



202005260129

05/26/2020 03:58 PM Pages: 1 of 10 Fees: \$112.50  
Skagit County Auditor

When recorded return to:

Craig Sjostrom  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

**Quitclaim Deed**

(Boundary Line Adjustment)

**Grantor:** RH & PA Smith Family Investments LLC

**Grantees:** David S. Smith & Eve K. Smith, h/w

**Legal Description:** ptn Lot 2, Lake Sixteen Acres

**Assessor's Property Tax Parcel or Account Nos.** P83818; P83819

**Reference Nos of Documents Assigned or Released:** N/A

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20201505  
MAY 26 2020

Amount Paid \$ 29300  
Skagit Co. Treasurer  
By *mq* Deputy

THIS INDENTURE, is made this 4<sup>th</sup> day of MAY, 2020, between RH & PA Smith Family Investments LLC, a Washington limited liability company, Grantor, and David S. Smith & Eve K. Smith, h/w, Grantees.

**Recitals**

- a. Grantees are the owners of the property bearing Skagit County Assessor's parcel no. P83818, described in the attached Exhibit A.
- b. Grantor is the owner of the property bearing Skagit County Assessor's parcel no. P83819, described in the attached Exhibit B.
- c. The parties wish to adjust the boundaries between the said parcels, with a portion of P83819 (described in the attached Exhibit C), being incorporated into P83818.



Exhibit "A"

**David S. Smith and Eve K. Smith, husband and wife, Parcel  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel Number P-83818)**

Lot 1, Lake Sixteen Acres, as per plat recorded in Volume 14 of Plats, pages 110 and 111, under Skagit County Auditor's File No. 9002050002, records of Skagit County, Washington.

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.



3-9-06

**Exhibit "B"**

**RH and PA Smith Family Investments, LLC, a Washington Limited Liability Company,  
Parcel  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel Number P-83819)**

Lot 2, Lake Sixteen Acres, as per plat recorded in Volume 14 of Plats, pages 110 and 111, under Skagit County Auditor's File No. 9002050002, records of Skagit County, Washington.

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.



29-20

Exhibit "C"

Portion RH and PA Smith Family Investments, LLC, a Washington Limited Liability Company, Parcel  
(Skagit County Assessor's Parcel Number P-83819)  
To be Boundary Line Adjusted into  
David S. Smith and Eve K. Smith, husband and wife, Parcel  
(Skagit County Assessor's Parcel Number P-83818)

That portion of Lot 2, Lake Sixteen Acres, as per plat recorded in Volume 14 of Plats, pages 110 and 111, under Skagit County Auditor's File No. 9002050002, records of Skagit County, Washington described as follows:

BEGINNING at a Southwesterly corner of Lot 1 said Plat of Lake Sixteen Acres, also being the Northwest corner Tract "A" (road and utilities easement) as shown on the face of said plat;  
thence North 89°52'59" West on the Westerly projection of the North line of said Tract "A" for a distance of 200.00 feet;  
thence North 0°07'01" East parallel with the East line of said Lot 2 for a distance of 324.8 feet, more or less, to the shoreline of Lake Sixteen;  
thence in a Northeasterly direction along said shoreline of Lake Sixteen for a distance of 208 feet, more or less, to a point bearing North 0°07'01" East from the POINT OF BEGINNING;  
thence South 0°07'01" West along the Easterly line of said Lot 2, also being the Westerly line of said Lot 1, for a distance of 335.0 feet, more or less, 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 67,978+/- sq ft, 1.6 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 east (P-83818) owned by the grantee.

**APPROVED**

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

Skagit County

By: Glad Rooden  
Title: Senior Planner

Date: 5/22/2020



7-9-20

Exhibit "D"

**David S. Smith and Eve K. Smith, husband and wife, Parcel  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel Numbers P-83818 and portion of P-83819)**

Lot 1, Lake Sixteen Acres, as per plat recorded in Volume 14 of Plats, pages 110 and 111, under Skagit County Auditor's File No. 9002050002, records of Skagit County, Washington.

TOGETHER WITH that portion of Lot 2, Lake Sixteen Acres, as per plat recorded in Volume 14 of Plats, pages 110 and 111, under Skagit County Auditor's File No. 9002050002, records of Skagit County, Washington described as follows:

BEGINNING at a Southwesterly corner of Lot 1 said Plat of Lake Sixteen Acres, also being the Northwest corner Tract "A" (road and utilities easement) as shown on the face of said plat;  
thence North 89°52'59" West on the Westerly projection of the North line of said Tract "A" for a distance of 200.00 feet;  
thence North 0°07'01" East parallel with the East line of said Lot 2 for a distance of 324.8 feet, more or less, to the shoreline of Lake Sixteen;  
thence in a Northeasterly direction along said shoreline of Lake Sixteen for a distance of 208 feet, more or less, to a point bearing North 0°07'01" East from the POINT OF BEGINNING;  
thence South 0°07'01" West along the Easterly line of said Lot 2, also being the Westerly line of said Lot 1, for a distance of 335.0 feet, more or less, 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 290,114+/- sq ft, 6.7 acres



3-9-20

Exhibit "E"

**RH and PA Smith Family Investments, LLC, a Washington Limited Liability Company,  
Parcel  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel Number P-83819)**

Lot 2, Lake Sixteen Acres, as per plat recorded in Volume 14 of Plats, pages 110 and 111, under Skagit County Auditor's File No. 9002050002, records of Skagit County, Washington.

