and the true point of beginning of this line description; thence S 0°09'35" E along the West line of said Baker property and the Southerly projection thereof, a distance of 329.92 feet, more or less, to a point on the South line of said Tract "A" which bears S 89°11'31" W, a distance of 172.01 feet from the Southeast corner of Tract "A" of said Short Plat No. 28-81, and which point is the terminus of this line description.

Situate in the County of Skagit, State of Washington.



DENNY D. NEGRO

Registered Professional Land Surveyor,

License No. 37532

Date: March 21, 2019

PARCEL "1-B"

ROSS M. JOHNSON & JENNIFER K. JOHNSON, H & W

"Ptn. Property Tax Parcel No. P131503
Being Aggregated to Ptn. P29301 (Ross Johnson residence)
By Boundary Line Adjustment

LEGAL DESCRIPTION

That portion of Tract "A" of Skagit County Short Plat No. 28-81, approved June 3, 1981, and recorded June 4, 1981, under Auditor's File No. 8106040030 in Volume 5 of Short Plats, pages 75 and 76, records of Skagit County, Washington, being a portion of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of Section Thirty-one (31), Township Thirty-four (34) North, Range Four (4) East of the Willamette Meridian, described as follows:

Commencing at the Northeast corner of Tract "A" of said Short Plat No. 28-81; thence S 86°37'45" W along the North line of said Tract "A", a distance of 172.27 feet, more or less, to the Northwest corner of that tract of land conveyed to Robert M. Baker by deed dated May 21, 2014 and recorded June 2, 2014 under Skagit County Auditor's File No. 201406020120; thence S 0°09'35" E along the West line of said Baker property, a distance of 140.70 feet to the Southwest corner of said Baker property, and the true point of beginning of this property description; thence continuing S 0°09'35" E on the Southerly projection of said Baker West property line, a distance of 189.23 feet, more or less, to a point of intersection on the South line of Tract "A" of said Skagit County Short Plat No. 28-81; thence N 89°11'31" E along the South line of said Tract "A", a distance of 172.01 feet, more or less, to the Southeast corner of said Tract "A"; thence N 0°09'35" W along the East line of said Tract "A", a distance of 187.28 feet, more or less, to the Southeast corner of said Baker property; thence S 89°50'25" W along the South line of said Baker property, a distance of 172.00 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.



DENNY D. NEGRO

Registered Professional Land Surveyor,

License No. 37532

Date: March 21, 2019

PARCEL "2-B"

ROSS M. JOHNSON & JENNIFER K. JOHNSON, H & W
TO
RICHARD H. SMITH

Proposed Boundary Line Adjustment
Ptn. Property Tax Parcel No. P29301

(Also known as Ptn. of Tract "B" of Skagit County Short Plat No. 85-72 approved December 18, 1972)

LEGAL DESCRIPTION

The West $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and of the East $\frac{1}{2}$ of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 31, Township 34 North, Range 4 East of the Willamette Meridian; EXCEPT those portions thereof described as follows:

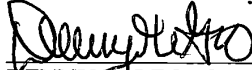
Parcel 1:

Commencing at the West $\frac{1}{4}$ corner of said Section 31; thence N $88^{\circ}55'14''$ E along the East-West centerline of said Section 31, 1996.60 feet to the true point of beginning; thence S $0^{\circ}47'46''$ E, 22.20 feet to the Northwest corner of that tract of land conveyed to Mark R. Johnson and Linda G. Johnson by that instrument dated May 6, 1986 and recorded May 7, 1986 under Skagit County Auditor's File No. 8605070059; thence continuing S $0^{\circ}47'46''$ E along the West line of said Mark Johnson property and the Southerly extension thereof, a distance of 211.74 feet; thence S $89^{\circ}45'27''$ W, a distance of 218.81 feet, more or less, to the West line of the East $\frac{1}{2}$ of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 31; thence N $0^{\circ}14'33''$ W along the West line of said East $\frac{1}{2}$ of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 31, a distance of 230.96 feet, more or less, to the intersection with the East-West centerline of said Section 31 at the Northwest corner of the East $\frac{1}{2}$ of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 31; thence N $88^{\circ}55'14''$ E along the East-West centerline of said Section 31, a distance of 216.57 feet, more or less, to the true point of beginning; EXCEPT that portion conveyed to Skagit County by deed recorded under Auditor's File No. 5783301.

Parcel 2:

That tract of land conveyed to Mark R. Johnson and Linda G. Johnson by that instrument dated May 6, 1986 and recorded May 7, 1986 under Skagit County Auditor's File No. 8605070059.

All situate in the County of Skagit, State of Washington.



DENNY A. LEGRO

Registered Professional Land Surveyor,

License No. 37532

Date: March 21, 2019