



202010020136

10/02/2020 03:34 PM Pages: 1 of 10 Fees: \$112.50
Skagit County Auditor

WHEN RECORDED RETURN TO:

PIPER THORNBURGH LAW, PLLC
182 Ericksen Avenue NE
Bainbridge Island, WA 98110

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 02 2020

Amount Paid \$
Skagit Co. Treasurer
By Deputy

AGREEMENT TO SETTLE BOUNDARY LINE

Party One: Walter Sims Harley, a single man

Party Two: Joan Megan Jones, a single woman

ABBREVIATED LEGAL DESCRIPTIONS:

Lots 36 and 37, and Tract 35 and the
Easterly 10 feet of Lot 34, Deception Pass
Waterfront Tracts, Recorded in Vol. 5 of
Plats, Page 26, Records of Skagit County,
Washington

TAX PARCEL NO.: P64893/ 3898-000-037-0006
P64892/ 3898-000-035-0008

This Agreement is made this 23 day of January, 2020 by Walter Sims
Harley, a single man, (hereinafter "Harley") and Joan Megan Jones, a single woman, (hereinafter
"Jones").

RECITALS

1. Walter Sims Harley, a single man (hereinafter "Harley") owns the real property described
in **Exhibit A** attached hereto, (hereinafter the "Harley Property").

2. Joan Megan Jones, a single woman, (hereinafter "Jones") owns the real property
described in **Exhibit B** attached hereto, (hereinafter the "Jones Property").

3. The Harley Property and the Jones Property share a common boundary, which is the western property line of the Harley Property and the eastern property line of the Jones Property. The Harley Property is east of the Jones Property.

4. Harley and Jones disagree about the location of their common property line. Jones claims to have adversely possessed part of the Harley Property; Harley disputes Jones' claim. In order to settle their disagreement, and pursuant to RCW 58.04.007, Harley and Jones wish to settle their disagreement by agreeing to a change to the previously described property line.

5. The new boundary line descriptions between the Jones Property and the Harley Property are described in **EXHIBIT C** (Harley) and **EXHIBIT D** (Jones) attached hereto. Attached hereto as **EXHIBIT E**, is a drawing depicting the modified common property line.

DECLARATIONS AND AGREEMENT AS TO NEW PROPERTY LINE

1. Harley and Jones agree that their common property line (i.e., the western Harley property line and the eastern Jones property line) shall be as described in **EXHIBIT C** and **EXHIBIT D** attached hereto.

Attached hereto as **EXHIBIT E**, is a drawing depicting the common property line that has been modified.

Harley conveys and quit claims the property west of the property line described in **Exhibit C** and illustrated in **Exhibit E** to Jones.

Jones conveys and quit claims the property east of the property line described in **Exhibit D** and illustrated in **Exhibit E** to Harley.

This Agreement shall be deemed to have been executed in Skagit County, Washington, and the legal rights and obligation of the parties shall be determined in accordance with the laws of the State of Washington, including RCW 58.04.007.

This agreement shall run with the land and shall be binding upon and for the benefit and use of the parties to this agreement their successors in interest and the public.

DATED this 23 day of January, 2020.

JONES:**HARLEY:**

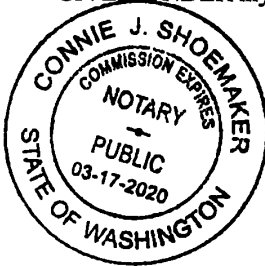
Joan Megan Jones
Joan Megan Jones

Walter Sims Harley

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 11 day of February 2020, personally appeared before me **Joan Megan Jones** to me known to be the individual 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 11 day of February 2020.



Connie J Shoemaker
Print Name: Connie J Shoemaker
NOTARY PUBLIC in and for the State of Washington
Residing at: Anacortes
My commission expires: 03-17-2020

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this _____ day of _____ 2020, before me personally appeared **Walter Sims Harley** 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Print Name: _____
NOTARY PUBLIC in and for the State of Washington
Residing at: _____
My commission expires: _____

JONES:

HARLEY:

Joan Megan Jones

Walter Sims Harley

STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

On this _____ day of _____ 2020, personally appeared before me **Joan Megan Jones** to me known to be the individual 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.

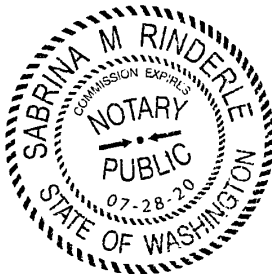
GIVEN UNDER my hand and official seal this _____ day of _____ 2020.

