



202006030032

06/03/2020 09:43 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

JUN 03 2020

Amount Paid \$
By *[Signature]* Skagit Co. Treasurer
Deputy

Quitclaim Deed
(Boundary Line Adjustment)

Grantor: Town of Lyman

Grantees: Michael C. Rich & Sandra L. Rich, h/w

Legal Description: ptn NE ¼ SW ¼ NW ¼ 17-35N-6EWM

Assessor's Property Tax Parcel or Account Nos.: P41322; P41560

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE, is made this 27 day of September 2019, between The Town of Lyman, a Washington municipal corporation, Grantor, and Michael C. Rich & Sandra L. Rich, h/w, Grantees.

Recitals

- a. Grantor is the owner of the property bearing Skagit County Assessor's parcel no. P41560, described in the attached Exhibit A.
- b. Grantees are the owners of the property bearing Skagit County Assessor's parcel no. P41322, described in the attached Exhibit B.
- c. The parties wish to adjust the boundaries between the said parcels, with a portion of P41560 (described in the attached Exhibit C), being incorporated into P41322.
- d. The adjusted description of P41560 is attached hereto as Exhibit D.

- e. The adjusted description of P41322 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 for no monetary consideration, grantor does 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 A.

This conveyance is not for the purpose of creating an additional building lot.

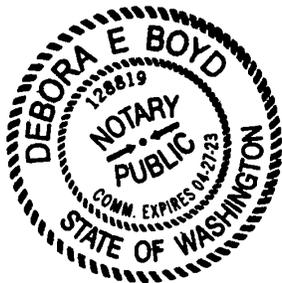
TOWN OF LYMAN

By: *Edward Hills*
EDWARD HILLS, Mayor

STATE OF WASHINGTON)
 :SS
COUNTY OF SKAGIT)

On this day personally appeared before me Edward Hills, to me known to be the individual 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 27 day of September, 2019.



Debora E Boyd
NOTARY PUBLIC in and for the State of Washington, residing at
Lyman WA
My commission expires: *4-27-23*
Name: *Debora E Boyd*

Exhibit "A"

**Town of Lyman Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-41560)**

All of that part of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 17, Township 35 North, Range 6 East, W.M. lying North of the Old County Road (West Main Street) as heretofore established across said premises.

TOGETHER WITH the right-of-way of the Old County Road, less however, the present County Road across said premises.

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

Situate in the Town of Lyman, County of Skagit, State of Washington.

The above-described parcel contains the Plat of Lyman Cemetery Addition No. 3 as per plat recorded in Volume 9 of Plats, page 33 and also the Plat of Lyman Cemetery Addition No. 4 as per plat recorded under Skagit County Auditor's File No. 200901020076.

Boundary mapping is found on said Plat of Lyman Cemetery Addition No. 4 recorded under Skagit County Auditor's File No. 200901020076.



8-19-19

Exhibit "B"

**Michael C. Rich and Sandra L. Rich, husband and wife, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-41322)**

Tract X, Lyman Estates Division 1, according to the plat thereof, recorded May 22, 2008 under Skagit County Auditor's File No. 200805220005, 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 Town of Lyman, County of Skagit, State of Washington.



BL-19

Exhibit "C"

Portion of Town of Lyman Parcel
(Skagit County Assessor's Parcel No. P-41560)
to be Boundary Line Adjusted to

Michael C. Rich and Sandra L. Rich, husband and wife, Parcel
(Skagit County Assessor's Parcel No. P-41322)

That portion of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 17, Township 35 North, Range 6 East, W.M. lying Northerly of the Northeasterly right-of-way margin of West Main Street as shown on the face of the Plat of Lyman Cemetery Addition No. 4, as per plat recorded under Skagit County Auditor's File No. 200901020076 and Westerly of the following described line:

BEGINNING at the Northeast corner of said Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 17, being the Southeast corner of Lot 1, Plat of Lyman Estates Division No. 1, as per plat recorded under Skagit County Auditor's File No. 200805220005; thence North 87°25'08" West along the North line of said subdivision also being the South line of said Plat of Lyman Estates Division No. 1 and also being the North line of the Plat of Lyman Cemetery Addition No. 3 recorded in Volume 9 of Plats, page 33, records of Skagit County, Washington, for a distance of 474.00 feet to the TRUE POINT OF BEGINNING of said line; thence South 20°21'08" West for a distance of 109.08 feet, more or less, to said Northeasterly right-of-way margin of West Main Street and being the terminus of said line.

