



201911190046

11/19/2019 11:53 AM Pages: 1 of 14 Fees: \$116.50
Skagit County Auditor

DOCUMENT TITLE: Quit Claim Deed for Boundary Line Adjustment

GRANTORS: JOHN S. WRIGHT and ELAINE L. WRIGHT husband and wife.

GRANTEES: JOHN S. WRIGHT and ELAINE L. WRIGHT husband and wife.

ABBREVIATED LEGAL DESCRIPTION: Ptn NW1/4, of NW1/4 of Section 25, Twp.
34N, Rng. 04E, W.M.

ASSESSOR'S PARCEL/TAX ID NUMBER: P37587

**QUIT CLAIM DEED
(BOUNDARY LINE ADJUSTMENT)**

Grantor: JOHN S. WRIGHT and ELAINE L. WRIGHT husband and wife.

Grantee: JOHN S. WRIGHT and ELAINE L. WRIGHT husband and wife.

Abbreviated Legal Description: Ptn of NW1/4, NW1/4 of Section 25, Twp. 34N, Rng. 04E, W.M.

Assessor Property Tax Parcels: P37587

THIS INDENTURE, made this 26th day of February, 2019, between the Grantors, and the Grantees.

RECITALS:

- A. JOHN S. WRIGHT and ELAINE L. WRIGHT husband and wife, more particularly described in the attached **Exhibit A**.
- B. JOHN S. WRIGHT and ELAINE L. WRIGHT husband and wife, more particularly described in the attached **Exhibit B**.
- C. The property owned by the parties are contiguous to each other and the parties simply wish to reconfigure parcels.
- D. The description of the new boundaries of the properties, as the result of this boundary line adjustment, are set forth in the attached **Exhibits C and D**.
- E. An exhibit map showing the adjusted boundaries of the three parcels is attached as **Exhibit E**.
- F. Sewer line easements for both the Northwesternly and Southeasternly after boundary line adjusted parcels are as set forth in the attached **Exhibit F**, pages 1 thru 4. Northwesternly lot AKA. P37587.

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 its interest in the real property lying and being in the County of Skagit and State of Washington, and described in the attached **Exhibit C and D**.

This Boundary Line Adjustment is not for the purposes of creating an additional building lot.

This Boundary Line Adjustment is approved by JOHN COLEMAN of the City of Sedro-Woolley Planning ~~Director~~ ^{Department} whose signature is affixed below this 13th day of NOVEMBER 2019.

[Signature] (City of Sedro-Woolley Signature)

Dated this 26 day of February 2019

[Signature: John S. Dright] [Signature: Elaine L. Wright]

<p>BOUNDARY LINE ADJUSTMENT Reviewed and Approved in Accordance with Chapter 16.16 SWMC on <u>NOVEMBER 13</u>, 20<u>19</u> <u>[Signature]</u> City of Sedro-Woolley Department of Planning and Development Services</p>
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2019-5045
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
NOV 19 2019
Amount Paid \$ 0
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that John S. Wright is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the owner John S. Wright to be the free and voluntary act and deed of said Boundary Line, for the uses and purposes therein mentioned.

Given under my hand and official seal this 26 day of February, 2019.



Bonnie K. D.
Notary Public
Residing at Skagit County
My appointment expires 5/19/19

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that Elaine L. Wright is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the owner Elaine L. Wright to be the free and voluntary act and deed of said Boundary Line, for the uses and purposes therein mentioned.

Given under my hand and official seal this 26 day of February, 2019.

