

201910240033

10/24/2019 10:29 AM Pages: 1 of 6 Fees: \$108.50  
Skagit County Auditor

When recorded return to:  
**Robert & Patricia Warner**  
525 E. Hazel Ave., Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019 4045  
OCT 24 2019

Filed for record at request of:  
**Robert & Patricia Warner**  
LTCO #M-21998

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

**Quit Claim Deed**

THE GRANTORS

**Robert C. Warner and Patricia I. Warner, husband & wife**

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

THE GRANTEES

**Robert C. Warner and Patricia I. Warner, husband & wife**

the following described real estate, situated in the County of **Skagit**, State of  
Washington, together with all after acquired title of the grantor(s) therein, described as  
follows:

**See attached EXHIBIT 'A' for Before Legal Descriptions; Prior to Boundary  
Adjustment**

**See attached EXHIBIT 'B' for After Legal Descriptions; Following Boundary  
Adjustment**

**Abbrev. : Ptn. Lot 18 and all Lot 19 & 20, Block 23, Amend Plat Burlington**

**(P71446) 4076-023-018-0102**

***The herein described property will be combined or aggregated with contiguous  
property owned by the parties. This boundary adjustment is not for the purposes of  
creating an additional building lot.***

Date: 9-17-19

*Robert C. Warner*  
Robert C. Warner

*Patricia I. Warner*  
Patricia I. Warner

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that **Robert C. Warner & Patricia I. Warner** are the individuals who appeared before me, and said individuals acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

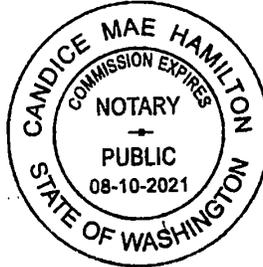
Dated this 17<sup>th</sup> day of September, 20 19.

*Candice Mae Hamilton*

Notary Public in and for the  
State of Washington, residing at

*Sedro Woolley*

My appointment expires 08/10/2021



The above described property will be combined or aggregated with contiguous property owned by the grantee. This lot boundary adjustment is not for the purpose of creating an additional lot.  
*[Signature]*  
PLANNING DIRECTOR      9/24/2019  
DATE

NOTE: CITY OF BURLINGTON APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:

- (a) THE ORIGINAL PLATTED LOTS COMPRISING TRACTS "A" AND "B" HAVE BEEN AGGREGATED AND SHALL NOT BE FURTHER DIVIDED OR ADJUSTED WITHOUT CITY APPROVAL.
- (b) NO CRITICAL AREAS REVIEW PERFORMED.

**EXHIBIT 'A'**

**Before Legal Description,  
Prior to Boundary Adjustment**

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**#P71446 Existing**

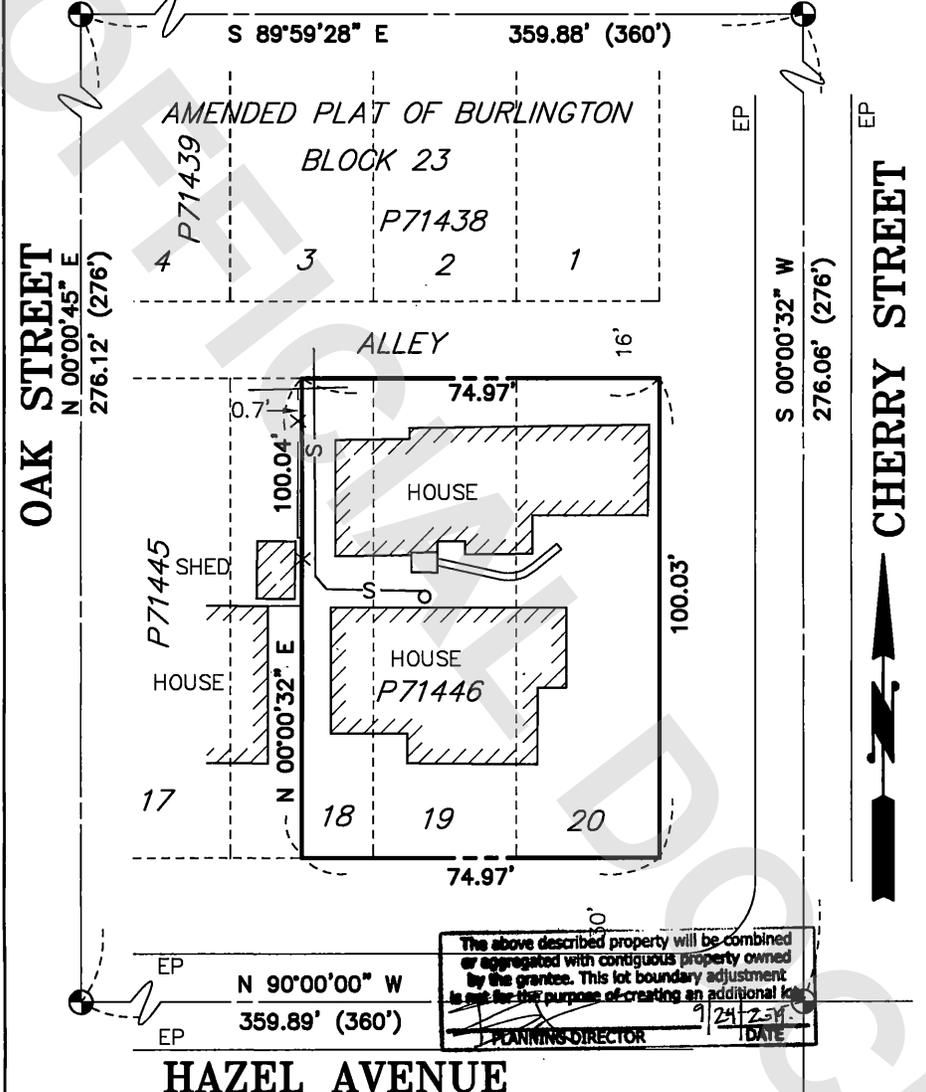
The East 1/2 of Lot 18 and all of Lots 19 and 20, Block 23. "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," as per Plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.

