



201907150124

07/15/2019 03:15 PM Pages: 1 of 13 Fees: \$113.50
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Quitclaim Deed
(Boundary Line Adjustment)

Grantors: (1) Avery Martin & Lisa Martin, h/w
(2) Brett Johnson & Pauline Johnson, h/w

Grantees: (1) Avery Martin & Lisa Martin, h/w
(2) Brett Johnson & Pauline Johnson, h/w

Legal Description: ptn N ½ SE ¼ 11-34N-~~0~~⁴EWM

Assessor's Property Tax Parcel or Account Nos. P24541; P24525

Reference Nos of Documents Assigned or Released: N/A

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 2914

JUL 15 2019

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

THIS INDENTURE, is made this 30 day of July, 2019, between Avery Martin & Lisa Martin, h/w, and Brett Johnson & Pauline Johnson, h/w Grantors, and Avery Martin & Lisa Martin, h/w and Brett Johnson & Pauline Johnson, h/w, Grantees.

Recitals

- a. Grantors/Grantees are the owners of the property bearing Skagit County Assessor's parcel nos. P24541 and P24525, described in the attached Exhibits A & B.
- b. The parties wish to adjust the boundaries between the said parcels, with a portion of P24541 (described in the attached Exhibit C), being incorporated into P24525.
- c. The adjusted description of P24541 is attached hereto as Exhibit D.

- d. The adjusted description of P24525 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.



 AVERY MARTIN



 LISA MARTIN



 BRETT JOHNSON



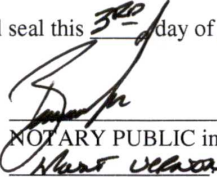
 PAULINE JOHNSON

STATE OF WASHINGTON)
 :SS
 COUNTY OF SKAGIT)

On this day personally appeared before me Avery Martin, 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 3rd day of July, 2019.

BRUCE G. LISSER
 STATE OF WASHINGTON
 NOTARY -- PUBLIC
 My Commission Expires 07-14-2020



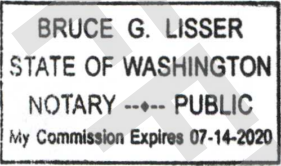
 NOTARY PUBLIC in and for the State of Washington, residing at

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

STATE OF WASHINGTON)
 :ss
COUNTY OF SKAGIT)

On this day personally appeared before me Lisa Martin, 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 3RD day of July, 2019.

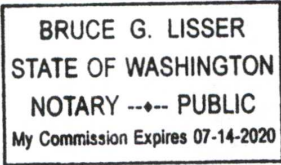


[Signature]
NOTARY PUBLIC in and for the State of Washington, residing at
North Uverton
My commission expires: 7-14-20
Name: Bruce G. Lisser

STATE OF WASHINGTON)
 :ss
COUNTY OF SKAGIT)

On this day personally appeared before me Brett Johnson, 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 3RD day of July, 2019.

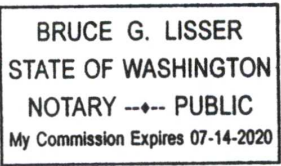


[Signature]
NOTARY PUBLIC in and for the State of Washington, residing at
North Uverton
My commission expires: 7-14-20
Name: Bruce G. Lisser

STATE OF WASHINGTON)
 :ss
COUNTY OF SKAGIT)

On this day personally appeared before me Pauline Johnson, 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 3RD day of July, 2019.



[Signature]
NOTARY PUBLIC in and for the State of Washington, residing at
North Uverton
My commission expires: 7-14-20
Name: Bruce G. Lisser

Exhibit "A"

**Avery Martin and Lisa Martin, husband and wife and
Brett Johnson and Pauline Johnson, husband and wife, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-24541)**

That portion of the West 1,052.5 feet of the Northwest 1/4 of the Southeast 1/4 of Section 11, Township 34 North, Range 4 East, W.M., lying Northerly of the County Road known as the Babcock Road;

EXCEPT road along the West line thereof.

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.

