

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

When recorded return to:

Affidavit No. 2020-1561

May 04 2020

Amount Paid \$2021.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

GNW 20-5214

Quitclaim Deed
(Boundary Line Adjustment)

Grantors: Eron M. Berg & Shasta M. Berg h/w

Grantee: Richard P. Ruhl

Legal Description: ptn Lots 32, 33 & 35, Plate 1, Sedro Home Acreage

Assessor's Property Tax Parcel or Account Nos. P77132; P77138; P77139

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE, is made this 4th day of May, 2020, between Eron M. Berg & Shasta M. Berg, h/w, Grantors, and Richard P. Ruhl, a married person as his separate property, Grantee.

Recitals

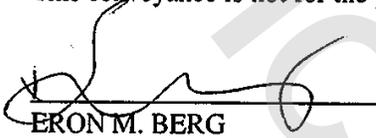
- a. Grantors are the owners of the property bearing Skagit County Assessor's parcel no. P77132, described in the attached Exhibit A.
- b. Grantee is the owner of the property bearing Skagit County Assessor's parcel nos. P77138 and P77139, described in the attached Exhibit B.
- c. The parties wish to adjust the boundaries between the said parcels, with a portion of P77132 (described in the attached Exhibit C), being incorporated into P77138 and P77139.

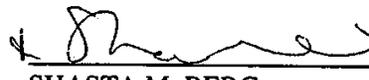
- d. The adjusted description of P77132 is attached hereto as Exhibit D.
- e. The adjusted description of P77138 and P77139 is attached hereto as Exhibit E.
- d. A diagram showing the adjustment is attached hereto as Exhibit F.

Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, and other good and valuable consideration in hand paid, grantors do hereby QUIT CLAIM to the grantee 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.

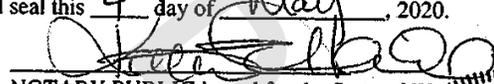

ERON M. BERG

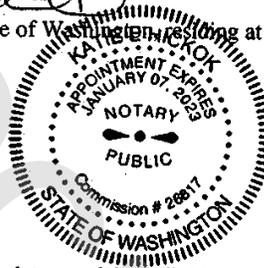

SHASTA M. BERG

STATE OF WASHINGTON)
 :SS
COUNTY OF SKAGIT)

On this day personally appeared before me Eron M. Berg, 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 4th day of May, 2020.


NOTARY PUBLIC in and for the State of Washington, residing at
mtvernon
My commission expires: 12-23
Name: Katie Hickok



STATE OF WASHINGTON)
 :SS
COUNTY OF SKAGIT)

On this day personally appeared before me Shasta M. Berg, 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 30th day of April, 2020.

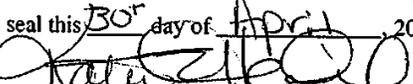

NOTARY PUBLIC in and for the State of Washington, residing at
mtvernon
My commission expires: 12-23
Name: Katie Hickok



Exhibit "A"

**Eron M. Berg and Shasta M. Berg, husband and wife, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-77132)**

Lot 33, "Plate No. 1, Sedro Home Acreage, Skagit Co., Wash., 1904," as per plat recorded in Volume 3 of Plats, page 39, records of Skagit County.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.



4-15-20

<p>BOUNDARY LINE ADJUSTMENT</p> <p>Reviewed and Approved in Accordance with Chapter 16.16 SWAC on</p> <p>APRIL 23, 2020</p> <p><i>[Signature]</i></p> <p>City of Sedro Woolley Department of Planning and Development Services</p>

Exhibit "B"

**Richard P. Ruhl a married man as his separate property Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcels Nos. P-77138 and P-77139)**

Parcel "A"

That portion of Lots 32 and 35, "Plate No. 1, Sedro Home Acreage", as per plat recorded in Volume 3 of Plats, page 39, records of Skagit County, Washington, described as follows:

BEGINNING at the Southwest corner of Lot 32 of Plate 1 of the Sedro Home Acreage;
thence running East 146 feet, 8 inches;
thence North 126 feet;
thence West 146 feet, 8 inches;
thence South 126 feet to the PLACE OF BEGINNING.

