



201906170124

06/17/2019 12:49 PM Pages: 1 of 13 Fees: \$111.00
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Quitclaim Deed
(Boundary Line Adjustment)

Grantors: Andrew N. Iversen & Annette M. Iversen, ~~h/w~~

Grantees: Andrew N. Iversen & Annette M. Iversen, ~~h/w~~

Legal Description: ptn Lot 2, S/P 20-85, ptn SW ¼ NE ¼ 14-35N-3EWM

Assessor's Property Tax Parcel or Account Nos. P34302; P34304

Reference Nos of Documents Assigned or Released: N/A

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20192381
JUN 17 2019

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

THIS INDENTURE, is made this 7th day of June, 2019, between Andrew N. Iversen & Annette M. Iversen, ~~h/w~~, Grantors, and Andrew N. Iversen & Annette M. Iversen, ~~h/w~~, Grantees.

Recitals

- a. Grantors/ Grantees are the owners of the property bearing Skagit County Assessor's parcel no. P34304 and P34302, described in the attached Exhibits A & B.
- b. The parties wish to adjust the boundaries between the said parcels, with a portion of P34304 (described in the attached Exhibit C), being incorporated into P34302.
- c. The adjusted description of P34304 is attached hereto as Exhibit D.
- d. The adjusted description of P34302 is attached hereto as Exhibit E.

- e. 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 no monetary consideration, grantors do hereby QUIT CLAIM to the grantees all of their 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.

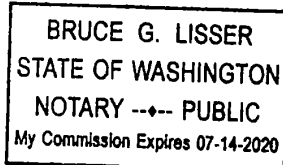

ANDREW N. IVERSEN



ANNETTE M. IVERSEN

STATE OF WASHINGTON)
:ss
COUNTY OF SKAGIT)

On this day personally appeared before me Andrew N. Iversen, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 7th day of June, 2019.



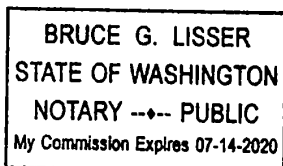

NOTARY PUBLIC in and for the State of Washington, residing at

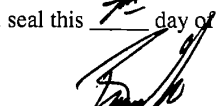
My commission expires: 7-14-20
Name: Bruce G. Lisser

STATE OF WASHINGTON)
:ss
COUNTY OF SKAGIT)

On this day personally appeared before me Annette M. Iversen, to me known to be one of the individuals 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 7th day of June, 2019.




NOTARY PUBLIC in and for the State of Washington, residing at

My commission expires: 7-14-20
Name: Bruce G. Lisser

Exhibit "A"**Andrew N. Iversen and Annette M. Iversen, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-34304)**

Lot 2 and the Southerly 60 feet of Lot 1, as measured at right angles to and parallel with the Southerly Boundary of said Lot 1, Short Plat No. 20-85, approved July 18, 1985, recorded August 22, 1985, in Book 7 of Short Plats, page 36, under Auditor's File No. 8508220003 and being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 14, Township 35 North, Range 3 East, W.M.

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.

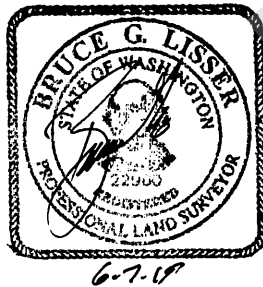


Exhibit "B"**Andrew N. Iversen and Annette M. Iversen, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-34302)**

That portion of the Southwest 1/4 of the Northeast 1/4 of Section 14, Township 35 North, Range 3 East, W.M., lying Northeasterly of U.S. Highway 99 Alternate (Chuckanut Drive) right-of-way, described as follows:

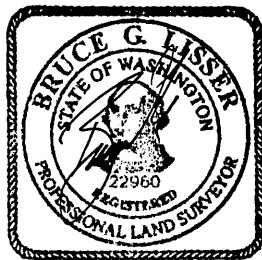
BEGINNING at a point on the East line of said highway that is North 33°02'06" West (called North 32°16' West on previous descriptions) for a distance of 102.84 feet (called 121.5 feet from a survey pipe) marking the Northwest corner of the South 440 feet of said Southwest 1/4 of the Northeast 1/4 lying Northeasterly of said U.S. Highway 99 Alternate (Chuckanut Drive);
thence continue North 33°02'06" West (called North 32°16' West on previous description) for a distance of 160 feet;
thence Northeasterly, at right angles to said highway, for a distance of 204 feet;
thence South 33°06'06" East (called South 32°16' East on previous descriptions), for a distance of 160 feet;
thence South 56°57'54" West (called Southwesterly on previous description) for a distance of 204 feet 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.

The description is based upon an exception on Fulfillment Warranty Deed recorded under Skagit County Auditor's File No. 7911290034.

The boundary for said described parcel was held as shown on Skagit County Short Plat No. 20-85 recorded under Skagit County Auditor's File No. 8508220003.



6-7-19

Exhibit "C"

**Andrew N. Iversen and Annette M. Iversen, Parcel
(Skagit County Assessor's Parcel Number P-34304)**

To be Boundary Line Adjusted into

**Andrew N. Iversen and Annette M. Iversen, Parcel
(Skagit County Assessor's Parcel Number P-34302)**

That portion of Lot 2, Skagit County Short Plat No. 20-85 approved June 18, 1985 and recorded August 22, 1985 under Auditor's File No. 8508220003 in a portion of the Southwest 1/4 of the Northeast 1/4 of Section 14, Township 35 North, Range 3 East, W.M., lying Southerly and Southwesterly of the following described line:

BEGINNING at a point on the North line of the South 440.00 feet of said Southwest 1/4 of the Northeast 1/4 of Section 14, Township 35 North, Range 3 East, W.M., at the intersection of the Northeasterly right-of-way margin of U.S. Highway 99 Alternate (Chuckanut Drive), also being the Southwesterly corner of said Lot 2, Skagit County Short Plat No. 20-85; thence North 33°02'06" West (called North 32°10' West in previous descriptions) along said Northeasterly right-of-way margin for a distance of 102.84 feet to the Southerly most corner of that certain exception tract described on Fulfillment Warranty deed to Fred and Janice Powell, husband and wife, recorded under Skagit County Auditor's File No. 7911290034 and also being an angle point of Lot 2 said Skagit County Short Plat No. 20-85; thence continue North 33°02'06" West along said Northwesterly right-of-way for a distance of 160.00 feet to the Northwesterly corner of said Powell exception tract and also being a corner of said Lot 2, Skagit County Short Plat No. 20-85; thence North 56°57'54" East along the Northerly line of said exception tract, also be a southerly line of said Lot 2, Skagit County Short Plat No. 20-85 for a distance of 204.00 feet to the Northerly most corner of said exception tract and also being an angle point on the Westerly line of said Lot 2, Skagit County Short Plat No. 20-85, and being the TRUE POINT OF BEGINNING of said line; thence North 70°38'09" East for a distance of 15.50 feet to the Northerly end of an existing fence line at the Southwesterly side; thence South 39°58'38" East along the Southwesterly side of said fence for a distance of 20.49 feet; thence continuing along said Southwesterly and Southerly side of said fence South 43°28'51" East for a distance of 40.08 feet; thence South 47°26'31" East for a distance of 20.09 feet; thence South 51°44'04" East for a distance of 20.10 feet; thence South 56°45'10" East for a distance of 20.07 feet; thence South 57°59'07" East for a distance of 19.55 feet; thence South 61°58'47" East for a distance of 20.58 feet; thence South 65°26'20" East for a distance of 19.59 feet; thence South 70°56'59" East for a distance of 18.30 feet; thence North 86°05'25" East parallel with the Southerly side of said fence, or fence line extended, for a distance of 82.23 feet, more or less, to the East line of said Lot 2, Skagit County Short Plat No. 20-85 and being the terminus of said line.