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

Situate in the Town of Lyman, County of Skagit, State of Washington.

Containing 9,358 sq ft, 0.2 acres

The above-described parcel contains portions of the following Cemetery plats within said Plat of Lyman Cemetery Addition No. 3 recorded in Volume 9 of Plats, page 33, records of Skagit County, Washington, 388-394 inclusive, 412-423 inclusive, and 424-441 inclusive, and also portions of said Plat of Lyman Cemetery Addition No. 4 as per plat recorded under Skagit County Auditor's File No. 200901020076 all of which have been vacated by the Town of Lyman per Resolution No. 2019-2

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 north (P-41322) owned by the grantee.

APPROVED

Reviewed and approved in accordance with the Town of Lyman.

Town of Lyman
By: [Signature]
Title: Mayor

Date: 9/27/19



3-19-19

Exhibit "D"

**Town of Lyman Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-41560)**

All of that part of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 17, Township 35 North, Range 6 East, W.M. lying North of the Old County Road (West Main Street) as heretofore established across said premises.

EXCEPT that portion thereof lying Westerly of the following described line:

BEGINNING at the Northeast corner of said Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 17, being the Southeast corner of Lot 1, Plat of Lyman Estates Division No. 1, as per plat recorded under Skagit County Auditor's File No. 200805220005;
thence North 87°25'08" West along the North line of said subdivision also being the South line of said Plat of Lyman Estates Division No. 1 and also being the North line of the Plat of Lyman Cemetery Addition No. 3 recorded in Volume 9 of Plats, page 33, records of Skagit County, Washington, for a distance of 474.00 feet to the TRUE POINT OF BEGINNING of said line;
thence South 20°21'08" West for a distance of 109.08 feet, more or less, to said Northeasterly right-of-way margin of West Main Street and being the terminus of said line.

TOGETHER WITH the right-of-way of the Old County Road, less however, the present County Road across said premises.

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

Situate in the Town of Lyman, County of Skagit, State of Washington.

The above-described parcel contains portions of said Plat of Lyman Cemetery Addition No. 3 as per plat recorded in Volume 9 of Plats, page 33 and also said Plat of Lyman Cemetery Addition No. 4 as per plat recorded under Skagit County Auditor's File No. 200901020076.



3-19-19

Exhibit "E"

**Michael C. Rich and Sandra L. Rich, husband and wife, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-41322)**

Tract X, Lyman Estates Division 1, according to the plat thereof, recorded May 22, 2008 under Skagit County Auditor's File No. 200805220005, records of Skagit County, Washington.

TOGETHER WITH that portion of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 17, Township 35 North, Range 6 East, W.M. lying Northerly of the Northeasterly right-of-way margin of West Main Street as shown on the face of the Plat of Lyman Cemetery Addition No. 4, as per plat recorded under Skagit County Auditor's File No. 200901020076 and Westerly of the following described line:

BEGINNING at the Northeast corner of said Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 17, being the Southeast corner of Lot 1, Plat of Lyman Estates Division No. 1, as per plat recorded under Skagit County Auditor's File No. 200805220005;
thence North 87°25'08" West along the North line of said subdivision also being the South line of said Plat of Lyman Estates Division No. 1 and also being the North line of the Plat of Lyman Cemetery Addition No. 3 recorded in Volume 9 of Plats, page 33, records of Skagit County, Washington, for a distance of 474.00 feet to the TRUE POINT OF BEGINNING of said line;
thence South 20°21'08" West for a distance of 109.08 feet, more or less, to said Northeasterly right-of-way margin of West Main Street and being the terminus of said line.

