

202001080101  
01/08/2020 03:54 PM Pages: 1 of 13 Fees: \$115.50  
Skagit County Auditor

**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 and 135064

**THIS INDENTURE**, made this 31<sup>st</sup> day of December, 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, and identified as Sk. Co. Parcel P#37587.**
- B. JOHN S. WRIGHT and ELAINE L. WRIGHT husband and wife, more particularly described in the attached **Exhibit B, and identified as Sk. Co. Parcel # P135064.**
- 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~~ <sup>two</sup> parcels is attached as **Exhibit E.**
- F. **SEWER LINE EASEMENTS FOR BOTH PARCELS P37587 AND P 135064 AFTER BOUNDARY LINE ADJUSTED PARCELS ARE AS SET FORTH IN ATTACHED EXHIBIT F, PAGES 1 THRU 4.**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2020-01  
JAN 08 2020

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

**CONVEYANCE:**

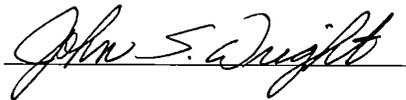
**THEREFORE**, for and in consideration of the said boundary line adjustment, and for no monetary consideration, grantors do hereby **QUIT CLAIM** to the grantees all of its interest in the real property lying and being in the County of Skagit and State of Washington, and described in the attached **Exhibit C and D**.

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

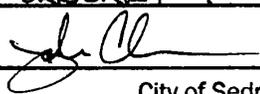
This Boundary Line Adjustment is approved by  of the City of Sedro-Woolley Planning ~~Director~~ <sup>DEPARTMENT</sup> whose signature is affixed below this 7 day of JANUARY 2020.

 (City of Sedro-Woolley Signature)

Dated this 7 day of JANUARY 2020



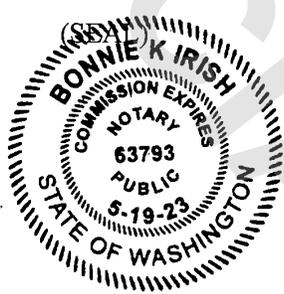


<p align="center"><b>BOUNDARY LINE ADJUSTMENT</b>  Reviewed and Approved in Accordance  with Chapter 16.16 SWMC on</p> <p align="center"><u>JANUARY 7</u>, 2020</p> <p align="center"><u></u></p> <p align="center">City of Sedro-Woolley  Department of Planning and Development Services</p>
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STATE 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 31 day of December, 2020<sup>19</sup>.



Bonnie K Irish  
Notary Public  
Residing at SKAGIT  
My appointment expires 5/19/2023

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that Elaine Z. 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 Z. 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 31 day of December, 2020<sup>19</sup>.



Bonnie K Irish  
Notary Public  
Residing at SKAGIT  
My appointment expires 5/19/2023

**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  
OF  
Parcel P37587  
BEFORE BOUNDARY LINE ADJUSTMENT

December 30, 2019

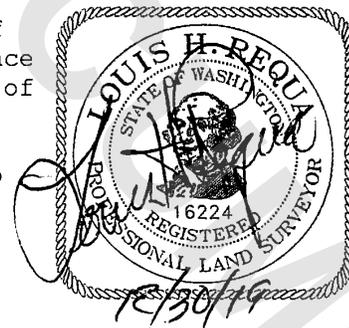
That portion of the northwest quarter of the northwest quarter of Section 25, Township 35 North, Range 4 East, W.M. described as follows:

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 point on the east line of Batey 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 N00°15'59"W, a distance of 20.00 feet to the point of beginning.

Containing 12,054 square feet.  
Situate in Skagit County, Washington.



