

After recording, mail to:
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20388 Eric Street
Mount Vernon, WA 98274
(360) 416-6900



201907120102

07/12/2019 02:41 PM Pages: 1 of 12 Fees: \$112.50
Skagit County Auditor

QUITCLAIM DEED

(Boundary Line Adjustment with Easement for Maintenance and License)

Reference No.:

Section, Township and Range: Sec. 24, T 35N, R 4E

Tax Parcel No./Account No.: P77498/4177-008-010-0000

Grantor(s): City of Sedro Woolley

Grantee(s): Mark Edick
Rosella Edick

The Grantor

City of Sedro Woolley, a municipal corporation

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

The Grantee

Mark Edick and Rosella R. Edick

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

- Exhibit 'A' – Parcels before Boundary Line Adjustment
- Exhibit 'B' – Parcels after Boundary Line Adjustment
- Exhibit 'C' – Parcel to be adjusted to Grantees' Property
- Exhibit 'D' – Parcel Map before Boundary Line Adjustment
- Exhibit 'E' – Parcel Map after Boundary Line Adjustment

Grantor Parcel

Tax Parcel No. P105654/350424-3-005-01000

Grantee Parcel

Tax Parcel No. P77498/4177-008-010-0000

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 2897

JUL 12 2019

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

This is a Boundary Line Adjustment and does not create an additional legal lot.

BOUNDARY LINE ADJUSTMENT

Reviewed and approved in accordance with SWMC 16.16

BY: [Signature] 6-10-19

SEDRO-WOOLLEY PLANNING DEPARTMENT

MAINTENANCE and REPAIR EASEMENT:

The Grantor, the **City of Sedro Woolley, a municipal corporation**, for and in consideration of a Boundary Line Adjustment and other valuable consideration, hereby conveys and grants to Grantees, **Mark Edick and Rosella R. Edick**, a maintenance and repair easement as described in Exhibit B and depicted in Exhibit E, attached hereto. Grantee agrees to restore the easement area to its condition prior to any material disturbance from Grantee's repair and maintenance activities.

DATED this 5th day of June, 2019.

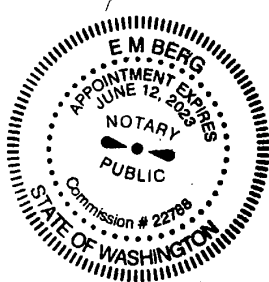
CITY OF SEDRO WOOLLEY

[Signature]
Julia Johnson, Mayor

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that JULIA JOHNSON as a duly authorized representative of the City of Sedro Woolley, Grantor, personally appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED at Sedro-Woolley, Washington this 5th day of June, 2019.




[Signature]
E.M. BERG, Notary Public
My Commission expires: 6-12-2023

LICENSE AGREEMENT

LICENSE GRANTORS, **Mark Edick and Rosella R. Edick**, herein hereby grant a license to the LICENSE GRANTEE, the **City of Sedro Woolley, and/or Central Skagit Rural County Partial Library District** to paint and maintain a mural on the south face of the Edick building which is located on the property legally described in Exhibits 'A' and 'B', which license shall remain in force and effect so long as the existing Edick building remains. LICENSE GRANTOR shall maintain a right of approval of said murals. Said approval shall not be unreasonably withheld.

DATED this 10th day of June, 2019.

LICENSE GRANTOR (EDICK)



Mark D. Edick

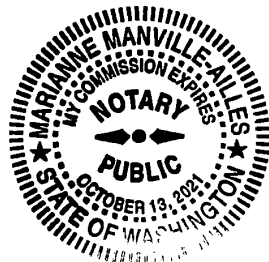

Rosella R. Edick

STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Mark D. Edick and Rosella R. Edick, husband and wife, as License Grantors, personally appeared before me, and said persons acknowledged that each signed this instrument and acknowledged it as their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED at Sedro-Woolley, Washington this 10th day of June, 2019.


 Marianne Manville-Alles, Notary Public
 My Commission expires: 10/13/2021



— Skagit Surveyors and Engineers —

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EXHIBIT "A"

LEGAL DESCRIPTION
FOR
MARK EDICT
OF

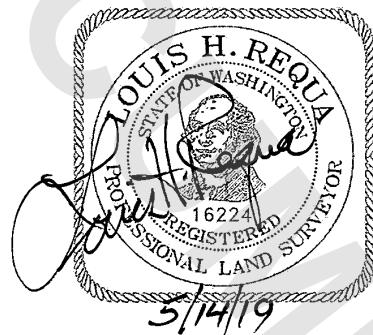
PARCEL (P77498)

BEFORE BOUNDARY LINE ADJUSTMENT

April 19, 2019

Lot 8, 9 and 10, Block 8, of the plat of Woolley, The Hub Of Skagit County, Washington per plat recorded in Volume 2 of Plats at page 92, records of Skagit County.