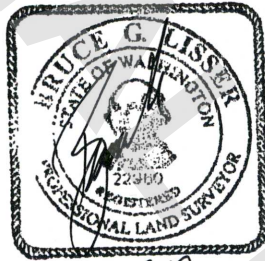


Exhibit "B"

**Avery Martin and Lisa Martin, husband and wife and
Brett Johnson and Pauline Johnson, husband and wife, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-24525)**

That portion of the North 1/2 of the Southeast 1/4 of Section 11, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the North line of said Southeast 1/4 930 feet West of the Northeast corner thereof;
thence West along the North line of said Southeast 1/4 718.3 feet, more or less, to a point which is 1,052.5 feet East of the Northwest corner of said Southeast 1/4;
thence South to the North line of County Road;
thence Southeasterly along the North line of said County Road to a point due South of the POINT OF BEGINNING;
thence North 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.



7-12-19

Exhibit "C"

**Portion of Avery Martin and Lisa Martin, husband and wife and
Brett Johnson and Pauline Johnson, husband and wife, Parcel
(Skagit County Assessor's Parcel Numbers P-24541)
To be Boundary Line Adjusted into
Avery Martin and Lisa Martin, husband and wife and
Brett Johnson and Pauline Johnson, husband and wife, Parcel
(Skagit County Assessor's Parcel Numbers P-24525)**

A portion of the North 1/2 of the Southeast 1/4 of Section 11, Township 34 North, Range 4 East, W.M. described as follows:

Commencing at the Northeast corner of said North 1/2 of the Southeast 1/4 of Section 11, Township 34 North, Range 4 East W.M., East 1/4 corner;
thence North 87°44'22" West along the North line of said subdivision for a distance of 1,647.32 feet, more or less, to the Northeast corner of that certain parcel conveyed to Avery Martin and Lisa Martin, husband and wife, and Brett Johnson and Pauline Johnson, husband and wife, by Quit Claim Deed recorded under Skagit County Auditor's File No. 201504150095 described as Parcel "A" on Exhibit "A" of said document and being the TRUE POINT OF BEGINNING;
thence continue North 87°44'22" West along said North line for a distance of 109.00 feet;
thence South 12°50'40" West for a distance of 889.29 feet, more or less, to the Northerly right-of-way margin of Babcock Road;
thence South 71°16'48" East along said Northerly right-of-way margin for a distance of 218.76 feet to a point of curvature;
thence along the arc of said curve to the left, having a radius of 788.51 feet, through a central angle of 05°32'36" an arc distance of 76.29 feet, more or less, to a point bearing South 01°34'02" West from the TRUE POINT OF BEGINNING;
thence North 01°34'02" East along the Easterly line of said Martin/Johnson parcel for a distance of 954.26 feet, more or less, to the TRUE POINT OF BEGINNING.

TOGETHER WITH a 20-foot wide non-exclusive mutually beneficial easement for water and pump house together with access and maintenance thereof, being 10.00 feet either side of the following described centerline:

Commencing at the Northeast corner of said North 1/2 of the Southeast 1/4 of Section 11, Township 34 North, Range 4 East W.M., East 1/4 corner;
thence North 87°44'22" West along the North line of said subdivision for a distance of 1,756.32 feet;
thence South 12°50'40" West for a distance of 540.17 feet to the TRUE POINT OF BEGINNING of said centerline;
thence North 77°09'20" West for a distance of 70.00 feet to the terminus of said centerline.

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 183,073 sq ft, 4.20 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 east (P-24525) owned by the grantee.

APPROVED

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

Skagit County

By: _____
Title: _____

Date: _____



7-16-19



Exhibit "D"

**Avery Martin and Lisa Martin, husband and wife and
Brett Johnson and Pauline Johnson, husband and wife, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-24541)**

That portion of the West 1,052.5 feet of the Northwest 1/4 of the Southeast 1/4 of Section 11, Township 34 North, Range 4 East, W.M., lying Northerly of the County Road known as the Babcock Road;

EXCEPT road along the West line thereof.