(SEAL)

Bonnie K. D.
Notary Public
Residing at Skagit County
My appointment expires 5/19/19

— **Skagit Surveyors and Engineers** —

806 Metcalf St. Sedro-Woolley, WA 98284
360.855.2121 360.855.1658(f)
www.sseconsultants.com

EXHIBIT "A"

LEGAL DESCRIPTION
FOR
JOHN WRIGHT

Southeasterly OF
~~WEST~~ **PARCEL**

BEFORE BOUNDARY LINE ADJUSTMENT

February 6, 2019

That portion of the northwest quarter of the northwest quarter of Section 25, Township 35 North, Range 4 East, W.M. described as follows:

Beginning at a point 221.00 feet west and 40.00 feet south of the northeast corner of said subdivision; thence south 150.00 feet; thence east 120.00 feet; thence north 57.00 feet; thence east 60.00 feet; thence north 93.00 feet; thence east 60.00 feet to the point of beginning.

Containing 12,306 square feet.

Situate in Skagit County, Washington.



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EXHIBIT "B"

LEGAL DESCRIPTION
FOR
JOHN WRIGHT
OF

NORTHWESTERLY PARCEL
BEFORE BOUNDARY LINE ADJUSTMENT

February 6, 2019

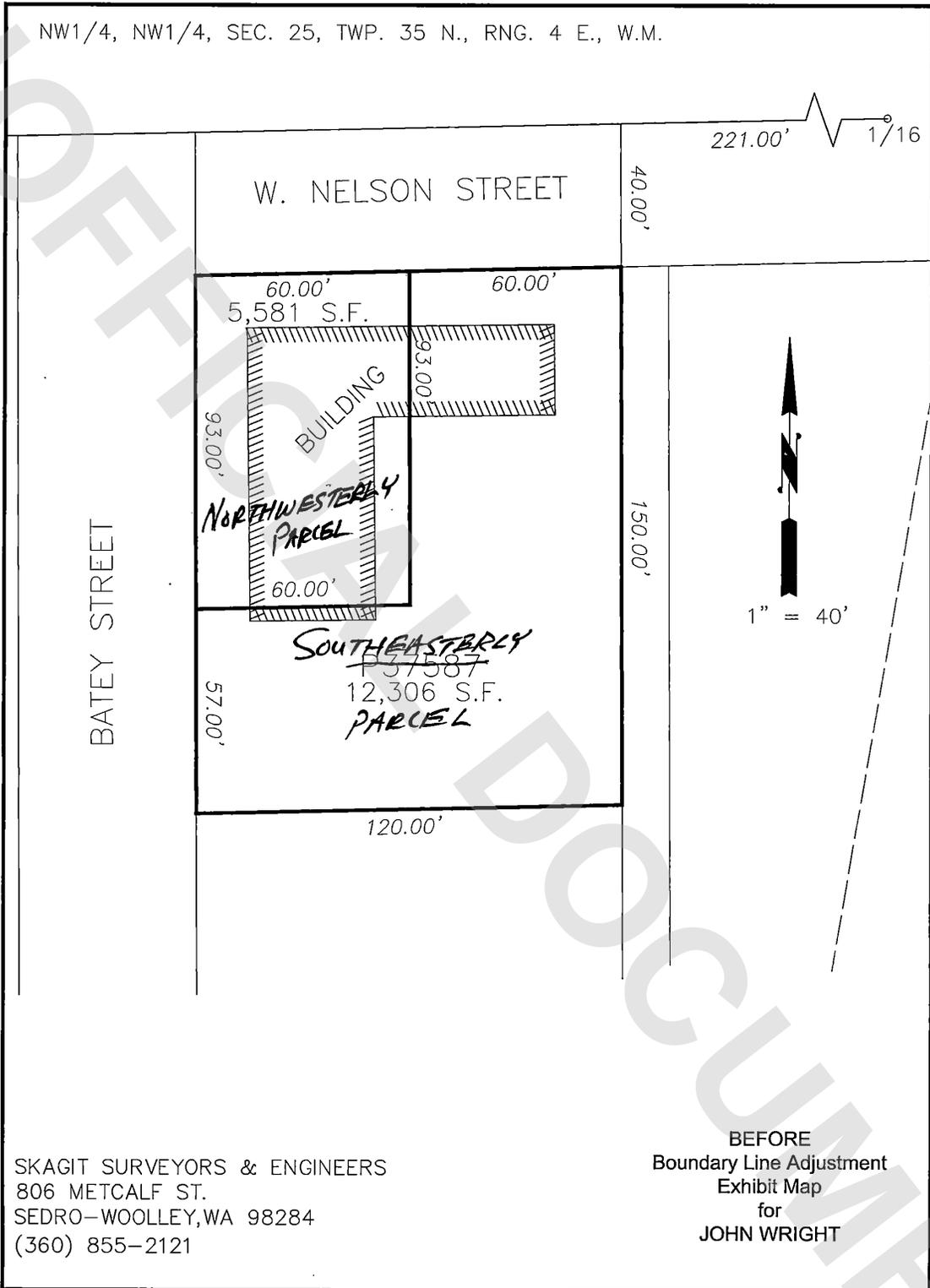
That portion of the northwest quarter of the northwest quarter of Section 25, Township 35 North, Range 4 East, W.M. described as follows:

Beginning at a point 281.00 feet west and 40.00 feet south of the northeast corner of said subdivision; thence south 93.00 feet; thence west 60.00 feet; thence north 93.00 feet; thence east 60.00 feet to the point of beginning.

Containing 5,581 square feet.

Situate in Skagit County, Washington.





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EXHIBIT "C"

LEGAL DESCRIPTION

FOR

JOHN WRIGHT

OF

PARCEL ~~360~~ NORTHWESTERLY

AFTER BOUNDARY LINE ADJUSTMENT

February 27, 2019

That portion of the northwest quarter of the northwest quarter of Section 25, Township 35 North, Range 4 East, W.M. described as follows:

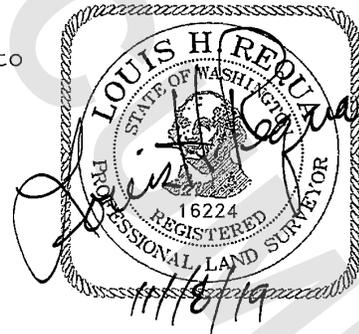
Beginning at a point 221.00 feet west and 40.00 feet south of the northeast corner of said subdivision; thence S 00°15'59"E, a distance of 50.94 feet; thence S 88°44'49"W, a distance of 58.90 feet; thence S 00°15'59"E, a distance of 99.06 feet; thence S 88°44'49"W, a distance of 60.37 feet to the east line of Batey Street; thence N 00°15'59"W along said east line, a distance of 150.00 feet to the south line of W. Nelson Street; thence N 88°44'49"E along said south line, a distance of 119.27 feet to the point of beginning.

SUBJECT TO a twenty (20) foot wide easement for ingress, egress and utilities, over under and across that portion of the northwest quarter of the northwest quarter of Section 25, Township 35 North, Range 4 East, W.M., described as follows;

Beginning at a ~~pt.~~ on the east line of Batey Street which is 170.00 feet south of the north line of said subdivision; thence N 88°44'49"E, a distance of 60.37 feet; thence N 00°15'59"W, a distance of 20.00 feet; thence S 88°44'49"W, a distance of 60.37 feet to the east line of Batey Street; thence N 00°15'59"W, a distance of 20.00 feet to the point of beginning.

Containing 12,054 square feet.

Situate in Skagit County, Washington.



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EXHIBIT "D"

LEGAL DESCRIPTION
FOR
JOHN WRIGHT
OF

SOUTHEASTERLY PARCEL

AFTER BOUNDARY LINE ADJUSTMENT

February 27, 2019

That portion of the northwest quarter of the northwest quarter of Section 25, Township 35 North, Range 4 East, W.M. described as follows:

commencing at a point 221.00 feet west and 40.00 feet south of the northeast corner of said subdivision; thence S 00°15'59"E, a distance of 50.94 feet to the point of beginning of this description; thence continuing S 00°15'59"E, a distance of 99.06 feet; thence S 88°44'49"W, a distance of 58.90 feet; thence N 00°15'59"W, a distance of 99.06 feet; thence N 88°44'49"E, a distance of 58.90 feet to the point of beginning.

