



202001080035

01/08/2020 10:47 AM Pages: 1 of 10 Fees: \$112.50
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020-15
JAN 08 2020

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

Quitclaim Deed

(Boundary Line Adjustment)

Grantors: Peter Samuel Schwetz & Donna Jean Schwetz, h/w

Grantees: Christian Kuchling & Patricia Kuchling, Trustees of the Christian & Patricia Kuchling Family Trust

Legal Description: ptn SW ¼ NE ¼ 17-36N-4EWM

Assessor's Property Tax Parcel or Account Nos. P49311; P49312; P96099

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE, is made this 6TH day of JANUARY, 2019²⁰, between Peter Samuel Schwetz & Donna Jean Schwetz, h/w, Grantors, and Christian Kuchling & Patricia Kuchling, Trustees of the Christian & Patricia Kuchling Family Trust, Grantees.

Recitals

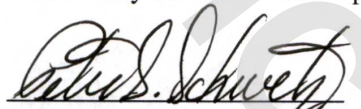
- a. Grantors are the owners of the property bearing Skagit County Assessor's parcel nos. P49311 and P96099, described in the attached Exhibit A.
- b. Grantees are the owners of the property bearing Skagit County Assessor's parcel no. P49312, described in the attached Exhibit B.
- c. The parties wish to adjust the boundaries between the said parcels, with a portion of P49311 and P96099 (described in the attached Exhibit C) being incorporated into P49312.

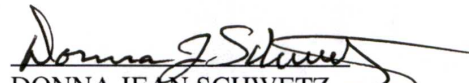
- d. The adjusted description of Grantors' parcel is attached hereto as Exhibit D.
- e. The adjusted description of Grantees' parcels is attached hereto as Exhibit E.
- f. A diagram showing the adjustment is attached hereto as Exhibit F.

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.

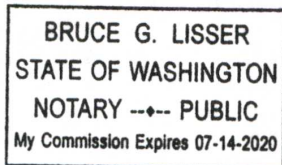

PETER SAMUEL SCHWETZ

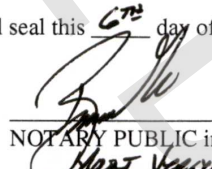

DONNA JEAN SCHWETZ

STATE OF WASHINGTON)
:SS
COUNTY OF SKAGIT)

On this day personally appeared before me Peter Samuel Schwetz, 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 6th day of JANUARY, 2019.



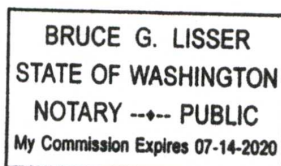

NOTARY PUBLIC in and for the State of Washington, residing at

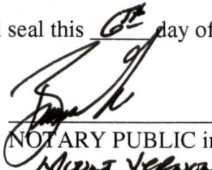
My commission expires: 7-14-20
Name: Bruce G. Lisser

STATE OF WASHINGTON)
:SS
COUNTY OF SKAGIT)

On this day personally appeared before me Donna Jean Schwetz, 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 6th day of JANUARY, 2019.




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

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

Exhibit "A"

**Peter Samuel Schwetz and Donna Jean Schwetz, husband and wife, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-96099 and P-49311)**

Lot 1 of Skagit County Short Plat No. 126-79, approved August 16, 1983, recorded August 18, 1983, in Volume 6 of Short Plats, page 78, under Auditor's File No. 8308180003, records of Skagit County, Washington, being a portion of the North 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 17, Township 36 North, Range 4 East, W.M.

TOGETHER WITH the South 60 feet of the following described tract:

That portion of the Southwest 1/4 of the Northeast 1/4 of Section 17, Township 36 North, Range 4 East, W.M. described as follows:

BEGINNING at a point on the West line of CCC Road 60 feet South of its intersection with the North line of the said subdivision;
thence West parallel with and 60 feet South of the North line of said subdivision 210 feet;
thence parallel with the East line of the subdivision South 210 feet;
thence East parallel with the North line of said subdivision to the West line of the CCC Road;
thence Northerly along said West line 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.



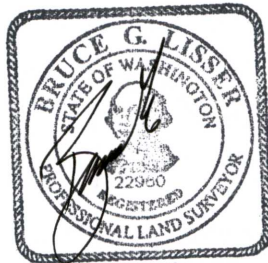
Exhibit "B"

**Christian Kuchling and Patricia Kuchling, as Trustees of The Christian and
Patricia Kuchling Family Trust, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-49312)**

Lot 2 of Skagit County Short Plat No. 126-79, as approved August 16, 1983 and recorded August 18, 1983, in Volume 6 of Short Plats, page 78, records of Skagit County, Washington; being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 17, Township 36 North, Range 4 East, W.M.

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.



16-14-19

Exhibit "C"

**Portion of Peter Samuel Schwetz and
Donna Jean Schwetz, husband and wife, Parcel
(Skagit County Assessor's Parcel Number P-96099 and P-49311)
To be Boundary Line Adjusted into
Christian Kuchling and Patricia Kuchling, as Trustees of The Christian and
Patricia Kuchling Family Trust, Parcel
(Skagit County Assessor's Parcel Number P-49312)**

The South 60 feet of the following described tract:

That portion of the Southwest 1/4 of the Northeast 1/4 of Section 17, Township
36 North, Range 4 East, W.M. described as follows:

BEGINNING at a point on the West line of CCC Road 60 feet South of its
intersection with the North line of the said subdivision;
thence West parallel with and 60 feet South of the North line of said
subdivision 210 feet;
thence parallel with the East line of the subdivision South 210 feet;
thence East parallel with the North line of said subdivision to the West
line of the CCC Road;
thence Northerly along said West line to the POINT OF BEGINNING.

