



202001170062

01/17/2020 12:32 PM Pages: 1 of 11 Fees: \$113.50
Skagit County Auditor

QUIT CLAIM DEED

THE GRANTOR *ILYA AND MARIYA PATAPOVICH*

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

THE GRANTEE *ILYA AND MARIYA PATAPOVICH*

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.

- Exhibit 'A' – Parcels Before Boundary Line Adjustment
- Exhibit 'B' – Parcels After Boundary Line Adjustment
- Exhibit 'C' – Parcel to be Adjusted to *P24574* Parcel
- Exhibit 'D' – Parcel Map Before Boundary Line Adjustment
- Exhibit 'E' – Parcel Map After Boundary Line Adjustment

Abbrev. PTN: *SE 1/4, NW 1/4, Section 12, TWP. 34 N.,
RNG. 04 E., W. M.*

P24570 Parcel

Tax # *340412-0-017-0003*

P24574 Parcel

Tax # *340412-0-021-0007*

2020-202
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 17 2020

Amount Paid \$ *0*
Skagit Co. Treasurer
By *108* Deputy

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.

Dated: 1/17/2020



ILYA PATAPOVICH



MARIYA PATAPOVICH

STATE OF WASHINGTON

COUNTY OF SKAGIT

ss.

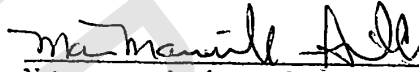
I certify that I know or have satisfactory evidence that

Ilya Patapovich & Mariya Patapovich
(is/are) the person(s) who appeared

before me, and said person(s) 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: 1/17/2020

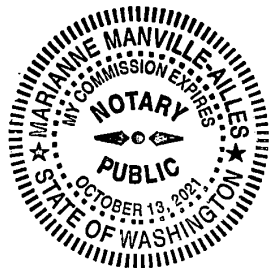


Notary name printed or typed:

Notary Public in and for the State of

Residing at

My appointment expires:

BOUNDARY ADJUSTMENTReviewed and approved in accordance
with Skagit County Code Chapter 14.18
Skagit Co. Planning & Dev. Services1/17/2020
Date

— Skagit Surveyors and Engineers —

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

LEGAL DESCRIPTION
FOR
ILYA PATAPOVICH
OF
P24570
BEFORE BOUNDARY LINE ADJUSTMENT

August 15, 2019

The north 30.000 feet of the east 35.00 feet of Lot 16 of the PLAT OF SUNSET ADDITION TO CLEAR LAKE per plat recorded in Volume 4 of Plats at page 38, records of Skagit County,

TOGETHER WITH that portion of the southeast quarter of the northwest quarter of Section 12, Township 34 North, Range 4 East, W.M. described as follows:

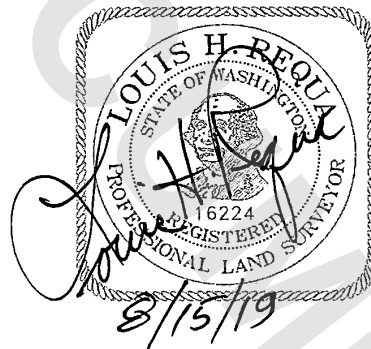
Beginning at the northwest corner of said subdivision; thence N 89°38'26"E along the north line of said subdivision, a distance of 547.80 feet; thence S 00°21'34"E, a distance of 280.00 feet; thence S 89°38'26"W, a distance of 365.66 feet; thence N 00°21'34"W, a distance of 250.00 feet; thence S 89°38'26"W, a distance of 182.29 feet to the west line of said subdivision; thence N 00°04'02"W, a distance of 30.00 feet to the point of beginning.

Containing 2.5 acres.

Situate in Skagit County, Washington.

EXHIBIT "A"

Page 1 of 1



—Skagit Surveyors and Engineers—

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

LEGAL DESCRIPTION
FOR
ILYA PATAPOVICH
OF
P24574
BEFORE BOUNDARY LINE ADJUSTMENT

August 15, 2019

That portion of the south~~east~~ quarter of the northwest quarter of Section 12, Township 34 North, Range 4 East, W.M., described as follows:

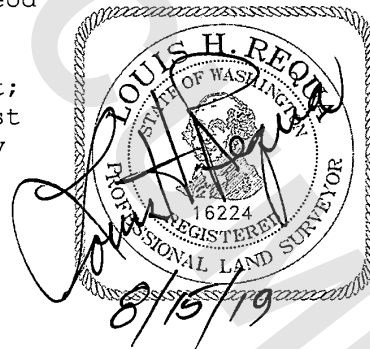
Beginning 52 feet west of the northeast corner of said south~~east~~ quarter of the northwest quarter, at a point where the west line of the Clear Lake and McLeod County road intersects the north line of said southeast quarter of the northwest quarter; thence west 719.9 feet; thence south 330 feet; thence east 599.8 feet, more or less, to the west line of said County road; thence northeasterly along said west line of County road 350 feet, more or less, to the point of beginning.