TOGETHER WITH a twenty (20) foot wide easement for ingress, egress and utilities, over under and across that portion of the northwest quarter of the northwest quarter of Section 25, Township 35 North, Range 4 East, W.M., described as follows;

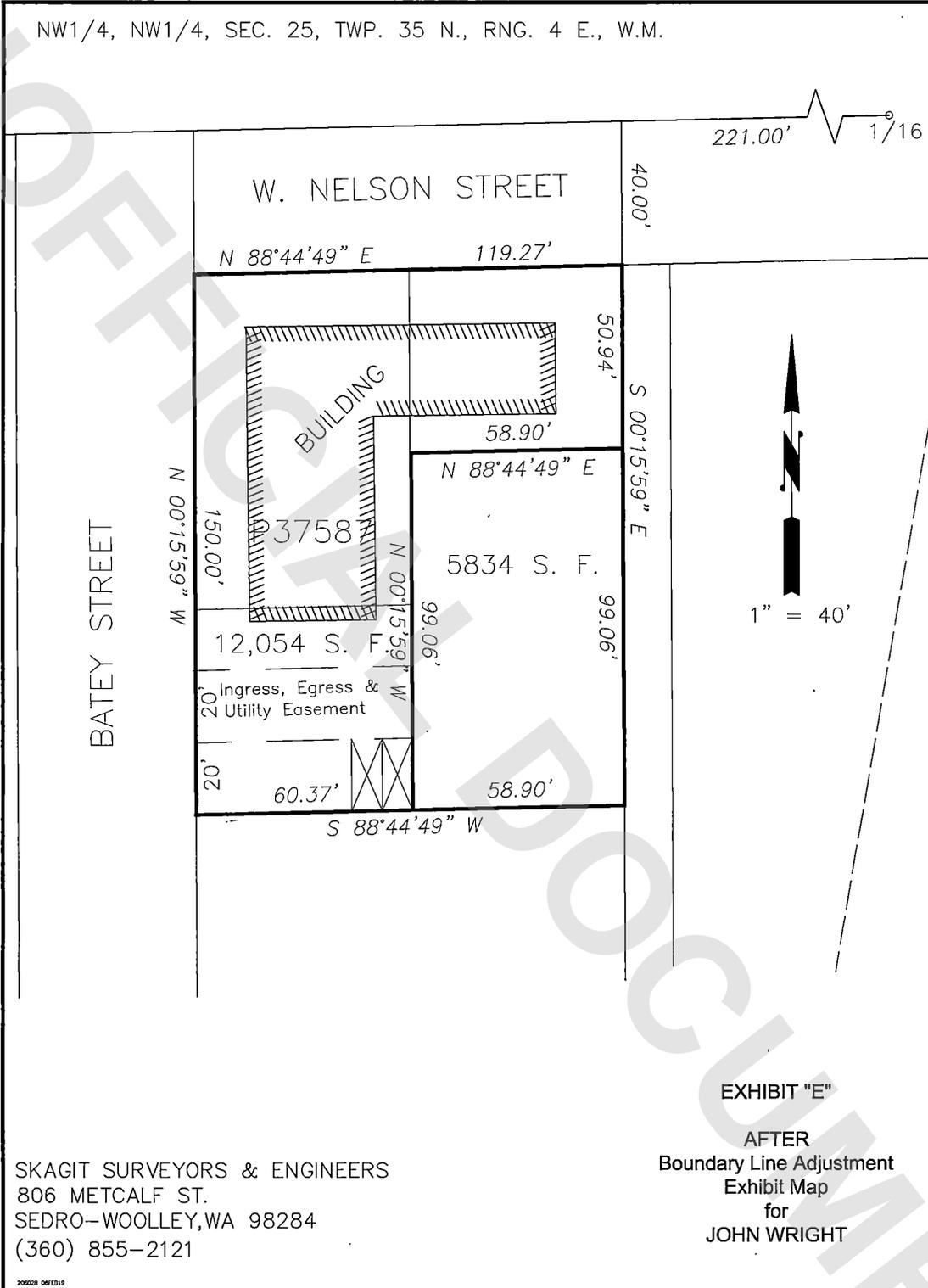
Beginning at a pt. on the east line of Batey Street which is 170.00 feet south of the north line of said subdivision; thence N 88°44'49"E, a distance of 60.37 feet; thence N 00°15'59"W, a distance of 20.00 feet; thence S 88°44'49"W, a distance of 60.37 feet to the east line of Batey Street; thence N 00°15'59"W, a distance of 20.00 feet to the point of beginning.