The above described property will be combined or aggregated with contiguous property owned by the grantee. This lot boundary adjustment is not for the purpose of creating an additional lot.	
 PLANNING DIRECTOR	9/24/2019 DATE

BOUNDARY LINE ADJUSTMENT  
 A PORTION OF BLOCK 23,  
 AMENDED PLAT OF BURLINGTON  
 SECTION 32, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

AVON AVENUE



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

PLANNING DIRECTOR \_\_\_\_\_ DATE 9/24/2019

HAZEL AVENUE

**OWNERS**

**P71446**  
 ROBERT C. WARNER  
 PATRICIA I. WARNER  
 525 E. HAZEL AVENUE  
 BURLINGTON, WA. 98233

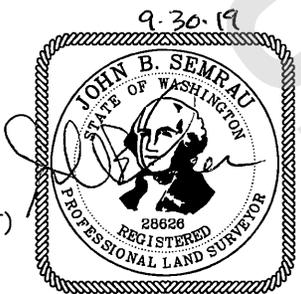


**LOT AREA TABLE**

EXISTING PARCEL P71446 0.17 ACRES (7,500 SF)

**EXISTING SITE PLAN**

**SEMRAU ENGINEERING & SURVEYING, PLLC**  
 CIVIL ENGINEERING • LAND SURVEYING • PLANNING  
 2118 RIVERSIDE DRIVE – SUITE 208  
 MOUNT VERNON, WA 98273  
 360-424-9566



SHEET 1 OF 2

DRAWING:	5937BLA.DWG
JOB NO.:	5937
DATE:	9/09/19

**EXHIBIT 'B',  
After Legal Description,  
following Boundary Adjustment**

**Tract A Proposed**

The East 1/2 of Lot 18 and all of Lots 19 and 20, Block 23. "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," as per Plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington;

EXCEPT the South 57 feet thereof;

Situate in the City of Burlington, County of Skagit, State of Washington.

**Tract B Proposed**

The South 57 feet of the following described parcel:

The East 1/2 of Lot 18 and all of Lots 19 and 20, Block 23. "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," as per Plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington;