**— Skagit Surveyors and Engineers —**

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EXHIBIT "B"

LEGAL DESCRIPTION  
FOR  
JOHN WRIGHT  
OF  
**P135064 PARCEL**  
BEFORE BOUNDARY LINE ADJUSTMENT

December 30, 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;

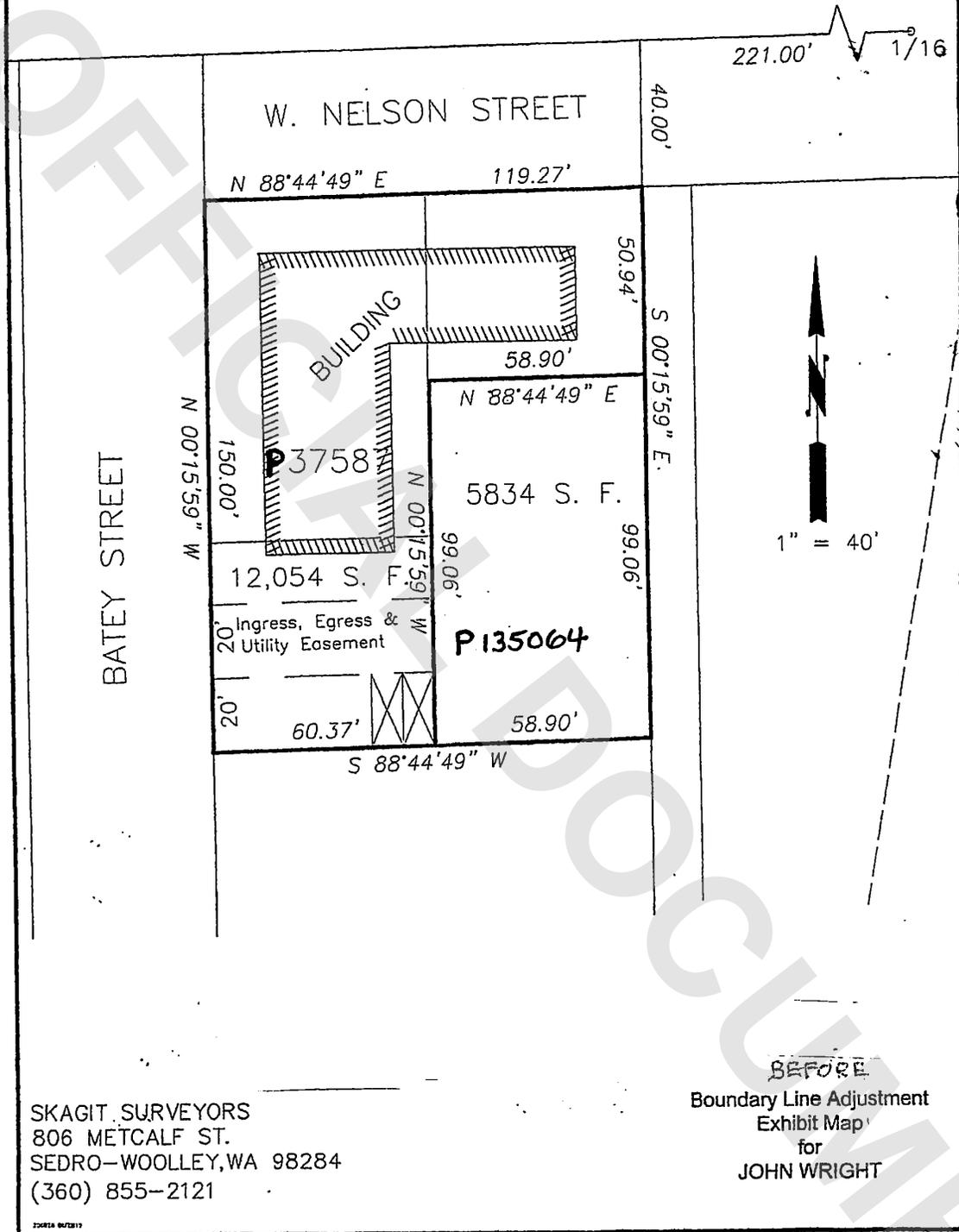
Beginning at a point on the east line of Batey Street which is 170.0 Feet south of the north line of said subdivision; thence N 88°44'49"E, a distance of 60.37 feet; thence N 00°15'59"W, a distance of 20.00 feet; thence S 88°44'49"W, a distance of 60.37 feet to the east line of Batey Street; thence N 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  
 806 METCALF ST.  
 SEDRO-WOLLEY, WA 98284  
 (360) 855-2121