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.

Note: The fence is intended to be entirely outside (Northeasterly and Northerly) the above-described tract.

Containing 63,258 sq ft, 1.50 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-34302) owned by the grantee.

APPROVED

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

Skagit County

By: Ann Rodden
Title: Senior Planner

Date: 6/13/2019



6-7-19

Exhibit "D"

**Andrew N. Iversen and Annette M. Iversen, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-34304)**

Lot 2 and the Southerly 60 feet of Lot 1, as measured at right angles to and parallel with the Southerly Boundary of said Lot 1, Short Plat No. 20-85, approved July 18, 1985, recorded August 22, 1985, in Book 7 of Short Plats, page 36, under Auditor's File No. 8508220003 and being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 14, Township 35 North, Range 3 East, W.M.

EXCEPT that portion of Lot 2, Skagit County Short Plat No. 20-85 approved June 18, 1985 and recorded August 22, 1985 under Auditor's File No. 8508220003 in a portion of the Southwest 1/4 of the Northeast 1/4 of Section 14, Township 35 North, Range 3 East, W.M., lying Southerly and Southwesterly of the following described line:

BEGINNING at a point on the North line of the South 440.00 feet of said Southwest 1/4 of the Northeast 1/4 of Section 14, Township 35 North, Range 3 East, W.M., at the intersection of the Northeasterly right-of-way margin of U.S. Highway 99 Alternate (Chuckanut Drive), also being the Southwesterly corner of said Lot 2, Skagit County Short Plat No. 20-85; thence North 33°02'06" West (called North 32°10' West in previous descriptions) along said Northeasterly right-of-way margin for a distance of 102.84 feet to the Southerly most corner of that certain exception tract described on Fulfillment Warranty deed to Fred and Janice Powell, husband and wife, recorded under Skagit County Auditor's File No. 7911290034 and also being an angle point of Lot 2 said Skagit County Short Plat No. 20-85; thence continue North 33°02'06" West along said Northwesterly right-of-way for a distance of 160.00 feet to the Northwesterly corner of said Powell exception tract and also being a corner of said Lot 2, Skagit County Short Plat No. 20-85; thence North 56°57'54" East along the Northerly line of said exception tract, also be a southerly line of said Lot 2, Skagit County Short Plat No. 20-85 for a distance of 204.00 feet to the Northerly most corner of said exception tract and also being an angle point on the Westerly line of said Lot 2, Skagit County Short Plat No. 20-85, and being the TRUE POINT OF BEGINNING of said line; thence North 70°38'09" East for a distance of 15.50 feet to the Northerly end of an existing fence line at the Southwesterly side; thence South 39°58'38" East along the Southwesterly side of said fence for a distance of 20.49 feet; thence continuing along said Southwesterly and Southerly side of said fence South 43°28'51" East for a distance of 40.08 feet; thence South 47°26'31" East for a distance of 20.09 feet; thence South 51°44'04" East for a distance of 20.10 feet; thence South 56°45'10" East for a distance of 20.07 feet; thence South 57°59'07" East for a distance of 19.55 feet; thence South 61°58'47" East for a distance of 20.58 feet; thence South 65°26'20" East for a distance of 19.59 feet; thence South 70°56'59" East for a distance of 18.30 feet; thence North 86°05'25" East parallel with the Southerly side of said fence, or fence line extended, for a distance of 82.23 feet, more or less, to the East line of said Lot 2, Skagit County Short Plat No. 20-85 and being the terminus of said line.

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.