EXCEPT that portion of the south~~east~~ quarter of the northwest quarter of Section 12, Township 34 North, Range 4 East, W.M., described as follows:

Beginning 52 feet west of the northeast corner of said south~~east~~ quarter of the northwest quarter, at a point where the west line of the Clear Lake and McLeod County road intersects the north line of said southeast quarter of the northwest quarter; thence west 468.15 feet; thence south 190 feet; thence east 399 feet, more or less, to the west line of said County road; thence northeasterly along said west line of County road 197 feet, more or less, to the point of beginning.

EXHIBIT "A" CONT.

Page 1 of 2



— **Skagit Surveyors and Engineers** —

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

AND EXCEPT that portion of the southeast quarter of the northwest quarter of Section 12, Township 34 North, Range 4 East, W.M., described as follows:

Starting at the northeast corner of said southeast quarter of the northwest quarter; thence west 52 feet to a point where the west line of the Clear Lake and McLeod road intersects the north line of said southeast quarter of the northwest quarter; thence southwesterly 197 feet along said west line of said County road to the true point of beginning; thence west 650.75 feet; thence south 140 feet; thence east 599.80 feet, more or less, to the west line of said County road; thence northeasterly along said west line of County road 150 feet, more or less, to the true point of beginning.

Situate in Skagit County, Washington.

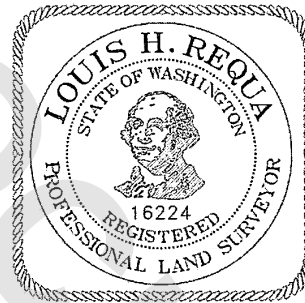


EXHIBIT "A" Cont.

Page 2 of 2

— Skagit Surveyors and Engineers —

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

LEGAL DESCRIPTION FOR ILYA PATAPOVICH
OF
P24570
AFTER BOUNDARY LINE ADJUSTMENT

August 15, 2019

The north 30.000 feet of the east 35.00 feet of Lot 16 of the PLAT OF SUNSET ADDITION TO CLEAR LAKE per plat recorded in Volume 4 of Plats at page 38, records of Skagit County,

TOGETHER WITH that portion of the southeast quarter of the northwest quarter of Section 12, Township 34 North, Range 4 East, W.M. described as follows:

Beginning at the northwest corner of said subdivision; thence N 89°38'26"E along the north line of said subdivision, a distance of 547.80 feet; thence S 00°21'34"E, a distance of 280.00 feet; thence S 89°38'26"W, a distance of 365.66 feet; thence N 00°21'34"W, a distance of 250.00 feet; thence S 89°38'26"W, a distance of 182.29 feet to the west line of said subdivision; thence N 00°04'02"W, a distance of 30.00 feet to the point of beginning.

EXCEPT that portion of the south half of the northwest quarter of Section 12, Township 34 North, Range 4 East, W.M. described as follows:

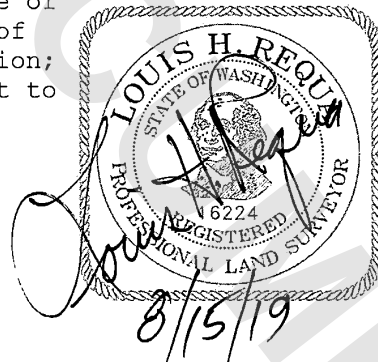
Beginning at the northwest corner of the southeast quarter of the northwest quarter of said Section 12; thence S 89°38'26"W along the north line of the southwest quarter of the northwest quarter of said Section 12, a distance of 17.50 feet; thence S 00°21'34"E, a distance of 15.00 feet; thence N 89°38'26"E parallel with the north line of said subdivision, a distance of 565.30 feet; thence N 00°21'34"W, a distance of 15.00 feet to the north line of said subdivision; thence S 89°38'26"W, a distance of **550.82** feet to the point of beginning.

Containing 2.3 acres.

Situate in Skagit County, Washington.