EXCEPT that portion thereof described as follows:

BEGINNING at a Southwesterly corner of Lot 1 said Plat of Lake Sixteen Acres, also being the Northwest corner Tract "A" (road and utilities easement) as shown on the face of said plat;  
thence North 89°52'59" West on the Westerly projection of the North line of said Tract "A" for a distance of 200.00 feet;  
thence North 0°07'01" East parallel with the East line of said Lot 2 for a distance of 324.8 feet, more or less, to the shoreline of Lake Sixteen;  
thence in a Northeasterly direction along said shoreline of Lake Sixteen for a distance of 208 feet, more or less, to a point bearing North 0°07'01" East from the POINT OF BEGINNING;  
thence South 0°07'01" West along the Easterly line of said Lot 2, also being the Westerly line of said Lot 1, for a distance of 335.0 feet, more or less, 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.

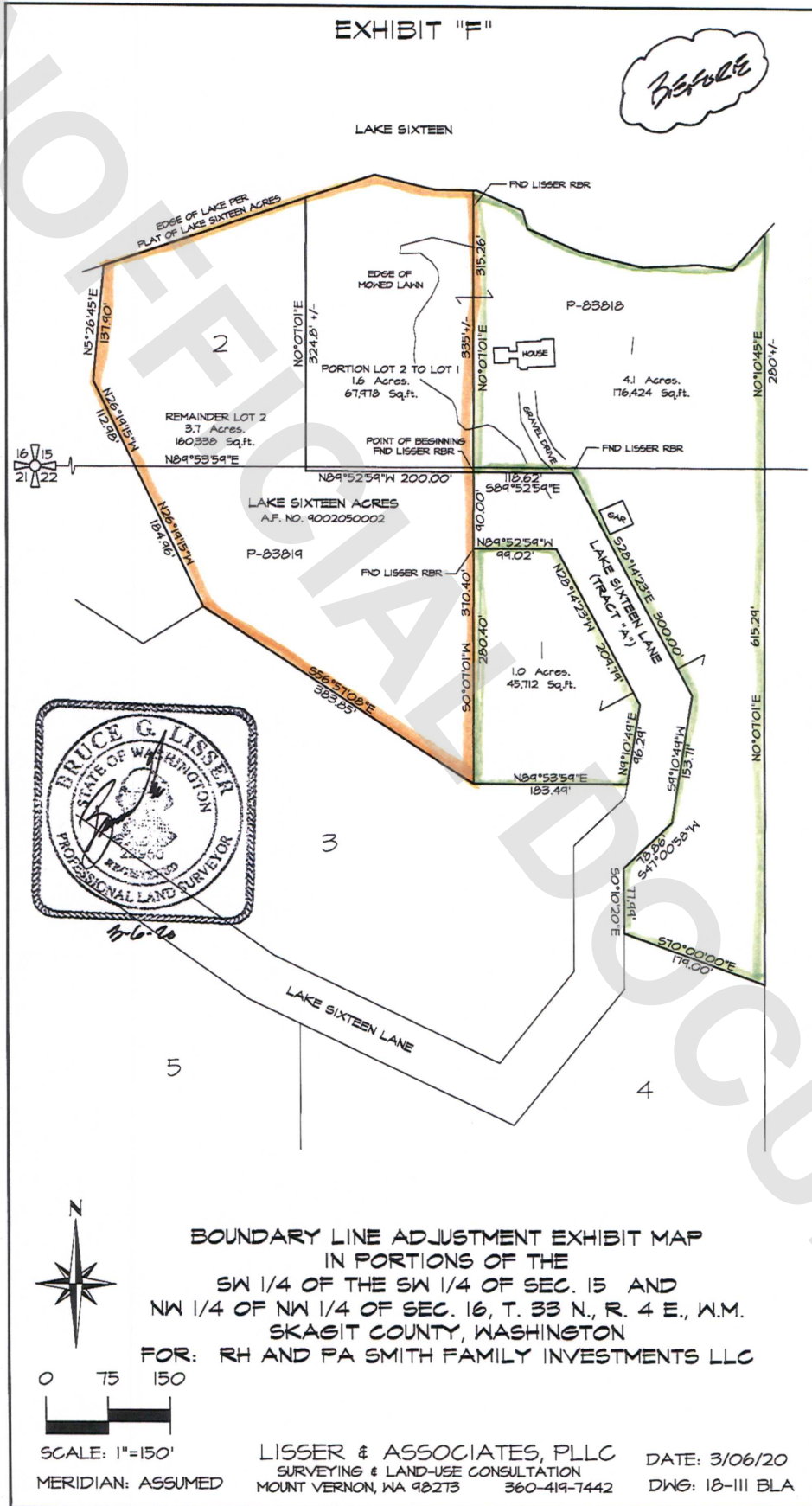
Containing 160,338+/- sq ft, 3.7 acres



3-9-20

EXHIBIT "F"

