

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:

Skagit Law Group, PLLC
P. O. Box 336
Mount Vernon, WA 98273
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 2855
JUL 10 2019

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



201907100118

07/10/2019 03:53 PM Pages: 1 of 12 Fees: \$112.50
Skagit County Auditor

QUIT CLAIM DEED FOR BOUNDARY LINE ADJUSTMENT

Grantor (s): **CONNIE GLASS**, a married man with respect to his separate property

Grantee (s): **VIOLET JOHNSON**, a single woman

Abbreviated Legals:

Parcel 1:	Ptn Lot 1, S26 T35N R9E WM
Parcel 2:	Ptn Gvt Lot 1 S26 T35N R9E WM

Assessor's Tax Parcel Nos.:

Parcel 1:	350926-0-015-0003; P44707
Parcel 2:	350926-0-004-0014; P44696

RECITALS

A. The Grantor, **CONNIE GLASS**, a married man with respect to his separate property, is the owner of a parcel bearing Skagit County Assessor's parcel number P44707, more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference.

B. The Grantee, **VIOLET JOHNSON**, a single woman, is the owner of a parcel bearing Skagit County Assessor's parcel number P44696, more particularly described in **Exhibit B** attached hereto and incorporated herein by this reference.

C. The Grantor, **CONNIE GLASS**, and the Grantee, **VIOLET JOHNSON**, wish to adjust the boundaries between said parcels, with a portion of the Glass property described in **Exhibit C** attached hereto and incorporated herein by this reference to be combined with Johnson's property.

NOW THEREFORE, the Grantor, **CONNIE GLASS**, a married man with respect to his separate property, as the owner of the parcel legally described in **Exhibit A** attached, for no monetary consideration and in order to resolve the encroachment of the Grantee's garage

QUIT CLAIM DEED FOR BOUNDARY LINE ADJUSTMENT - 1

onto the Grantor's property, the sufficiency of which consideration is hereby acknowledged by the parties, does hereby convey and quit claim to **VIOLET JOHNSON**, a single woman, as the owner of the parcel legally described in **Exhibit B** attached, the real estate situate in Skagit County, Washington, legally described in **Exhibit C** attached and incorporated herein by this reference, together with all after-acquired title of the Grantor therein.

The parcel legally described in **Exhibit C** attached will be combined or aggregated with contiguous property to the north (P44696) owned by the Grantee, **VIOLET JOHNSON**, a single woman.

After completion of this boundary line adjustment, the legal description for the parcel owned by the Grantor shall be as described in **Exhibit D** attached hereto and incorporated herein by this reference, and the legal description for the parcel owned by the Grantee shall be as described in **Exhibit E** attached hereto and incorporated herein by this reference.

A map showing the boundaries of the two parcels prior to adjustment is set forth in **Exhibit F** attached hereto and incorporated herein by this reference.

A map showing the boundaries of the two parcels after adjustment is set forth in **Exhibit G** attached hereto and incorporated herein by this reference.

This boundary line adjustment is not for the purpose of creating additional building lots.

DATED this 16 day of April, 2019.

GRANTOR:

Connie Glass
CONNIE GLASS

GRANTEE:

Violet Johnson
VIOLET JOHNSON

THE FOREGOING AGREEMENT AND DEED ADJUSTING BOUNDARY LINES IS
HEREBY APPROVED THIS 23 DAY OF April, 2019.

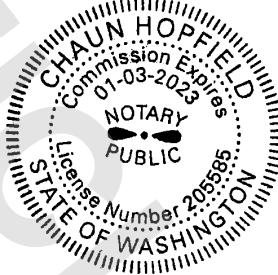
SKAGIT COUNTY PLANNING DEPT.

By Grace Roeder
Name: Grace Roeder
Its Senior Planner

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that **CONNIE GLASS** is the person who appeared before me and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: April 16, 2019.

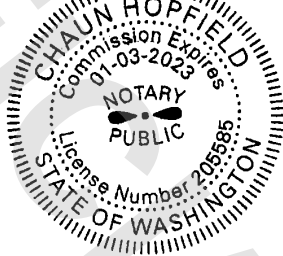


Chaun Hopfield
(Signature of Notary)
Chaun Hopfield
(Legibly Print or Type Name of Notary)
My appointment expires: 1/3/23

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that **VIOLET JOHNSON** is the person who appeared before me and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: April 16, 2019.