Note: The fence is intended to be entirely within the above described property

Containing 57,921 sq ft, 1.33 acres



6-7-19

Exhibit "E"

**Andrew N. Iversen and Annette M. Iversen, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-34302)**

That portion of the Southwest 1/4 of the Northeast 1/4 of Section 14, Township 35 North, Range 3 East, W.M., lying Northeasterly of U.S. Highway 99 Alternate (Chuckanut Drive) right-of-way, described as follows:

BEGINNING at a point on the East line of said highway that is North 33°02'06" West (called North 32°16' West on previous descriptions) for a distance of 102.84 feet (called 121.5 feet from a survey pipe) marking the Northwest corner of the South 440 feet of said Southwest 1/4 of the Northeast 1/4 lying Northeasterly of said U.S. Highway 99 Alternate (Chuckanut Drive);
thence continue North 33°02'06" West (called North 32°16' West on previous description) for a distance of 160 feet;
thence Northeasterly, at right angles to said highway, for a distance of 204 feet;
thence South 33°06'06" East (called South 32°16' East on previous descriptions), for a distance of 160 feet;
thence South 56°57'54" West (called Southwesterly on previous description) for a distance of 204 feet to the POINT OF BEGINNING.

TOGETHER WITH that portion of Lot 2, Skagit County Short Plat No. 20-85 approved June 18, 1985 and recorded August 22, 1985 under Auditor's File No. 8508220003 in a portion of the Southwest 1/4 of the Northeast 1/4 of Section 14, Township 35 North, Range 3 East, W.M., lying Southerly and Southwesterly of the following described line:

BEGINNING at a point on the North line of the South 440.00 feet of said Southwest 1/4 of the Northeast 1/4 of Section 14, Township 35 North, Range 3 East, W.M., at the intersection of the Northeasterly right-of-way margin of U.S. Highway 99 Alternate (Chuckanut Drive), also being the Southwesterly corner of said Lot 2, Skagit County Short Plat No. 20-85;
thence North 33°02'06" West (called North 32°10' West in previous descriptions) along said Northeasterly right-of-way margin for a distance of 102.84 feet to the Southerly most corner of that certain exception tract described on Fulfillment Warranty deed to Fred and Janice Powell, husband and wife, recorded under Skagit County Auditor's File No. 7911290034 and also being an angle point of Lot 2 said Skagit County Short Plat No. 20-85;
thence continue North 33°02'06" West along said Northwesterly right-of-way for a distance of 160.00 feet to the Northwesterly corner of said Powell exception tract and also being a corner of said Lot 2, Skagit County Short Plat No. 20-85;
thence North 56°57'54" East along the Northerly line of said exception tract, also be a southerly line of said Lot 2, Skagit County Short Plat No. 20-85 for a distance of 204.00 feet to the Northerly most corner of said exception tract and also being an angle point on the Westerly line of said Lot 2, Skagit County Short Plat No. 20-85, and being the TRUE POINT OF BEGINNING of said line;
thence North 70°38'09" East for a distance of 15.50 feet to the Northerly end of an existing fence line at the Southwesterly side;
thence South 39°58'38" East along the Southwesterly side of said fence for a distance of 20.49 feet;
thence continuing along said Southwesterly and Southerly side of said fence South 43°28'51" East for a distance of 40.08 feet;
thence South 47°26'31" East for a distance of 20.09 feet;
thence South 51°44'04" East for a distance of 20.10 feet;
thence South 56°45'10" East for a distance of 20.07 feet;
thence South 57°59'07" East for a distance of 19.55 feet;

thence South 61°58'47" East for a distance of 20.58 feet;
thence South 65°26'20" East for a distance of 19.59 feet;
thence South 70°56'59" East for a distance of 18.30 feet;
thence North 86°05'25" East parallel with the Southerly side of said fence,
or fence line extended, for a distance of 82.23 feet, more or less, to the
East line of said Lot 2, Skagit County Short Plat No. 20-85 and being the
terminus of said line.

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.

Note: Fence line is intended to be entirely within the property described in Exhibit "D".