Containing 5,834 square feet.

Situate in Skagit County, Washington.



NW1/4, NW1/4, SEC. 25, TWP. 35 N., RNG. 4 E., W.M.



SKAGIT SURVEYORS & ENGINEERS
806 METCALF ST.
SEDRO-WOLLEY, WA 98284
(360) 855-2121

EXHIBIT "E"
AFTER
Boundary Line Adjustment
Exhibit Map
for
JOHN WRIGHT

— Skagit Surveyors and Engineers —

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LEGAL DESCRIPTION
FOR
JOHN WRIGHT
OF

SEWER LINE EASEMENT

FOR THE BENEFIT OF NORTHWESTERLY LOT

August 28, 2019

An easement for installation, operation and maintenance of a sewer line over, under and across that portion of the northwest quarter of the northwest quarter of Section 25, Township 35 North, Range 4 East, W.M. described as follows:

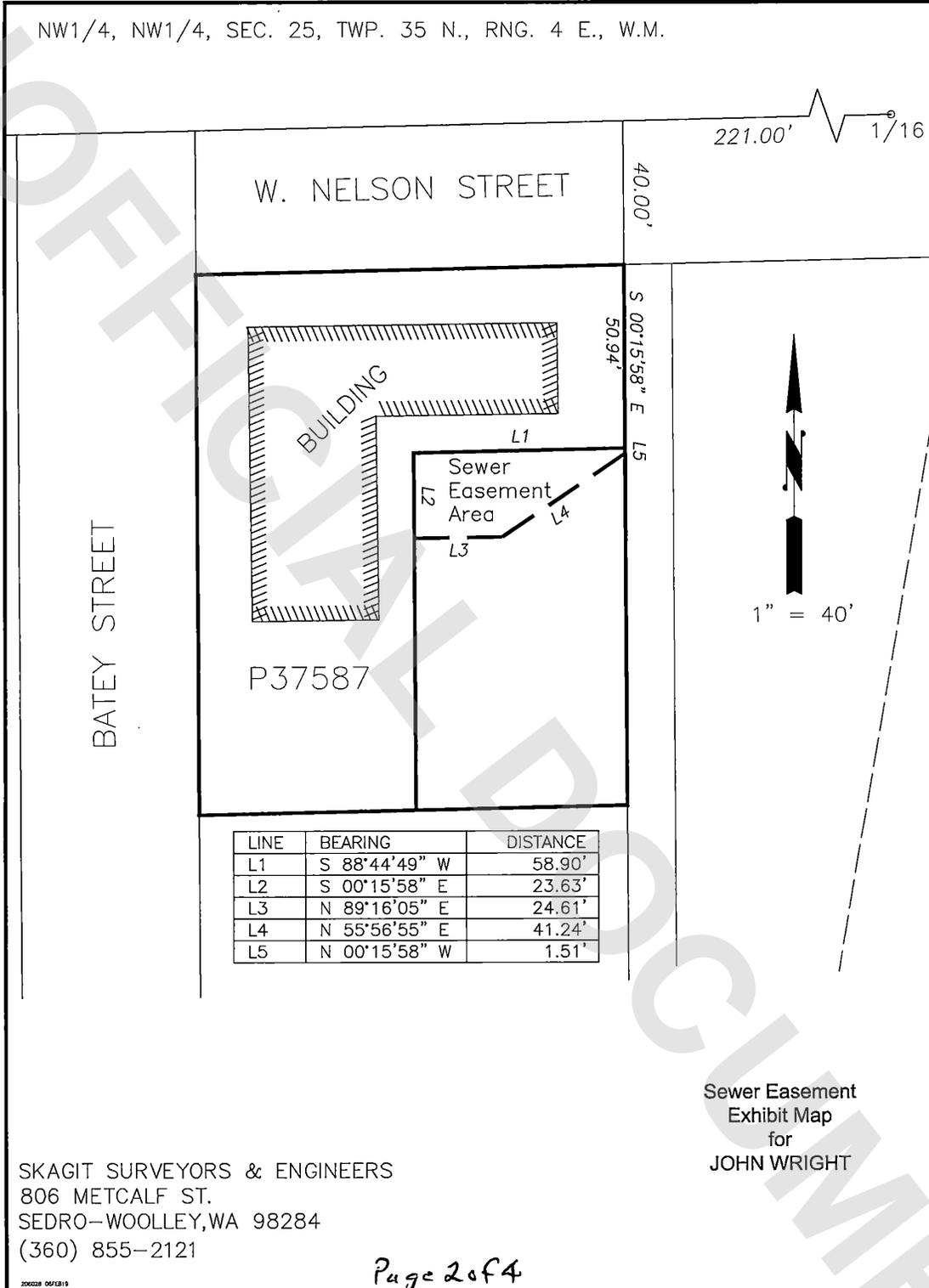
Commencing at a point 221.00 feet west and 40.00 feet south of the northeast corner of said subdivision; thence S 00°15'58"E a distance of 50.94 feet to the point of beginning of this description; thence S 88°44'49"W, a distance of 58.90 feet; thence S 00°15'58"E, a distance of 23.63 feet; thence N 89°16'05"E, a distance of 24.61 feet; thence N 55°56'55"E, a distance of 41.24 feet; thence N 00°15'58"W, a distance of 1.51 feet to the point of beginning.

