



202006030033

08/03/2020 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

2020 19 36
JUN 03 2020

Amount Paid \$
Skagit Co. Treasurer
By *MB* Deputy

Quitclaim Deed
(Boundary Line Adjustment)

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

Grantee: Town of Lyman

Legal Description: Tract X, Lyman Estates; 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 7 day of February, 2020, between Michael C. Rich & Sandra L. Rich, h/w, Grantors, and The Town of Lyman, a Washington municipal corporation, Grantee.

Recitals

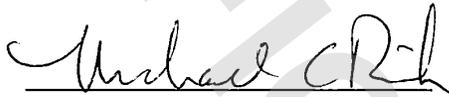
- a. Grantors are the owners of the property bearing Skagit County Assessor's parcel no. P41322, described in the attached Exhibit A.
- b. Grantee is the owner of the property bearing Skagit County Assessor's parcel no. P41560, described in the attached Exhibit B.
- c. The parties wish to adjust the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

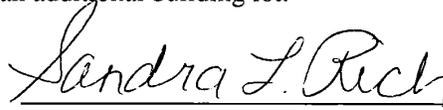
- e. The adjusted description of P41560 is attached hereto as Exhibit E.
- d. A diagram showing the adjustment is attached hereto as Exhibit F.

Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, and for no monetary consideration, 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 A.

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

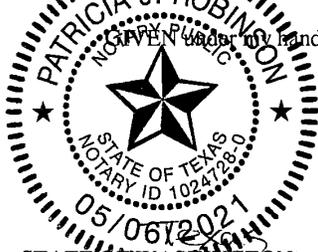

 MICHAEL C. RICH


 SANDRA L. RICH

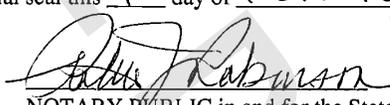
STATE OF ~~WASHINGTON~~ ^{Texas})
 :ss
 COUNTY OF ~~SKAGIT~~ ^{COMAL})

On this day personally appeared before me Michael C. Rich, 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 17th day of February, 2019-2020



STATE OF ~~WASHINGTON~~ ^{Texas})
 :ss
 COUNTY OF ~~SKAGIT~~ ^{COMAL})


 NOTARY PUBLIC in and for the State of ~~Washington~~ ^{Texas}, residing at
~~New Braunfels Texas~~
 My commission expires: 05-06-2021
 Name: Patricia J. Robinson

On this day personally appeared before me Sandra L., 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 17th day of February, 2019-2020




 NOTARY PUBLIC in and for the State of ~~Washington~~ ^{Texas}, residing at
~~New Braunfels Texas~~
 My commission expires: 05-06-2021
 Name: Patricia J. Robinson

Exhibit "A"

**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.

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



8-15-19

Exhibit "B"

**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.

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 "C"

**Portion of Michael C. Rich and Sandra L. Rich, husband and wife, Parcel
(Skagit County Assessor's Parcel No. P-41322)
to be Boundary Line Adjusted to
Town of Lyman Parcel
(Skagit County Assessor's Parcel No. P-41560)**

That portion of Tract X, Lyman Estates Division No. 1, according to the plat thereof, recorded May 22, 2008 under Auditor's File No. 200805220005, records of Skagit County, Washington being more particularly described as follows:

BEGINNING at the Southeast corner of said Tract X, common with the Southwest corner of Lot 1, said Plat of Lyman Estates Division No. 1; thence North 1°58'22" East along the common line between said Tract X and Lot 1 for a distance of 111.81 feet to the Northwest corner of said Lot 1; thence North 87°25'08" West parallel with the South line of said Tract X for a distance of 258.00 feet; thence South 1°58'22" West for a distance of 111.81 feet, more or less, to the South line of said Tract X at a point bearing North 87°25'08" West from the TRUE POINT OF BEGINNING; thence South 87°25'08" East along said South line for a distance of 258.00 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 Town of Lyman, County of Skagit, State of Washington.

Containing 28,845 sq ft, 0.7 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 south (P-41560) 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



BGL

Exhibit "D"

**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.

EXCEPT that portion of said Tract X, Lyman Estates Division No. 1, according to the plat thereof, recorded May 22, 2008 under Auditor's File No. 200805220005, records of Skagit County, Washington being more particularly described as follows:

BEGINNING at the Southeast corner of said Tract X, common with the Southwest corner of Lot 1, said Plat of Lyman Estates Division No. 1; thence North 1°58'22" East along the common line between said Tract X and Lot 1 for a distance of 111.81 feet to the Northwest corner of said Lot 1; thence North 87°25'08" West parallel with the South line of said Tract X for a distance of 258.00 feet; thence South 1°58'22" West for a distance of 111.81 feet, more or less, to the South line of said Tract X at a point bearing North 87°25'08" West from the TRUE POINT OF BEGINNING; thence South 87°25'08" East along said South line for a distance of 258.00 feet, more or less, to the POINT OF BEGINNING.

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.



Exhibit "E"

**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.

ALSO TOGETHER WITH a portion of Tract X, Lyman Estates Division No. 1, according to the plat thereof, recorded May 22, 2008 under Auditor's File No. 200805220005, records of Skagit County, Washington being more particularly described as follows:

BEGINNING at the Southeast corner of said Tract X, common with the Southwest corner of Lot 1, said Plat of Lyman Estates Division No. 1;
thence North 1°58'22" East along the common line between said Tract X and Lot 1 for a distance of 111.81 feet to the Northwest corner of said Lot 1;
thence North 87°25'08" West parallel with the South line of said Tract X for a distance of 258.00 feet;
thence South 1°58'22" West for a distance of 111.81 feet, more or less, to the South line of said Tract X at a point bearing North 87°25'08" West from the TRUE POINT OF BEGINNING;
thence South 87°25'08" East along said South line for a distance of 258.00 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 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