Containing 97,898 sq ft, 2.25 acres



6-7-19

EXHIBIT "F"

Bruce

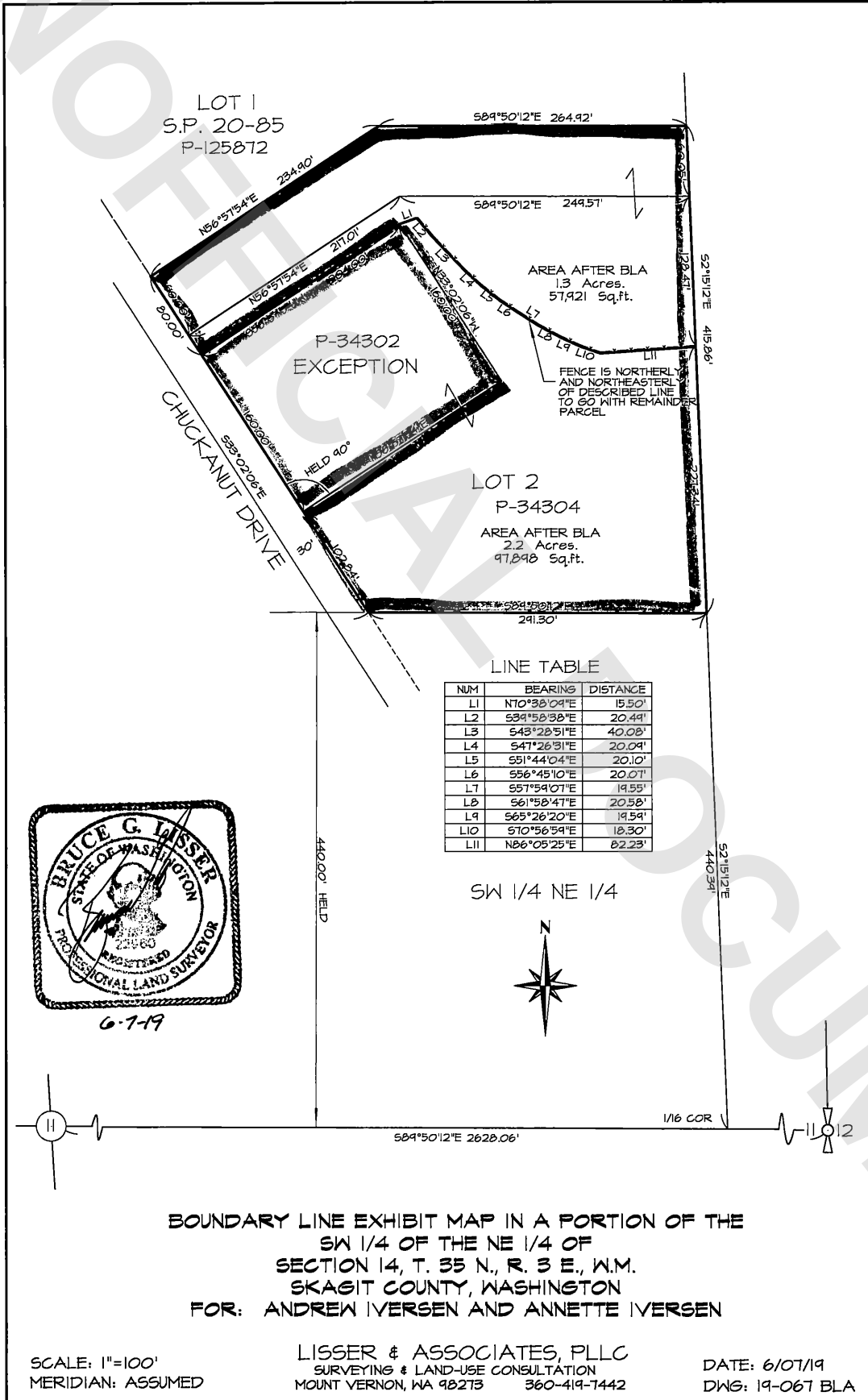


EXHIBIT "F"