Situate in Skagit County, Washington.



EXHIBIT F.

NW1/4, NW1/4, SEC. 25, TWP. 35 N., RNG. 4 E., W.M.



— Skagit Surveyors and Engineers —

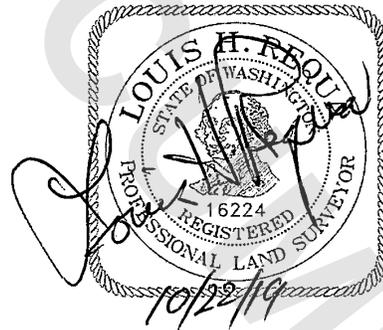
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LEGAL DESCRIPTION
FOR
JOHN WRIGHT
OF
SEWER LINE EASEMENT
FOR THE BENEFIT OF THE SOUTHEASTERLY LOT
August 28, 2019

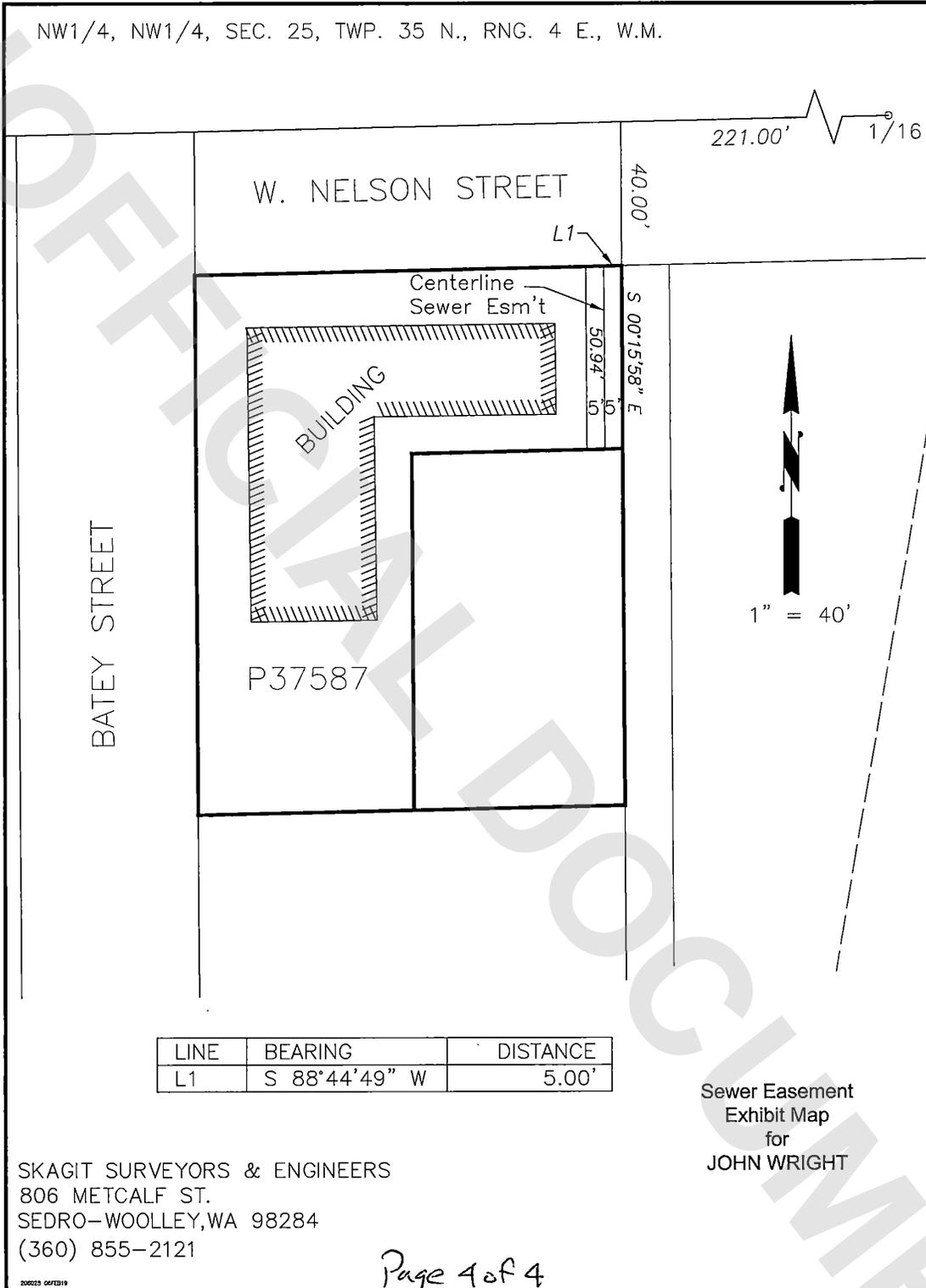
A ten (10) foot wide easement for installation, operation and maintenance of a sewer line over, under and across that portion of the northwest quarter of the northwest quarter of Section 25, Township 35 North, Range 4 East, W.M. the centerline of which is described as follows:

Commencing at a point 221.00 feet west and 40.00 feet south of the northeast corner of said subdivision; thence S 88°44'49"W, a distance of 5.00 feet to the point of beginning of this centerline description; thence S 00°15'58"E, a distance of 50.94 feet to the terminal point of this centerline description.

Situate in Skagit County, Washington.



NW1/4, NW1/4, SEC. 25, TWP. 35 N., RNG. 4 E., W.M.



LINE	BEARING	DISTANCE
L1	S 88°44'49" W	5.00'

Sewer Easement
 Exhibit Map
 for
 JOHN WRIGHT

SKAGIT SURVEYORS & ENGINEERS
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