Parcel "B"

That portion of Lots 32 and 35, "Plate No. 1, Sedro Home Acreage", as per plat recorded in Volume 3 of Plats, page 39, records of Skagit County, Washington, described as follows:

BEGINNING at the Southeast corner of Lot 32, said plat;
thence North along the East line of said lot, 126 feet;
thence West parallel with the South line of said lot to a point 146 feet, 8 inches East of the West line of Lot 35;
thence South parallel with the West line of Lot 35 and Lot 32 to the South line of said Lot 32;
thence East to the PLACE OF BEGINNING.

ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

All of the above situated in the City of Sedro-Woolley, County of Skagit, State of Washington.



4-15-20

Exhibit "C"

**Eron M. Berg and Shasta M. Berg, husband and wife, Parcel
(Skagit County Assessor's Parcel No. P-77132)
to be Boundary Line Adjusted to
Richard P. Ruhl a married man as his separate property, Parcel
(Skagit County Assessor's Parcels Nos. P-77138 and P-77139)**

The West 100.00 feet (as measured perpendicular to the West line) TOGETHER WITH the South 20.00 feet (as measured perpendicular to the South line) of the following described parcel:

Lot 33, "Plate No. 1, Sedro Home Acreage, Skagit Co., Wash., 1904," as per plat recorded in Volume 3 of Plats, page 39, records of Skagit County.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

Containing 17,640 sq ft, 0.41 acres



415-20

Exhibit "D"

**Eron M. Berg and Shasta M. Berg, husband and wife, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-77132)**

Lot 33, "Plate No. 1, Sedro Home Acreage, Skagit Co., Wash., 1904," as per plat recorded in Volume 3 of Plats, page 39, records of Skagit County.

EXCEPT the West 100.00 feet (as measured perpendicular to the West line);

AND EXCEPT the South 20.00 feet (as measured perpendicular to the South line).

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

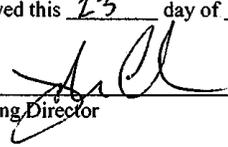
Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

Containing 22,629 sq. ft. 0.52 acres

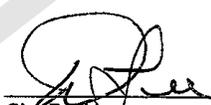
The above-described property is a modification of the previously described parcels owned by the grantees. This lot line adjustment is not for the purpose of creating an additional lot (SWMC 16.16.030(D)).

Approved by the City of Sedro-Woolley

The within and foregoing Boundary Line Adjustment has been examined for conformance with the provisions of Title 16 and Title 17 of the Sedro-Woolley Municipal Code and is hereby approved this 23 day of APRIL, 2020.



Planning Director



City Engineer



4-15-20

Exhibit "E"
Richard P. Ruhl a married man as his separate property, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcels Nos. P-77138 and P-77139)

Parcel "A"

That portion of Lots 32 and 35, "Plate No. 1, Sedro Home Acreage", as per plat recorded in Volume 3 of Plats, page 39, records of Skagit County, Washington, described as follows:

BEGINNING at the Southwest corner of Lot 32 of Plate 1 of the Sedro Home Acreage;
thence running East 146 feet, 8 inches;
thence North 126 feet;
thence West 146 feet, 8 inches;
thence South 126 feet to the PLACE OF BEGINNING.

Parcel "B"

That portion of Lots 32 and 35, "Plate No. 1, Sedro Home Acreage", as per plat recorded in Volume 3 of Plats, page 39, records of Skagit County, Washington, described as follows:

BEGINNING at the Southeast corner of Lot 32, said plat;
thence North along the East line of said lot, 126 feet;
thence West parallel with the South line of said lot to a point 146 feet, 8 inches East of the West line of Lot 35;
thence South parallel with the West line of Lot 35 and Lot 32 to the South line of said Lot 32;
thence East to the PLACE OF BEGINNING.

Parcel "C"

The West 100.00 feet (as measured perpendicular to the West line)
TOGETHER WITH the South 20.00 feet (as measured perpendicular to the South line) of the following described parcel:

Lot 33, "Plate No. 1, Sedro Home Acreage, Skagit Co., Wash., 1904," as per plat recorded in Volume 3 of Plats, page 39, records of Skagit County.

ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

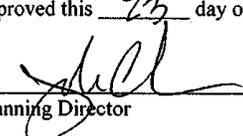
All of the above situated in the City of Sedro-Woolley, County of Skagit, State of Washington.

Containing 61,593 sq. ft. 4.41 acres

The above-described property is a modification of the previously described parcels owned by the grantees. This lot line adjustment is not for the purpose of creating an additional lot (SWMC 16.16.030(D)).