AFTER

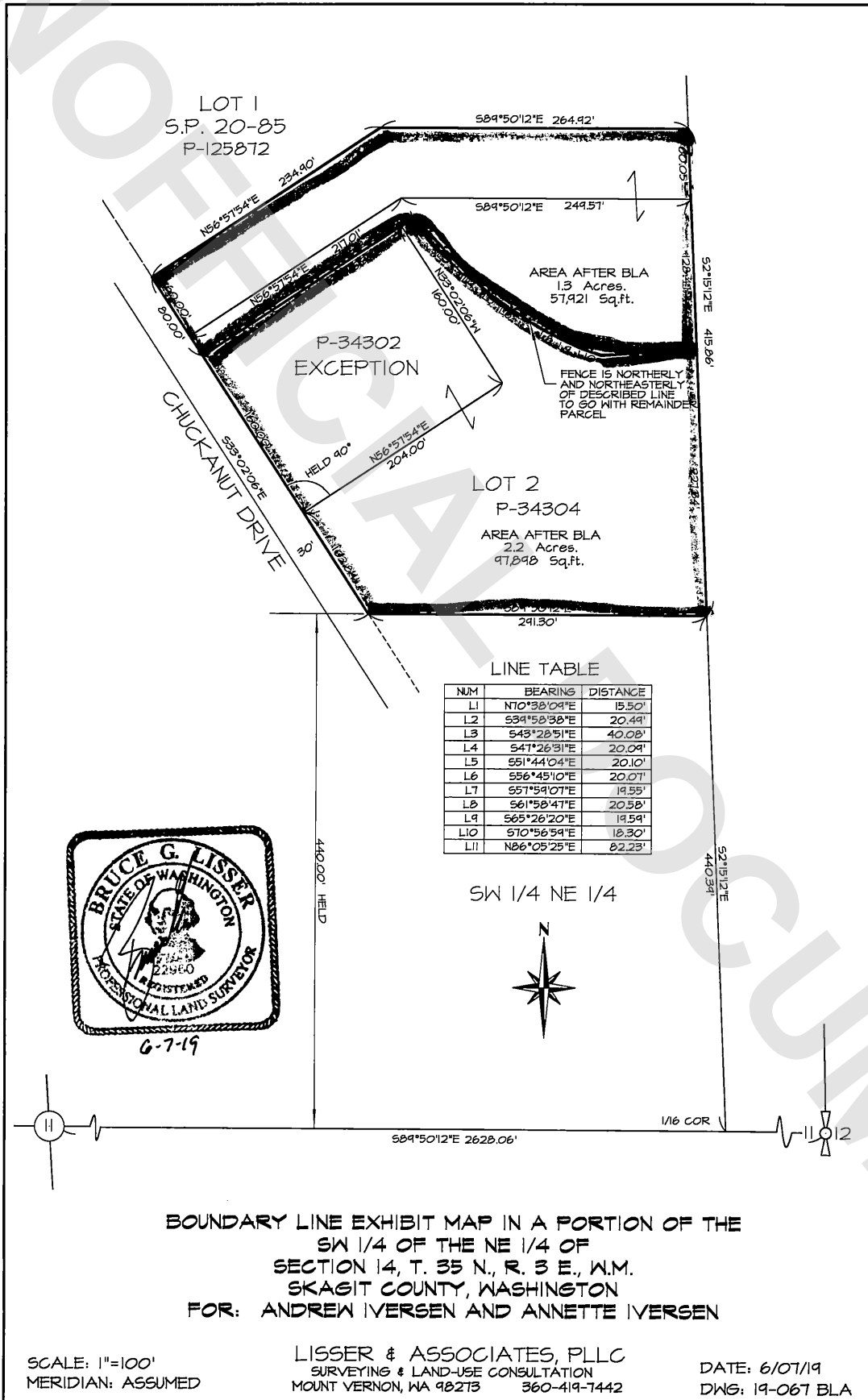


EXHIBIT "F"