BEFORE  
 Boundary Line Adjustment  
 Exhibit Map  
 for  
 JOHN WRIGHT

**Skagit Surveyors and Engineers**

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EXHIBIT "C"

LEGAL DESCRIPTION  
FOR  
JOHN WRIGHT  
OF

**PARCEL P37587**

AFTER BOUNDARY LINE ADJUSTMENT

December 30, 2019

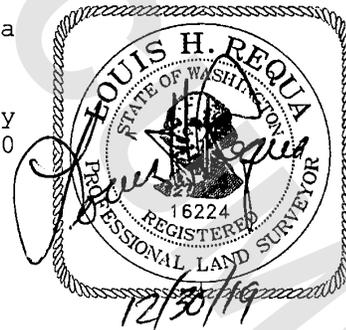
That portion of the northwest quarter of the northwest quarter of Section 25, Township 35 North, Range 4 East, W.M. described as follows:

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 59.06 feet; thence S 88°44'49"W, a distance of 10.00 feet; thence S 00 15' 59"E, a distance of 40.00 feet ; thence S 88 44' 49"W 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 point 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 50.37 feet; thence N 00°15'59"W, a distance of 20.00 feet; thence S 88°44'49"W, a distance of 50.37 feet to the east line of Batey Street; thence S 00°15'59"W, a distance of 20.00 feet to the point of beginning.

Containing 11,654 square feet.  
Situate in Skagit County, Washington.



**— Skagit Surveyors and Engineers —**

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EXHIBIT "D"

LEGAL DESCRIPTION  
FOR  
JOHN WRIGHT  
OF

**PARCEL P135064**

AFTER BOUNDARY LINE ADJUSTMENT

December 30, 2019

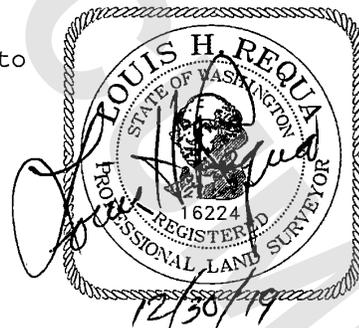
That portion of the northwest quarter of the northwest quarter of Section 25, Township 35 North, Range 4 East, W.M. described as follows:

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 68.90 feet; thence N 00°15'59"W, a distance of 40.00 feet; thence N 88 44' 49"E, a distance of 10.00 feet ; thence N 00°15'59"W , a distance of 59.06 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 point 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 50.37 feet;  
thence N 00°15'59"W, a distance of 20.00 feet;  
thence S 88°44'49"W, a distance of 50.37 feet to the east line of Batey Street; thence  
S 00°15'59"W, a distance of 20.00 feet to the point of beginning.

Containing 6,234 square feet.  
Situate in Skagit County, Washington.





**— Skagit Surveyors and Engineers —**

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LEGAL DESCRIPTION  
FOR  
JOHN WRIGHT  
OF  
Parcel P37587  
**SEWER LINE EASEMENT**

December 30, 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:

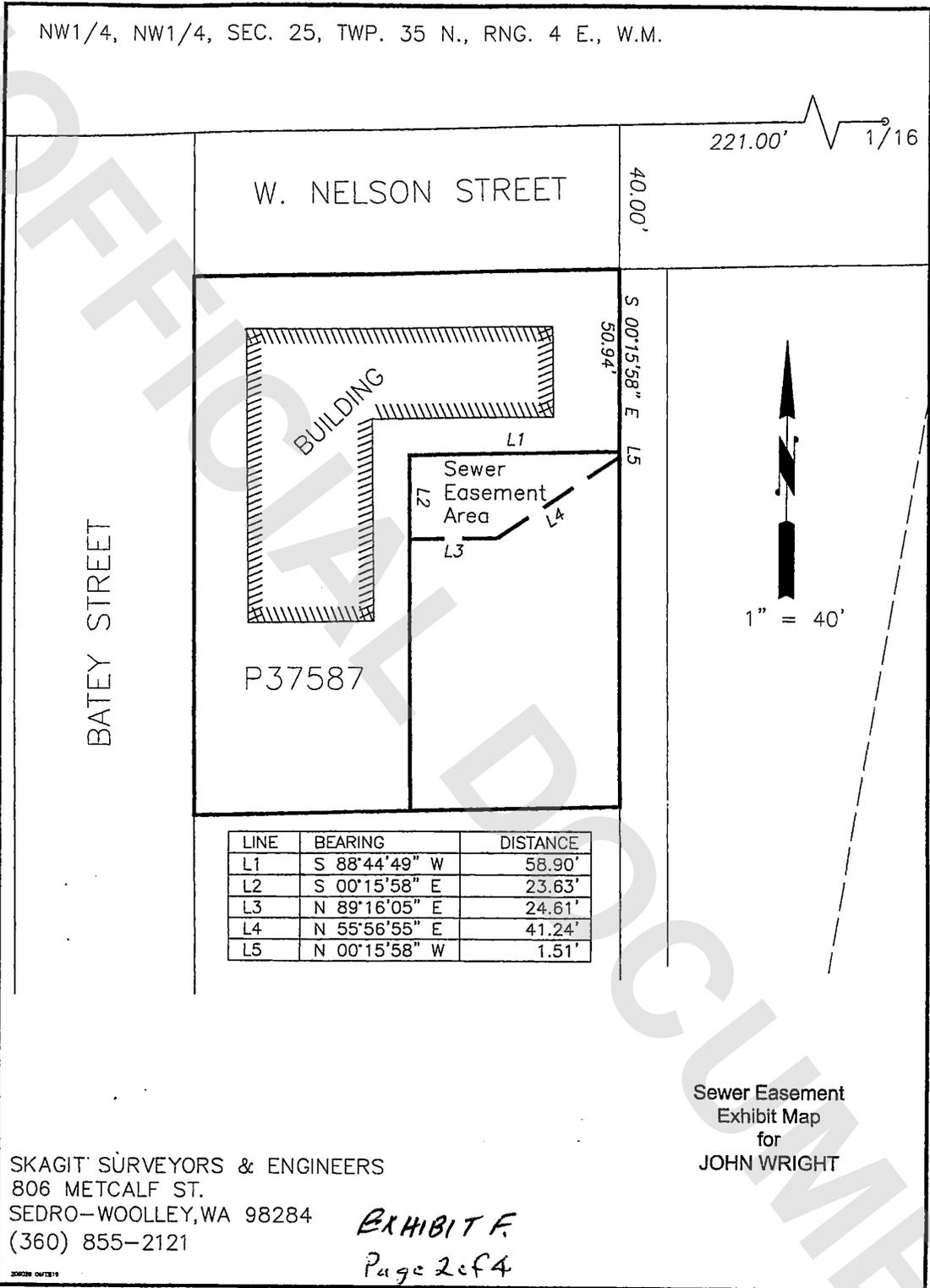
Commencing at a point 221.00 feet west and 40.00 feet south of the northeast corner of said subdivision; thence S 00°15'58"W, a distance of 50.94 feet to the point of beginning of this description; thence S 88°44'49"W, a distance of 58.90 feet; thence S 00°15'58"E, a distance of 23.63 feet; thence N 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  
Parcel P135064  
**SEWER LINE EASEMENT**

December 30, 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.