Approved by the City of Sedro-Woolley

The within and foregoing Boundary Line Adjustment has been examined for conformance with the provisions of Title 16 and Title 17 of the Sedro-Woolley Municipal Code and is hereby approved this 23 day of APRIL, 2020.



Planning Director



City Engineer



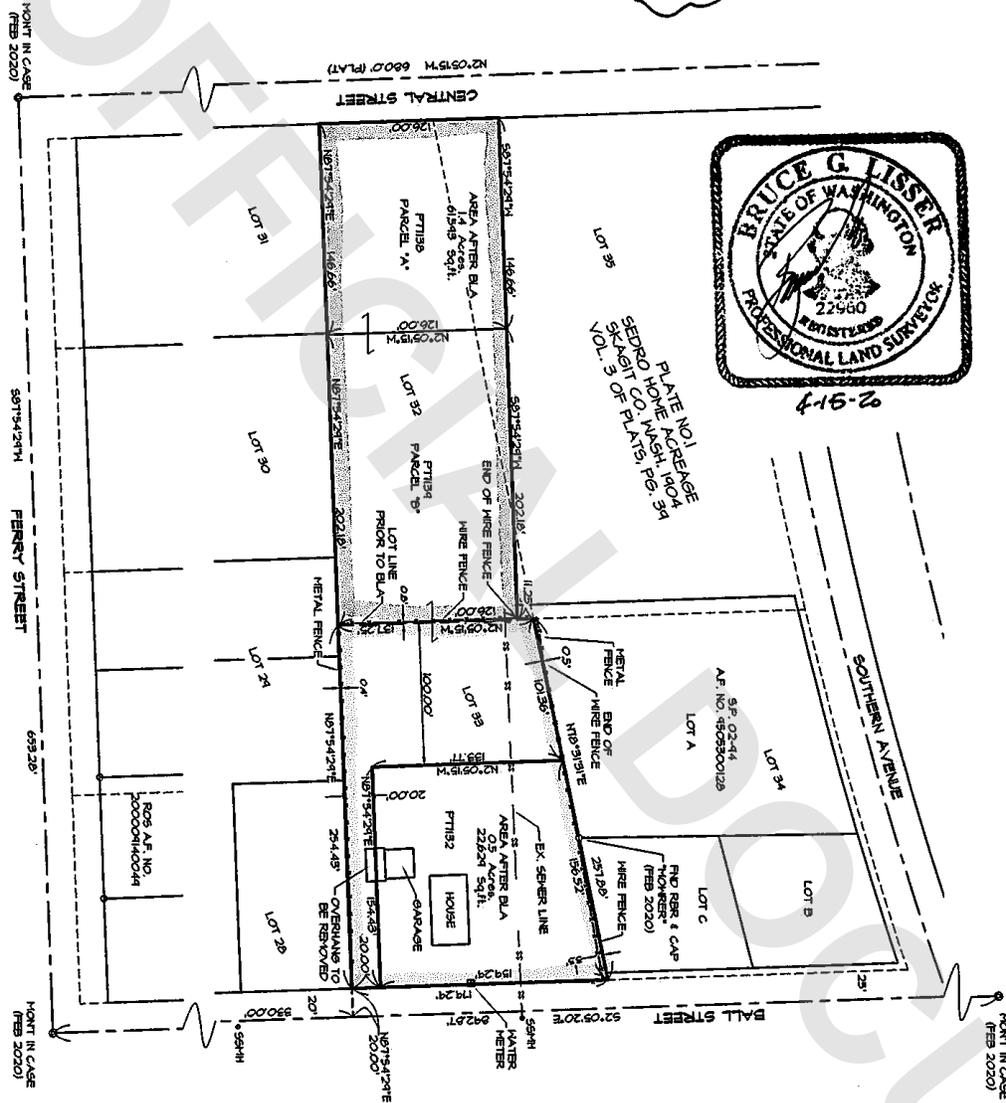
4-15-20

EXHIBIT "F"

Berg



4-15-20



BLA EXHIBIT MAP IN A PORTION OF THE
NE 1/4 OF THE SE 1/4 OF
SECTION 24, T. 35 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: ERON M. BERG & SHASTA M. BERG
AND RICHARD P. RUHL