Reserving a non-exclusive easement for ingress, egress and utilities and the maintenance
thereof, over, under and across the entire parcel described above for the benefit of the
grantors remaining property (Lot 1, Skagit County Short Plat No. 126-79).

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 18,205 sq ft, 0.42 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 southwest (P-49312) owned by the grantee.

APPROVED

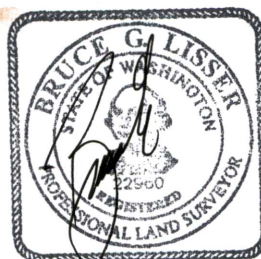
Reviewed and approved in accordance with Skagit County Code, Chapter 14.18.700

Skagit County

By: Mark Boeder

Title: Senior Planner

Date: 1/8/2020



16-18-19

Exhibit "D"**Peter Samuel Schwetz and Donna Jean Schwetz, husband and wife, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-49311)**

Lot 1 of Skagit County Short Plat No. 126-79, approved August 16, 1983, recorded August 18, 1983, in Volume 6 of Short Plats, page 78, under Auditor's File No. 8308180003, records of Skagit County, Washington, being a portion of the North 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 17, Township 36 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities and the maintenance thereof over, under and across a portion of the Southwest 1/4 of the Northeast 1/4 of Section 17, Township 36 North, Range 4 East, W.M. described as follows:

The South 60 feet of the following described tract:

That portion of the Southwest 1/4 of the Northeast 1/4 of Section 17, Township 36 North, Range 4 East, W.M. described as follows:

BEGINNING at a point on the West line of CCC Road 60 feet South of its intersection with the North line of the said subdivision;
thence West parallel with and 60 feet South of the North line of said subdivision 210 feet;
thence parallel with the East line of the subdivision South 210 feet;
thence East parallel with the North line of said subdivision to the West line of the CCC Road;
thence Northerly along said West line 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.

Containing 115,811 sq ft, 2.66 acres



10-14-15

Exhibit "E"

**Christian Kuchling and Patricia Kuchling, as Trustees of The Christian and
Patricia Kuchling Family Trust, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-49312 and P-96099)**

Lot 2 of Skagit County Short Plat No. 126-79, as approved August 16, 1983 and recorded August 18, 1983, in Volume 6 of Short Plats, page 78, records of Skagit County, Washington; being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 17, Township 36 North, Range 4 East, W.M.

TOGETHER WITH the South 60 feet of the following described tract:

That portion of the Southwest 1/4 of the Northeast 1/4 of Section 17, Township 36 North, Range 4 East, W.M. described as follows:

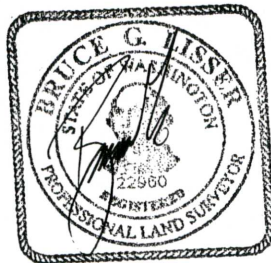
BEGINNING at a point on the West line of CCC Road 60 feet South of its intersection with the North line of the said subdivision;
thence West parallel with and 60 feet South of the North line of said subdivision 210 feet;
thence parallel with the East line of the subdivision South 210 feet;
thence East parallel with the North line of said subdivision to the West line of the CCC Road;
thence Northerly along said West line to the POINT OF BEGINNING.

SUBJECT TO a non-exclusive easement for ingress, egress and utilities and the maintenance thereof, over, under and across the entire parcel described above.

ALL OF THE ABOVE 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 236,006 sq ft, 5.42 acres



16-14-19

Shocks



SURVEY IN A PORTION OF THE
SW 1/4 OF NE 1/4
SECTION 17, T. 36 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: KUCHLING REVOCABLE FAMILY TRUST
AND PETER & DONNA SCHWETZ



10-16-19
SCALE: 1" = 125'
DWG: 19-120 BLA

After



SURVEY IN A PORTION OF THE
SW 1/4 OF NE 1/4
SECTION 17, T. 36 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: KUCHLING REVOCABLE FAMILY TRUST
AND PETER & DONNA SCHWETZ



10-16-19

SCALE: 1" = 125'
DWG: 19-120 BLA

Parcel Data:

Parcel ID	Description	Area (Acres)	Area (Sq.ft.)
LOT 1	2.7 Acres	115,211	Sq.ft.
LOT 2	5.4 Acres (AFTER)	236,006	Sq.ft.
GCD AF#9606110026	0.4 Acres	18,205	Sq.ft.
P46099	32.11		

Curve Data Table:

N/M	DELTA	ARC	RADIUS
C1	24°08'44"	332.24'	788.51'

Easements:

- 10' UTILITY EASEMENT PER S.P. 126-79
- 10' UTILITY EASEMENT PER S.P. 126-79
- 30' ACCESS EASEMENT PER S.P. 126-79

Other Labels:

- BUTLER CREEK
- ROAD
- NORTH LINE SW 1/4 OF THE NE 1/4 SECTION 17, T. 36 N.R. 4 E.J.M.
- P49310, P49313, P49312, P49311, P46093, P46095

SURVEY IN A PORTION OF THE
SW 1/4 OF NE 1/4
SECTION 17, T. 36 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: KUCHLING REVOCABLE FAMILY TRUST
AND PETER & DONNA SCHWETZ



10-16-19

SCALE: 1" = 125'
DWG: 19-120 BLA