Chaun Hopfield
(Signature of Notary)

Chaun Hopfield
(Legibly Print or Type Name of Notary)
My appointment expires: 1/3/23

Exhibit A
Glass Parcel (P 44707)
Before Boundary Line Adjustment

That portion of Lot 1, Section 26, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at a point on the Northerly margin of the State Highway which is South 58° West 795 feet from point of intersection of the section line between Section 25 and 26, said township and range and the North line of the State Highway;
thence North 32° West 120 feet;
thence South 58° West 120 feet;
thence South 32° East 120 feet;
thence North 58° East along the North line of the State Highway 120 feet to the point of beginning.

Exhibit B

Johnson Parcel (P44696)

Prior to Boundary Line Adjustment

- PARCEL A. Part of Government lot 1, Section 26, Township 35 North, Range 9 East, W.M., described as follows:
- Beginning at the northeast corner of Alfred and Main streets, as shown on "Rockport", according to the recorded plat thereof in the office of the auditor of Skagit County, Washington, in Volume 3 of Plats, page 79;
- thence southeasterly along the north line of Main Street 100 feet to the true place of beginning of this description;
- thence from said place of beginning run northeasterly parallel with Alfred Street 125 feet;
- thence southeasterly parallel with Main Street 50 feet;
- thence southeasterly in a straight line to the most northerly corner of that certain tract conveyed to David A. Affleck and William Affleck by deed dated May 25, 1944 and recorded May 29, 1944 in volume 193 of Deeds, page 542, under Auditor's File No. 371868, records of Skagit County, Washington;
- thence westerly and southerly following the boundary line of said Affleck property to the point where said Affleck property boundary intersects, the northerly line of Main Street;
- thence northwesterly along the northerly line of Main Street to the place of beginning; ALSO;
- PARCEL B. Part of Government lot 1, Section 26, Township 35 North, Range 9 East, W.M., described as follows:
- Commencing at the northeasterly corner of Alfred and Main Streets, said point being 60 feet southeasterly of the southeasterly corner of lot on (1), block seven (7) "Rockport", according to the plat recorded in volume 3 of plats, page 79, records of Skagit County, Washington;
- thence southeasterly along the north line of Main Street, a distance of 100 feet;
- thence northeasterly parallel to Alfred Street a distance of 125 feet;
- thence northwesterly parallel to Main Street a distance of 100 feet to the easterly line of Alfred Street;
- thence southwesterly along the easterly line Alfred Street to the point of beginning.

Exhibit C

Portion of Glass parcel (p 44707) to be
transferred to Johnson Parcel (P44696)

That portion of Government Lot 1, Section 26, Township 35 North, Range 9 East, W.M.,
described as follows:

Beginning at a ½" Rebar with a cap stamped "Zitkovich 46904" said rebar being set at the
southeast corner of Skagit County Parcel P 44707 and recorded by a Survey filed under
Auditor's File No. 201809060132;

thence North 32° West per said survey a distance of 71.16 feet to the TRUE POINT OF
BEGINING of this parcel;

thence continue North 32° West 48.84 feet;

thence South 58° West 99.62 feet;

thence North 84° 06' 57" East 110.95 feet to the TRUE POINT OF BEGINNING.

The above described property will be combined or aggregated with contiguous property
owned by the grantee: This boundary adjustment is not for the purpose of creating an
additional building lot.

Boundary Line Adjustment

Reviewed and approved in Accordance with SCC Chapter 17.18.700 on

_____, _____, 2019

Skagit County Planning & Development Services

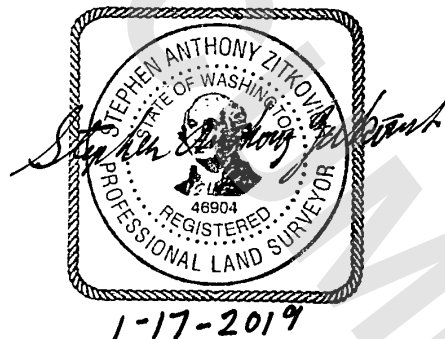


Exhibit D**Glass Parcel (P 44707)
After Boundary Line Adjustment**

That portion of Lot 1, Section 26, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at a point on the Northerly margin of the State Highway which is South 58° West 795 feet from point of intersection of the section line between Section 25 and 26, said township and range and the North line of the State Highway;
thence North 32° West 120 feet;
thence South 58° West 120 feet;
thence South 32° East 120 feet;
thence North 58° East along the North line of the State Highway 120 feet to the point of beginning.

EXCEPT that portion of Government Lot 1, Section 26, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at a ½" Rebar with a cap stamped "Zitkovich 46904" said rebar being set at the southeast corner of Skagit County Parcel P 44707 and recorded by a Survey filed under Auditor's File No. 201809060132;
thence North 32° West per said survey a distance of 71.16 feet to the TRUE POINT OF BEGINING of this parcel;
thence continue North 32° West 48.84 feet;
thence South 58° West 99.62 feet;
thence North 84° 06' 57" East 110.95 feet to the TRUE POINT OF BEGINNING.