*Bessette*



BOUNDARY LINE ADJUSTMENT EXHIBIT MAP  
 IN PORTIONS OF THE  
 SW 1/4 OF THE SW 1/4 OF SEC. 15 AND  
 NW 1/4 OF NW 1/4 OF SEC. 16, T. 33 N., R. 4 E., W.M.  
 SKAGIT COUNTY, WASHINGTON  
 FOR: RH AND PA SMITH FAMILY INVESTMENTS LLC



SCALE: 1"=150'  
 MERIDIAN: ASSUMED  
 LISSER & ASSOCIATES, PLLC  
 SURVEYING & LAND-USE CONSULTATION  
 MOUNT VERNON, WA 98273 360-419-7442  
 DATE: 3/06/20  
 DWG: 18-III BLA

EXHIBIT "F"

*After*

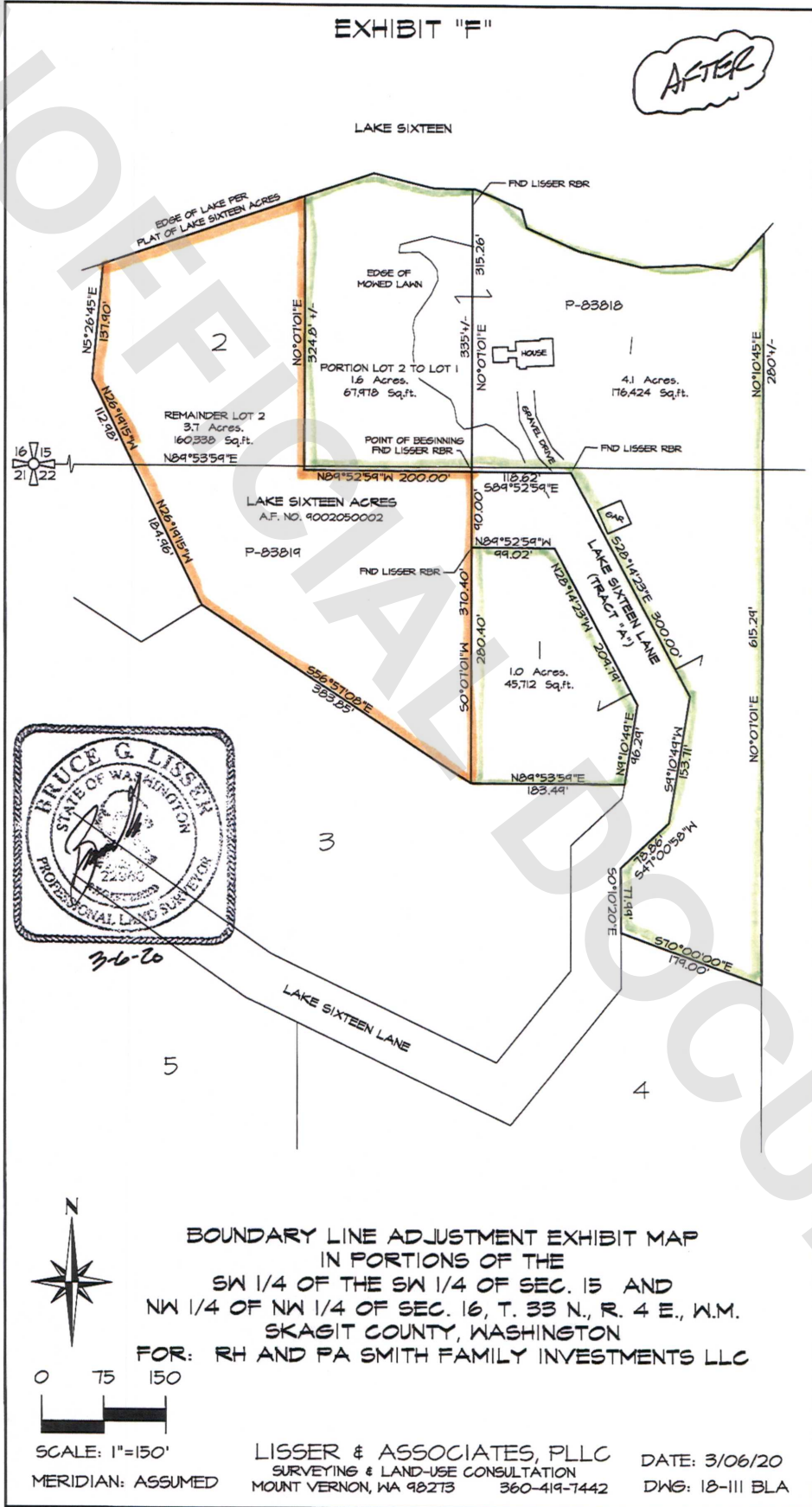


EXHIBIT "F"