EXHIBIT "B"

Page 1 of 1



— **Skagit Surveyors and Engineers** —

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

LEGAL DESCRIPTION
FOR
ILYA PATAPOVICH
OF
P24574
AFTER BOUNDARY LINE ADJUSTMENT

August 15, 2019

That portion of the southeast quarter of the northwest quarter of Section 12, Township 34 North, Range 4 East, W.M., described as follows:

Beginning 52 feet west of the northeast corner of said southwest quarter of the northwest quarter, at a point where the west line of the Clear Lake and McLeod County road intersects the north line of said southeast quarter of the northwest quarter; thence west 719.9 feet; thence south 330 feet; thence east 599.8 feet, more or less, to the west line of said County road; thence northeasterly along said west line of County road 350 feet, more or less, to the point of beginning.

TOGETHER WITH that portion of the south half of the northwest quarter of Section 12, Township 34 North, Range 4 East, W.M. described as follows:

Beginning at the northwest corner of the southeast quarter of the northwest quarter of said Section 12; thence S 89°38'26"W along the north line of the southeast quarter of the northwest quarter of said Section 12, a distance of 17.50 feet; thence S 00°21'34"E, a distance of 15.00 feet; thence N 89°38'26"E parallel with the north line of said subdivision, a distance of 565.30 feet; thence N 00°21'34"W, a distance of 15.00 feet to the north line of said subdivision; thence S 89°38'26"W, a distance of **550.92** feet to the point of beginning.

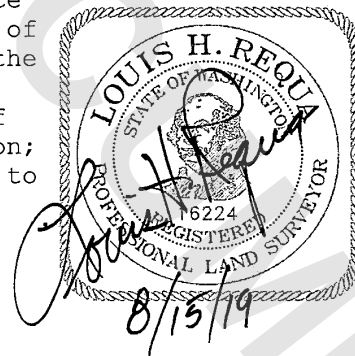


EXHIBIT "B" CONT.

Page 1 of 2

—Skagit Surveyors and Engineers—

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

EXCEPT that portion of the southeast quarter of the northwest quarter of Section 12, Township 34 North, Range 4 East, W.M., described as follows:

Beginning 52 feet west of the northeast corner of said southwest quarter of the northwest quarter, at a point where the west line of the Clear Lake and McLeod County road intersects the north line of said southeast quarter of the northwest quarter; thence west 468.15 feet; thence south 190 feet; thence east 399 feet, more or less, to the west line of said County road; thence northeasterly along said west line of County road 197 feet, more or less, to the point of beginning.

AND EXCEPT that portion of the southwest quarter of the northwest quarter of Section 12, Township 34 North, Range 4 East, W.M., described as follows:

Starting at the northeast corner of said southeast quarter of the northwest quarter; thence west 52 feet to a point where the west line of the Clear Lake and McLeod road intersects the north line of said southeast quarter of the northwest quarter; thence southwesterly 197 feet along said west line of said County road to the true point of beginning; thence west 650.75 feet; thence south 140 feet; thence east 599.80 feet, more or less, to the west line of said County road; thence northeasterly along said west line of County road 150 feet, more or less, to the true point of beginning.

Containing 1.3 acres.

Situate in Skagit County, Washington.



EXHIBIT "B" Cont.

— **Skagit Surveyors and Engineers** —

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

LEGAL DESCRIPTION
FOR
ILYA PATAPOVICH
OF
PORTION OF P24750 TO BE CONVEYED TO P24574

August 15, 2019

That portion of the south half of the northwest quarter of Section 12,
Township 34 North, Range 4 East, W.M. described as follows:

Beginning at the northwest corner of the southeast quarter of the
northwest quarter of said Section 12; thence S 89°38'26"W along the
north line of the southeast quarter of the northwest quarter of said
Section 12, a distance of 17.50 feet; thence S 00°21'34"E, a distance
of 15.00 feet; thence N 89°38'26"E parallel with the north line of
said subdivision, a distance of 565.30 feet; thence N 00°21'34"W, a
distance of 15.00 feet to the north line of said subdivision; thence
S 89°38'26"W, a distance of 568.32 feet to the point of beginning.

Containing 8,480 square feet.

Situate in Skagit County, Washington.

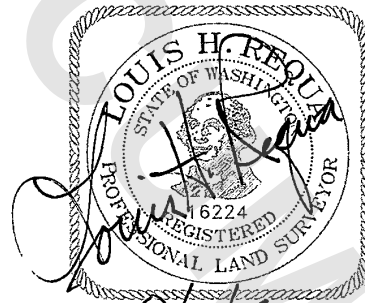


EXHIBIT "C"