Exhibit E**Johnson Parcel (P 44696)
After Boundary Line Adjustment**

PARCEL A. Part of Government lot 1, Section 26, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at the northeast corner of Alfred and Main streets, as shown on "Rockport", according to the recorded plat thereof in the office of the auditor of Skagit County, Washington, in Volume 3 of Plats, page 79, thence southeasterly along the north line of Main Street 100 feet to the true place of beginning of this description; thence from said place of beginning run northeasterly parallel with Alfred Street 125 feet; thence southeasterly parallel with Main Street 50 feet; thence southeasterly in a straight line to the most northerly corner of that certain tract conveyed to David A. Affleck and William Affleck by deed dated May 25, 1944 and recorded May 29, 1944 in volume 193 of Deeds, page 542, under Auditor's File No. 371868, records of Skagit County, Washington; thence westerly and southerly following the boundary line of said Affleck property to the point where said Affleck property boundary intersects, the northerly line of Main Street; thence northwesterly along the northerly line of Main Street to the place of beginning;

TOGETHER WITH that portion of Government Lot 1, Section 26, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at a ½" Rebar with a cap stamped "Zitkovich 46904" said rebar being set at the southeast corner of Skagit County Parcel P 44707 and recorded by a Survey filed under Auditor's File No. 201809060132; thence North 32° West per said survey a distance of 71.16 feet to the TRUE POINT OF BEGINING of this parcel; thence continue North 32° West 48.84 feet; thence South 58° West 99.62 feet; thence North 84° 06' 57" East 110.95 feet to the TRUE POINT OF BEGINNING. ALSO;

PARCEL B. Part of Government Lot 1, Section 26, Township 35 North, Rang 9 East, W.M.,
described as follows;

Commencing at the northeasterly corner of Alfred and Main Streets, said point being
60 feet southeasterly of the southeasterly corner of lot one (1), block seven (7)
"Rockport", according to the plat recorded in volume 3 of plats, page 79, records of
Skagit County, Washington;

thence southeasterly along the north line of Main Street, a distance of 100 feet;

thence northeasterly parallel to Alfred Street a distance of 125 feet;

thence northwesterly parallel to Main Street a distance of 100 feet to the easterly
line of Alfred Street;

thence southwesterly along the easterly line Alfred Street to the point of beginning.

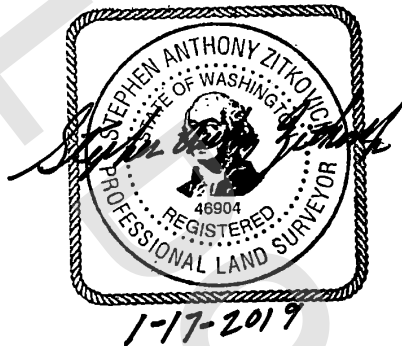


EXHIBIT F: Map of Boundary Line Adjustment for Connie Glass and Violet Johnson, showing boundaries before adjustment

ALFRED STREET

MAIN STREET

RAILROAD AVE.

VIOLET JOHNSON PARCEL B P 44696

VIOLET JOHNSON PARCEL A P 44696

CONNIE GLASS P 44707

ROBIN & PATRICIA ADAIR

SCALE: 1" = 50 FT.

NOTE 1. THIS IS THE AREA OF THE DRAIN FIELD

WATER IS P.U.D.

SET REBAR AND CAP STAMPED: ZITKOVICH 46904, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201809060132

Owner Connie Glass: P 44707, Assessor's Tax No. 350926-0-015-0003

Owner Violet Johnson: P 44696, Assessor's Tax No. 350926-0-004-0014

Boundaries of P 44707 taken from Statutory Warranty Deed filed under Skagit County Auditor's File No. 198512090017

Boundaries of P 44696 taken from Quit Claim Deed filed under Skagit County Auditor's File No. 200008210162

The corners of Parcel 44707 were monumented by a survey recorded under Skagit County Auditors File Number 201809060132