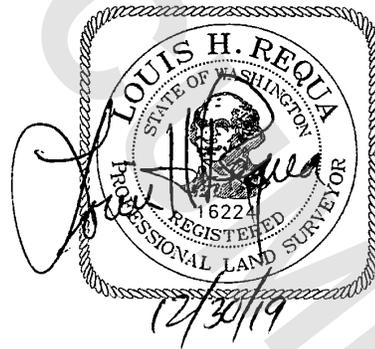
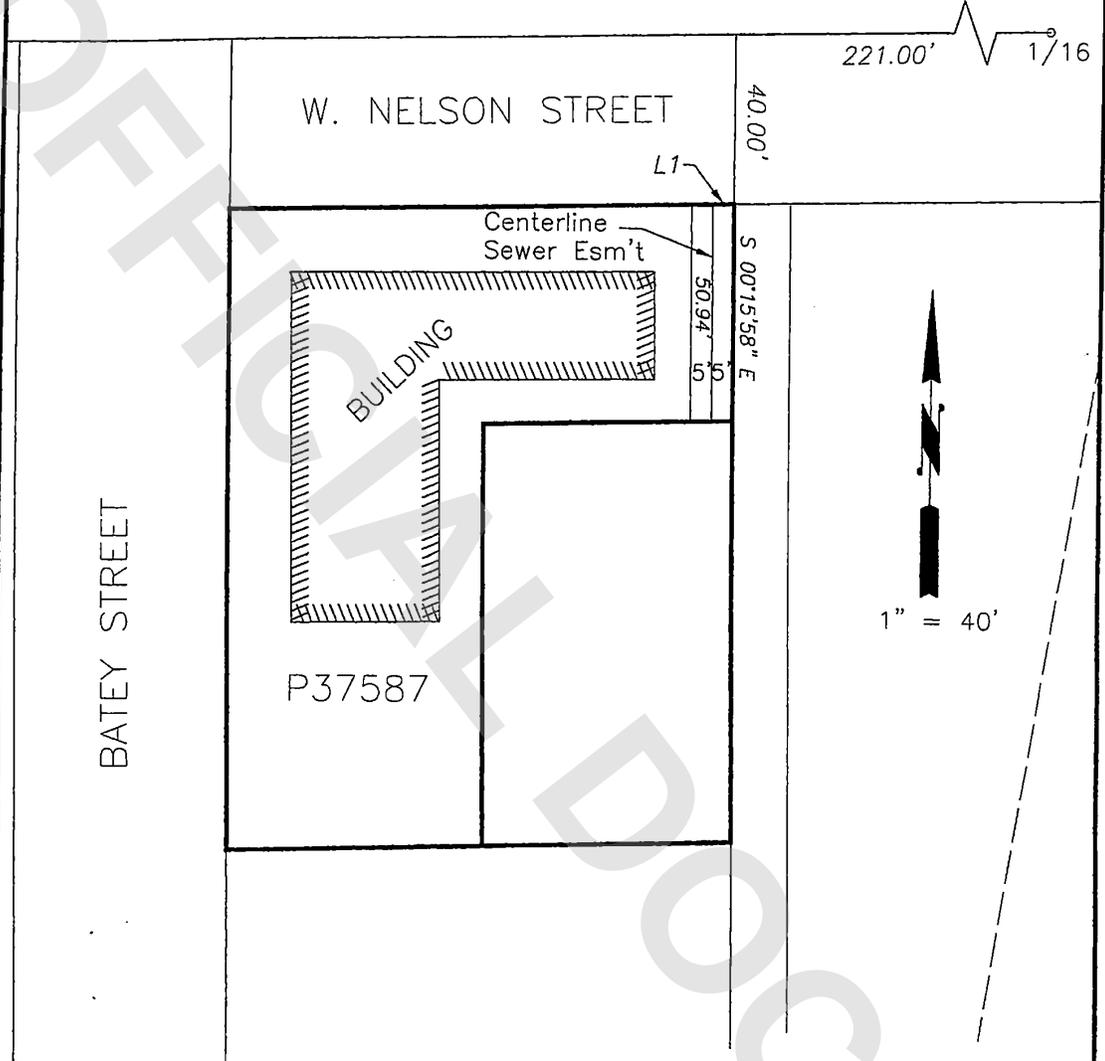


EXHIBIT F.  
Page 3 of 4

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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SEDRO-WOLLEY, WA 98284  
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EXHIBIT F.  
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