Situate in Skagit County, Washington.



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EXHIBIT "A"

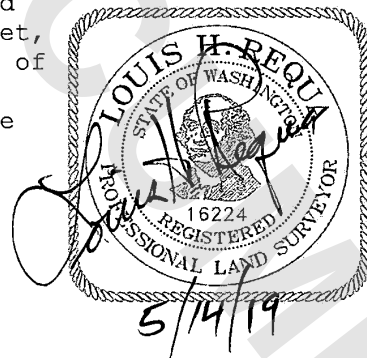
LEGAL DESCRIPTION
FOR
MARK EDICT
OF

CITY OF SEDRO-WOOLLEY PARCEL (P105654)
BEFORE BOUNDARY LINE ADJUSTMENT

April 19, 2019

That portion of the northwest quarter of the southeast quarter of the southwest quarter of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the northerly line of said subdivision, a distance of 200.00 feet westerly, as measured at right angles from the Burlington Northern Railroad Company's (formerly Northern Pacific Railway Company) Main Track centerline, as now located and constructed, said point being the most northerly corner of that certain parcel conveyed to Hansen & Peterson, Inc. by Quit Claim Deed dated February 11, 1971; thence S 00°08'15"E along the easterly line of said Hansen & Peterson, Inc. parcel of land a distance of 152.75 feet, more or less, to a point on the northerly boundary line of State Street as conveyed to the City of Sedro-Woolley by deed recorded March 1, 1913, in Volume 91 of Deeds, at page 330, under AF#95381, records of Skagit County, Washington; thence N 89°58'15"E along said northerly boundary line of State Street, a distance of 122.00 feet, more or less, to a point being 13.00 feet westerly, as measured at right angles from said Railroad Company's most westerly spur track; thence northerly parallel with said spur track centerline, a distance of 153.00 feet, more or less, to a point on the northerly line of said subdivision; thence westerly along said northerly line, a distance of 135.00 feet, more or less, to the point of beginning.



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EXHIBIT "B"

LEGAL DESCRIPTION

FOR

MARK EDICK

OF

MARK EDICK PARCEL (P77498)

AFTER BOUNDARY LINE ADJUSTMENT

May 3, 2019

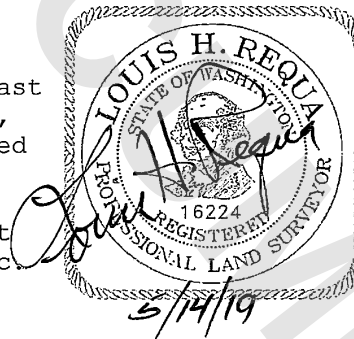
Lot 8, 9 and 10, Block 8, of the plat of Woolley, The Hub Of Skagit County, Washington per plat recorded in Volume 2 of Plats at page 92, records of Skagit County.

TOGETHER WITH that portion of the northwest quarter of the southeast quarter of the southwest quarter of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Commencing at the most northerly corner of that certain tract conveyed to Hansen & Peterson, Inc. by Quit Claim Deed dated February 11, 1971 and recorded under AF#749220, records of Skagit County, Washington; thence N 89°43'29"E along the south line of Block 8 of the plat of Woolley, The Hub Of Skagit County, Washington per plat recorded in Volume 2 of Plats at page 92, records of Skagit County, Washington, a distance of 42.24 feet to the point of beginning of this description; thence continuing N 89°43'29"E along the south line of said Block 8, a distance of 69.11; thence S 00°04'56"W, a distance of 2.31 feet; thence N 89°40'48"W, a distance of 69.12 feet; thence N 00°19'12"E, a distance of 1.59 feet to the point of beginning.

TOGETHER WITH an easement for building maintenance, over, across and through that portion of the northwest quarter of the southeast quarter of the southwest quarter of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Commencing at the most northerly corner of that certain tract conveyed to Hansen & Peterson, Inc. by Quit Claim Deed dated February 11, 1971 and



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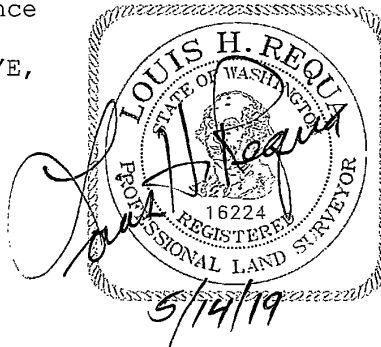
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recorded under AF#749220, records of Skagit County, Washington; thence N 89°43'29"E along the south line of Block 8 of the plat of Woolley, The Hub Of Skagit County, Washington per plat recorded in Volume 2 of Plats at page 92, records of Skagit County, Washington, a distance of 18.12 feet to the point of beginning of this description; thence S 00°04'56"W, a distance of 6.34 feet; thence S 89°40'49"E, a distance of 93.24 feet; thence N 00°04'56"E, a distance of 5.00 feet; thence N 89°40'49"W, a distance of 69.12 feet; thence N 00°19'12"E, a distance of 1.59 feet; thence S 89°43'29"W, a distance of 24.12 feet to the point of beginning.