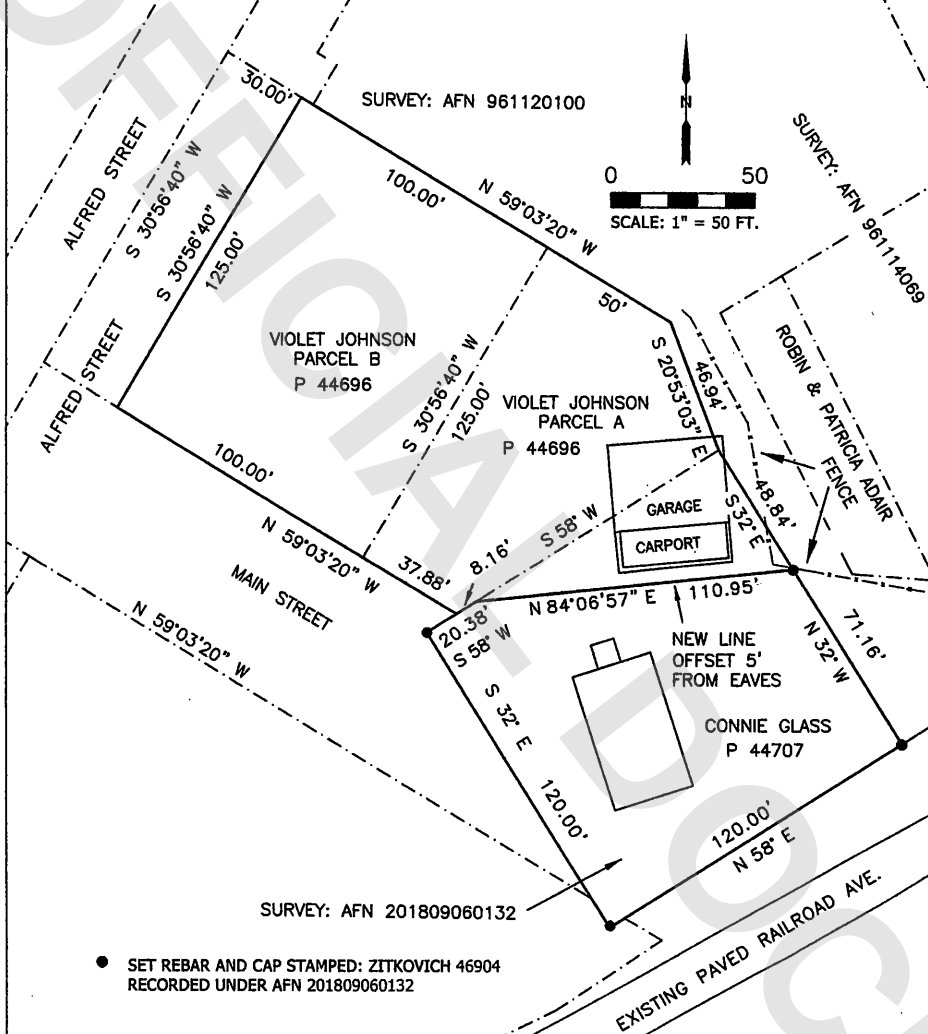
Boundary Line Adjustment for Connie Glass in the Southeast 1/4 of the Southeast 1/4 of Section 26, Twp. 35 N., Rge. 9 E.

Zitkovich Land Surveying, PLLC
PROFESSIONAL LAND SURVEYING
CONCRETE, WA 98237
(360) 391-3494

Boundary Line Adjustment for Connie Glass
in the Southeast 1/4 of the Southeast 1/4
of Section 26, Twp. 35 N., Rge. 9 E.

Zitkovich Land Surveying, PLLC
PROFESSIONAL LAND SURVEYING
CONCRETE, WA 98237
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EXHIBIT G: Boundary Line Adjustment for Connie Glass and Violet Johnson, showing boundaries after adjustment



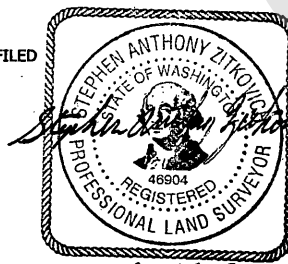
Owner Connie Glass: P 44707, Assessor's Tax No. 360926-0-015-0003

Owner Violet Johnson: P 44696, Assessor's Tax No. 360926-0-004-0014

LOT DIMENSIONS OF P 44707 TAKEN FROM STATUTORY WARRANTY DEED FILED UNDER SKAGIT CO. AUDITOR'S FILE NO. 198512090017

LOT DIMENSIONS OF P 44696 TAKEN FROM QUITCLAIM DEED DEED FILED UNDER SKAGIT CO. AUDITOR'S FILE NO. 200008210162

THE CORNERS OF PARCEL 44707 WERE MONUMENTED BY A SURVEY RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201809060132



1-17-2019

Boundary Line Adjustment for Connie Glass in the Southeast 1/4 of the Southeast 1/4 of Section 26, Twp. 35 N., Rge. 9 E., W.M.

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