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

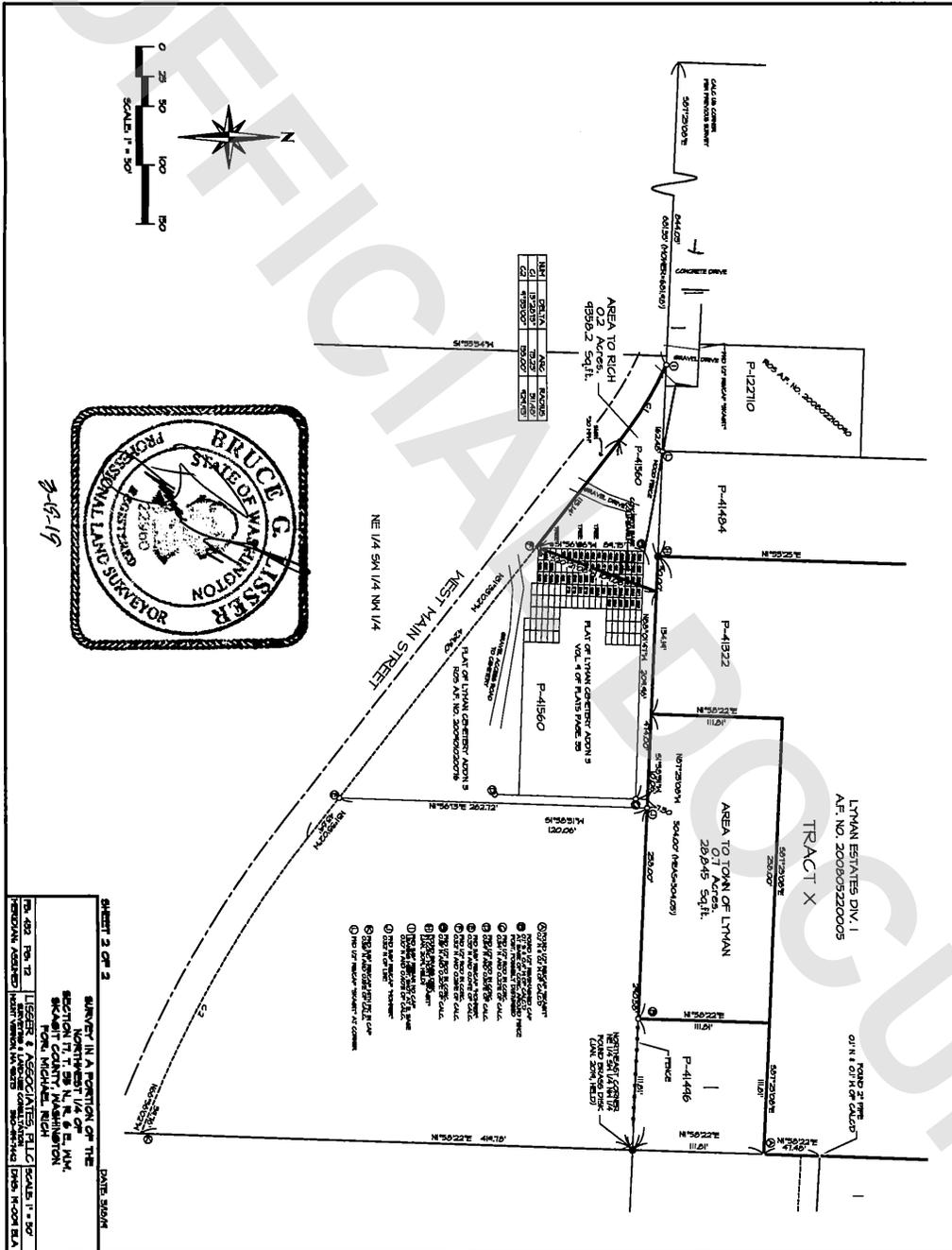
Situate in the Town of Lyman, County of Skagit, State of Washington.