Containing 10,143 square feet.

Situate in Skagit County, Washington.



Skagit Surveyors and Engineers

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EXHIBIT "B"

LEGAL DESCRIPTION FOR MARK EDICT OF

CITY OF SEDRO-WOOLLEY PARCEL (P105654) AFTER BOUNDARY LINE ADJUSTMENT

May 3, 2019

That portion of the northwest quarter of the southeast quarter of the southwest quarter of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the northerly line of said subdivision, a distance of 200.00 feet westerly, as measured at right angles from the Burlington Northern Railroad Company's (formerly Northern Pacific Railway Company) Main Track centerline, as now located and constructed, said point being the most northerly corner of that certain parcel conveyed to Hansen & Peterson, Inc. by Quit Claim Deed dated February 11, 1971; thence S 00°08'15"E along the easterly line of said Hansen & Peterson, Inc. parcel of land a distance of 152.75 feet, more or less, to a point on the northerly boundary line of State Street as conveyed to the City of Sedro-Woolley by deed recorded March 1, 1913, in Volume 91 of Deeds, at page 330, under AF#95381, records of Skagit County, Washington; thence N 89°58'15"E along said northerly boundary line of State Street,, a distance of 122.00 feet, more or less, to a point being 13.00 feet westerly, as measured at right angles from said Railroad Company's most westerly spur track; thence northerly parallel with said spur track centerline, a distance of 153.00 feet, more or less, to a point on the northerly line of said subdivision; thence westerly along said northerly line, a distance of 135.00 feet, more or less, to the point of beginning.

EXCEPT that portion of the northwest quarter of the southeast quarter of the southwest quarter of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Commencing at the most northerly corner of that certain tract conveyed to Hansen & Peterson, Inc. by Quit Claim Deed dated February 11, 1971 and recorded under AF#749220, records of Skagit



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County, Washington; thence N 89°43'29"E along the south line of Block 8 of the plat of Woolley, The Hub Of Skagit County, Washington per plat recorded in Volume 2 of Plats at page 92, records of Skagit County, Washington, a distance of 42.24 feet to the point of beginning of this description; thence continuing N 89°43'29"E along the south line of said Block 8, a distance of 69.11; thence S 00°04'56"W, a distance of 2.31 feet; thence N 89°40'48"W, a distance of 69.12 feet; thence N 00°19'12"E, a distance of 1.59 feet to the point of beginning.

SUBJECT TO an easement for building maintenance, over, across and through that portion of the northwest quarter of the southeast quarter of the southwest quarter of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Commencing at the most northerly corner of that certain tract conveyed to Hansen & Peterson, Inc. by Quit Claim Deed dated February 11, 1971 and recorded under AF#749220, records of Skagit County, Washington; thence N 89°43'29"E along the south line of Block 8 of the plat of Woolley, The Hub Of Skagit County, Washington per plat recorded in Volume 2 of Plats at page 92, records of Skagit County, Washington, a distance of 18.12 feet to the point of beginning of this description; thence S 00°04'56"W, a distance of 6.34 feet; thence S 89°40'49"E, a distance of 93.24 feet; thence N 00°04'56"E, a distance of 5.00 feet; thence N 89°40'49"W, a distance of 69.12 feet; thence N 00°19'12"E, a distance of 1.59 feet; thence S 89°43'29"W, a distance of 24.12 feet to the point of beginning.



Containing 21,040 square feet.

Situate in Skagit County, Washington.

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EXHIBIT "C"

LEGAL DESCRIPTION
FOR
MARK EDICK
OF

PARCEL TO BE ADJUSTED TO MARK EDICK (P77498)

April 19, 2019

That portion of the northwest quarter of the southeast quarter of the southwest quarter of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Commencing at the most northerly corner of that certain tract conveyed to Hansen & Peterson, Inc. by Quit Claim Deed dated February 11, 1971 and recorded under AF#749220, records of Skagit County, Washington; thence N 89°43'29"E along the south line of Block 8 of the plat of Woolley, The Hub Of Skagit County, Washington per plat recorded in Volume 2 of Plats at page 92, records of Skagit County, Washington, a distance of 42.24 feet to the point of beginning of this description; thence continuing N 89°43'29"E along the south line of said Block 8, a distance of 69.11; thence S 00°04'56"W, a distance of 2.31 feet; thence N 89°40'48"W, a distance of 69.12 feet; thence N 00°19'12"E, a distance of 1.59 feet to the point of beginning.

Containing 135 square feet.

Situate in Skagit County, Washington.