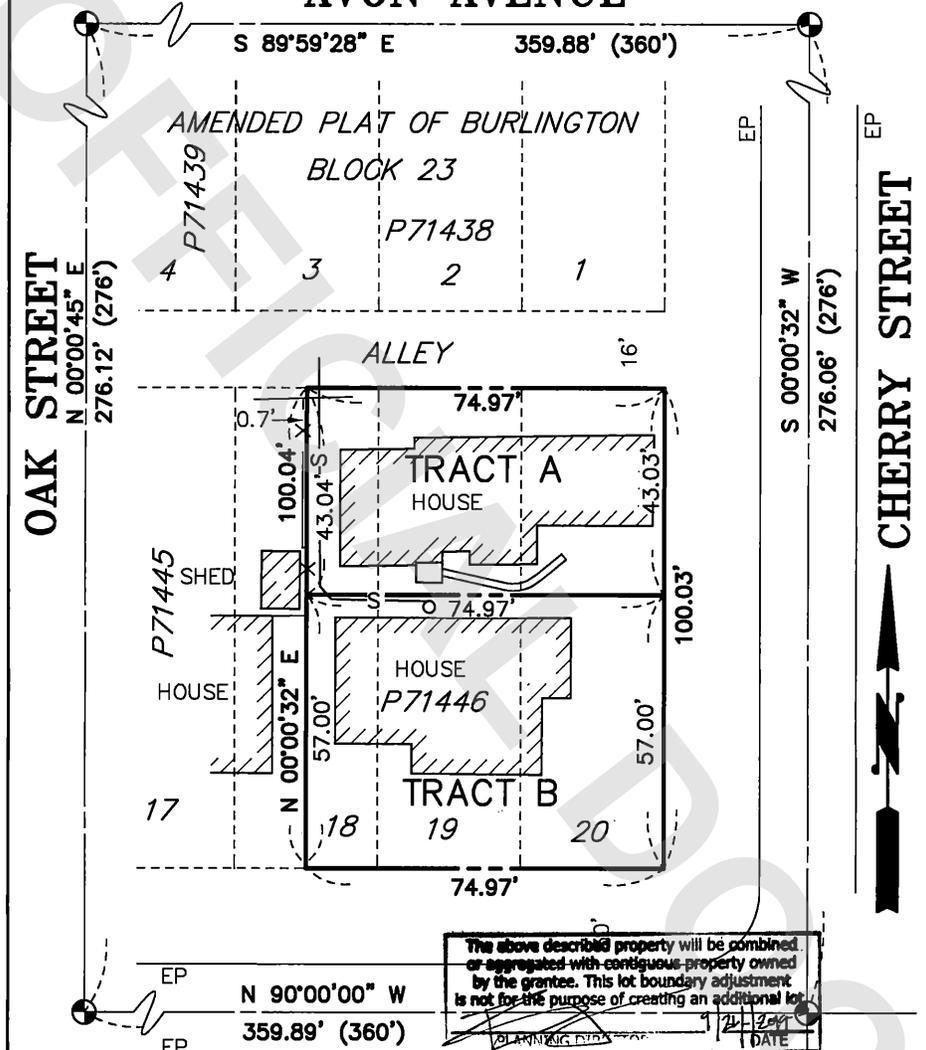
Situate in the City of Burlington, County of Skagit, State of Washington.

The above described property will be combined or aggregated with contiguous property owned by the grantee. This lot boundary adjustment is not for the purpose of creating an additional lot.  
PLANNING DIRECTOR 9/24/2019 DATE

NOTE: CITY OF BURLINGTON APPROVAL  
SUBJECT TO THE FOLLOWING CONDITIONS:  
(a) THE ORIGINAL PLATTED LOTS COMPREHENSIVE TRACTS "A" AND "B" HAVE BEEN AGGREGATED AND SHALL NOT BE DIVIDED WITHOUT CITY APPROVAL  
(b) NO CRITICAL AREAS REVIEW PERFORMED

BOUNDARY LINE ADJUSTMENT  
 A PORTION OF BLOCK 23,  
 AMENDED PLAT OF BURLINGTON  
 SECTION 32, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

**AVON AVENUE**



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

DATE: 9/9/19

**HAZEL AVENUE**

**OWNERS**

**P71446**  
 ROBERT C. WARNER  
 PATRICIA I. WARNER  
 525 E. HAZEL AVENUE  
 BURLINGTON, WA. 98233

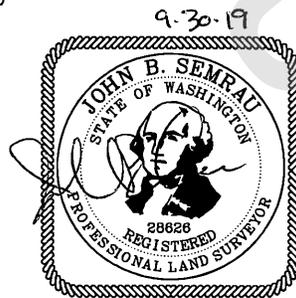


**LOT AREA TABLE**

NEW TRACT 'A'	0.07 ACRES (3,227 SF)
NEW TRACT 'B'	0.10 ACRES (4,273 SF)

**PROPOSED SITE PLAN**

**SEMRAU ENGINEERING & SURVEYING, PLLC**  
 CIVIL ENGINEERING • LAND SURVEYING • PLANNING  
 2118 RIVERSIDE DRIVE - SUITE 208  
 MOUNT VERNON, WA 98273  
 360-424-9566



SHEET 2 OF 2

DRAWING:	5937BLA.DWG
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