The above-described parcel contains portions of the following Cemetery plats within said Plat of Lyman Cemetery Addition No. 3 as per plat recorded in Volume 9 of Plats, page 33, records of Skagit County, Washington, 388-394 inclusive, 412-423 inclusive, and 424-441 inclusive, and also portions of said Plat of Lyman Cemetery Addition No. 4 recorded under Skagit County Auditor's File No. 200901020076 all of which have been vacated by the Town of Lyman per Resolution No. 2019-2



3-19-19

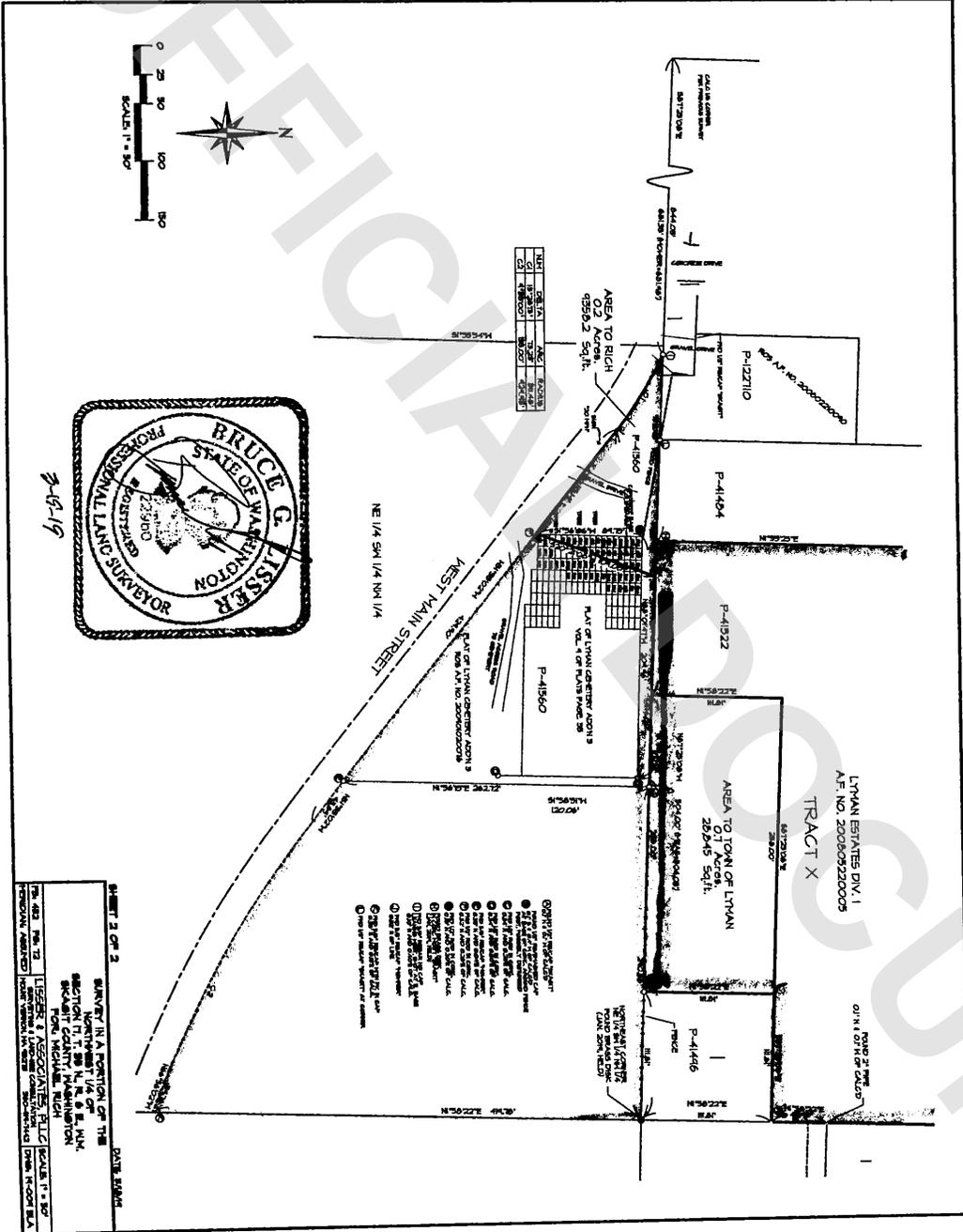
EXHIBIT II



SEE RECORDED SURVEY FOR FULL SCALE MAP

EXHIBIT "F"

Byrd



SEE RECORDED SURVEY FOR FULL SCALE MAP