AND EXCEPT a portion of the North 1/2 of the Southeast 1/4 of Section 11, Township 34 North, Range 4 East, W.M. described as follows:

Commencing at the Northeast corner of said North 1/2 of the Southeast 1/4 of Section 11, Township 34 North, Range 4 East W.M., East 1/4 corner;
thence North 87°44'22" West along the North line of said subdivision for a distance of 1,647.32 feet, more or less, to the Northeast corner of that certain parcel conveyed to Avery Martin and Lisa Martin, husband and wife, and Brett Johnson and Pauline Johnson, husband and wife, by Quit Claim Deed recorded under Skagit County Auditor's File No. 201504150095 described as Parcel "A" on Exhibit "A" of said document and being the TRUE POINT OF BEGINNING;
thence continue North 87°44'22" West along said North line for a distance of 109.00 feet;
thence South 12°50'40" West for a distance of 889.29 feet, more or less, to the Northerly right-of-way margin of Babcock Road;
thence South 71°16'48" East along said Northerly right-of-way margin for a distance of 218.76 feet to a point of curvature;
thence along the arc of said curve to the left, having a radius of 788.51 feet, through a central angle of 05°32'36" an arc distance of 76.29 feet, more or less, to a point bearing South 01°34'02" West from the TRUE POINT OF BEGINNING;
thence North 01°34'02" East along the Easterly line of said Martin/Johnson parcel for a distance of 954.26 feet, more or less, to the TRUE POINT OF BEGINNING.

SUBJECT TO a 20-foot wide non-exclusive mutually beneficial easement for water and pump house together with access and maintenance thereof, being 10.00 feet either side of the following described centerline:

Commencing at the Northeast corner of said North 1/2 of the Southeast 1/4 of Section 11, Township 34 North, Range 4 East W.M., East 1/4 corner;
thence North 87°44'22" West along the North line of said subdivision for a distance of 1,756.32 feet;
thence South 12°50'40" West for a distance of 540.17 feet to the TRUE POINT OF BEGINNING of said centerline;
thence North 77°09'20" West for a distance of 70.00 feet to the terminus of said centerline.

ALSO 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"

**Avery Martin and Lisa Martin, husband and wife and
Brett Johnson and Pauline Johnson, husband and wife, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-24525)**

That portion of the North 1/2 of the Southeast 1/4 of Section 11, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the North line of said Southeast 1/4 930 feet West of the Northeast corner thereof;
thence West along the North line of said Southeast 1/4 718.3 feet, more or less, to a point which is 1,052.5 feet East of the Northwest corner of said Southeast 1/4;
thence South to the North line of County Road;
thence Southeasterly along the North line of said County Road to a point due South of the POINT OF BEGINNING;
thence North to the POINT OF BEGINNING.

TOGETHER WITH a portion of the North 1/2 of the Southeast 1/4 of Section 11, Township 34 North, Range 4 East, W.M. described as follows:

Commencing at the Northeast corner of said North 1/2 of the Southeast 1/4 of Section 11, Township 34 North, Range 4 East W.M., East 1/4 corner;
thence North 87°44'22" West along the North line of said subdivision for a distance of 1,647.32 feet, more or less, to the Northeast corner of that certain parcel conveyed to Avery Martin and Lisa Martin, husband and wife, and Brett Johnson and Pauline Johnson, husband and wife, by Quit Claim Deed recorded under Skagit County Auditor's File No. 201504150095 described as Parcel "A" on Exhibit "A" of said document and being the TRUE POINT OF BEGINNING;
thence continue North 87°44'22" West along said North line for a distance of 109.00 feet;
thence South 12°50'40" West for a distance of 889.29 feet, more or less, to the Northerly right-of-way margin of Babcock Road;
thence South 71°16'48" East along said Northerly right-of-way margin for a distance of 218.76 feet to a point of curvature;
thence along the arc of said curve to the left, having a radius of 788.51 feet, through a central angle of 05°32'36" an arc distance of 76.29 feet, more or less, to a point bearing South 01°34'02" West from the TRUE POINT OF BEGINNING;
thence North 01°34'02" East along the Easterly line of said Martin/Johnson parcel for a distance of 954.26 feet, more or less, to the TRUE POINT OF BEGINNING.

TOGETHER WITH a 20-foot wide non-exclusive mutually beneficial easement for water and pump house together with access and maintenance thereof, being 10.00 feet either side of the following described centerline:

Commencing at the Northeast corner of said North 1/2 of the Southeast 1/4 of Section 11, Township 34 North, Range 4 East W.M., East 1/4 corner;
thence North 87°44'22" West along the North line of said subdivision for a distance of 1,756.32 feet;
thence South 12°50'40" West for a distance of 540.17 feet to the TRUE POINT OF BEGINNING of said centerline;
thence North 77°09'20" West for a distance of 70.00 feet to the terminus of said centerline.