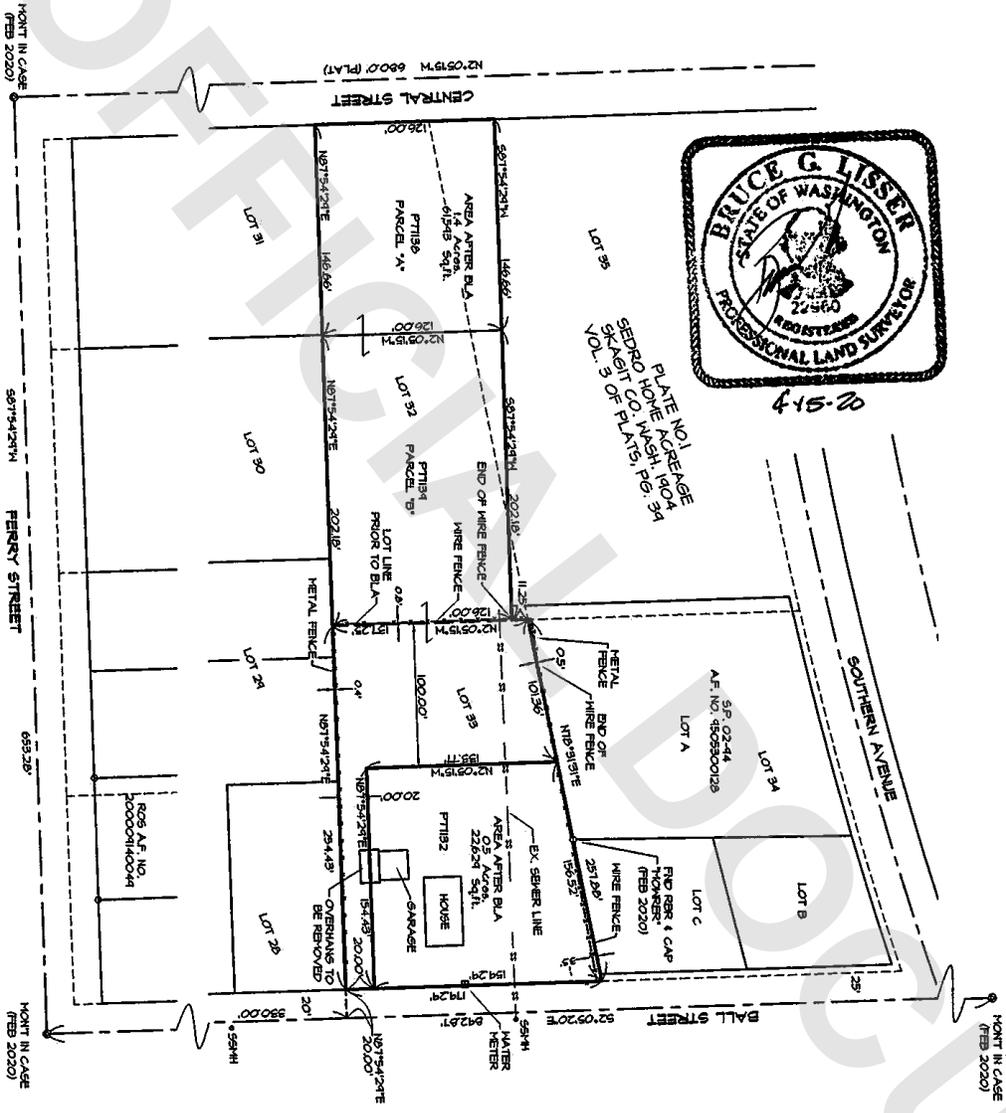
SCALE: 1" = 100'

SCALE: 1"=50'
MERIDIAN: ASSUMED

LISSER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-419-7442

DATE: 4/15/20
DWG: 20-020 BLA

EXHIBIT "F"



BLA EXHIBIT MAP IN A PORTION OF THE
 NE 1/4 OF THE SE 1/4 OF
 SECTION 24, T. 35 N., R. 4 E., W.M.
 SKAGIT COUNTY, WASHINGTON
 FOR: ERON M. BERG & SHASTA M. BERG
 AND RICHARD P. RUHL

SCALE: 1"=50'
 MERIDIAN: ASSUMED

LISSE & ASSOCIATES, PLLC
 SURVEYING & LAND-USE CONSULTATION
 MOUNT VERNON, WA 98273 360-419-1442

DATE: 4/15/20
 DWG: 20-020 BLA