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.



7-12-19

EXHIBIT "F"

After

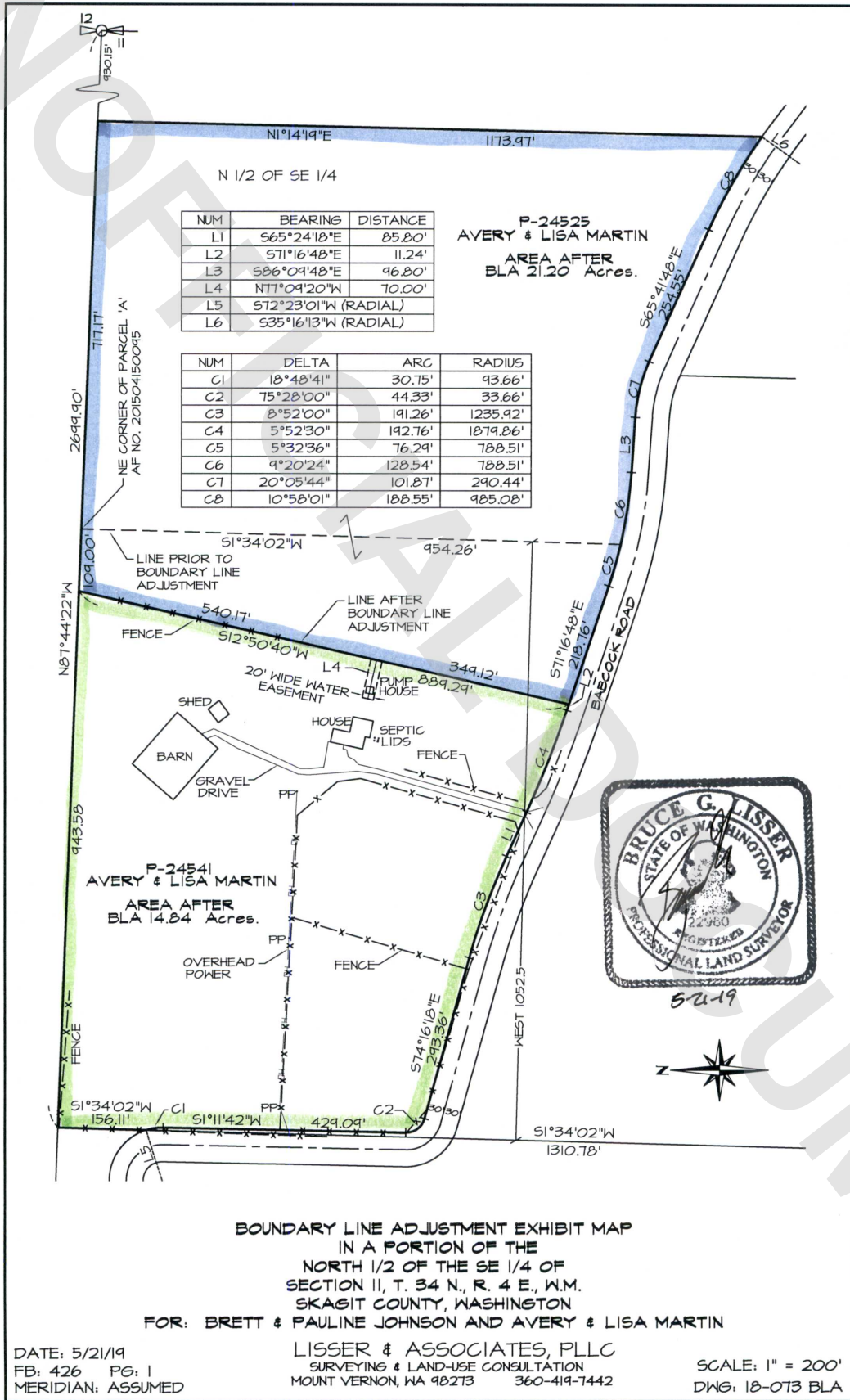
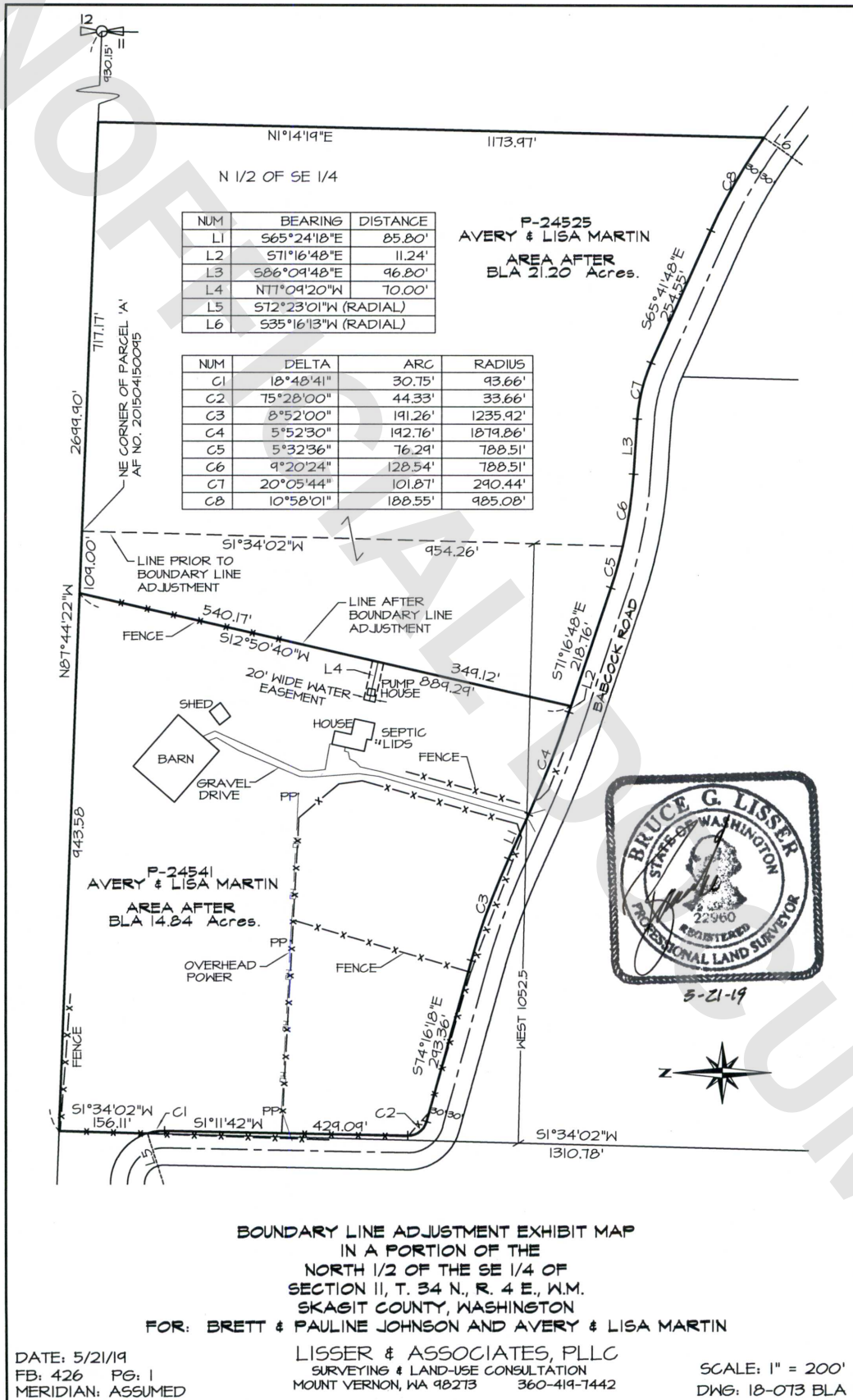


EXHIBIT "F"



BOUNDARY LINE ADJUSTMENT EXHIBIT MAP
IN A PORTION OF THE
NORTH 1/2 OF THE SE 1/4 OF
SECTION 11, T. 34 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: BRETT & PAULINE JOHNSON AND AVERY & LISA MARTIN

DATE: 5/21/19
FB: 426 PG: 1
MERIDIAN: ASSUMED

LISSER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-419-7442

SCALE: 1" = 200'
DWG: 18-073 BLA