Print Name: _____
 NOTARY PUBLIC in and for the State of Washington
 Residing at: _____
 My commission expires: _____

STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

On this 23 day of January 2020, before me personally appeared **Walter Sims Harley** 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Print Name: Sabrina M Rinderle
 NOTARY PUBLIC in and for the State of Washington
 Residing at: 20104 Aurora St NW #9109
 My commission expires: 07-28-20

EXHIBIT A

(HARLEY Property)

Tax Parcel No.: P64893/ 3898-000-037-0006

Lots 36 and 37, "Deception Pass Waterfront Tracts", according to the plat Recorded in Volume 5 of plats, page 26, records of Skagit County, Washington.

Together with all second class tidelands fronting and abutting upon said Lots 36 and 37.

Situate in Skagit County, Washington

EXHIBIT B
(JONES Property)

Tax Parcel No.: P64892/ 3898-000-035-0008

Tract 35 and the Easterly 10 feet of Tract 34, "DECEPTION PASS WATERFRONT TRACTS," as per plat recorded in Volume 5 of Plats, page 26, records of Skagit County, Washington, TOGETHER WITH Tidelands of the Second Class as conveyed by the State of Washington, situate in front of, adjacent to or abutting upon said premises. EXCEPT minerals from that portion of the above described promises in Second Class Tidelands as reserved by Deed executed by the State of Washington under Auditor's File No. 384767, Volume 204 of Deeds, page 375. Situate in the County of Skagit, State of Washington;

SUBJECT TO reservations of minerals, etc., as provided by section 7797-56 of Remington's Revised Statutes, as contained in Deed from the State of Washington recorded under Auditor's File No. 384767. Restrictions on other tracts in said subdivision imposed by instruments recorded under Auditor's File Nos. 385376 and 469300, which may be notice of a general plan as follows: "Said property is not to be used for commercial purposes.";

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

EXHIBIT C
WALTER SIMS HARLEY
AFTER BOUNDARY LINE AGREEMENT
(TAX PARCEL NO. P64893/ 3898-000-037-0006)
(legal description of modified boundary line)

THAT portion of Lots 36 and 37, "Deception Pass Waterfront Tracts", according to the plat recorded in Volume 5 of plats, page 26, records of Skagit County, Washington, situated in the southeast quarter of the southeast quarter of Section 24, Township 34 North, Range 1 East, W.M., Skagit County, Washington, being further described as follows:

Lots 36 and 37, "Deception Pass Waterfront Tracts", according to the plat Recorded in Volume 5 of plats, page 26, records of Skagit County, Washington;

Together with all second class tidelands fronting and abutting upon said Lots 36 and 37.

EXCEPT that portion of said Lot 36 described as follows:

BEGINNING at the front common corner of Lot 35 and said Lot 36, said point also being on the southerly margin of Yokeko Drive;

THENCE southerly along the common line between said Lots 35 and 36, S 16°30'00" E, a distance of 111.58 feet;

THENCE leaving said common line, N 19°21'19" E, 3.96 feet;

THENCE N 15°37'48" W, 40.98 feet;

THENCE N 18°59'57" W, 67.46 feet to the POINT OF BEGINNING.

See attached Exhibit "E".



9/29/19

EXHIBIT D
MEGAN JOAN JONES
AFTER BOUNDARY LINE AGREEMENT
(P64892/ 3898-000-035-0008)

THAT portion of Lots 34, 35 and 36, "Deception Pass Waterfront Tracts", according to the plat recorded in Volume 5 of Plats, page 26, records of Skagit County, Washington, situated in the southeast quarter of the southeast quarter of Section 24, Township 34 North, Range 1 East, W.M., Skagit County, Washington, being further described as follows:

Tract 35 and the Easterly 10 feet of Tract 34, "DECEPTION PASS WATERFRONT TRACTS", as per plat recorded in Volume 5 of Plats, page 26, records of Skagit County, Washington, TOGETHER WITH Tidelands of the Second Class as conveyed by the State of Washington, situate in front of, adjacent to or abutting upon said premises. EXCEPT minerals from that portion of the above described premises in Second Class Tidelands as reserved by Deed executed by the State of Washington under Auditor's File No. 384767, in Volume 204 of Deeds, page 375. Situate in the County of Skagit, State of Washington;

SUBJECT TO reservations of minerals, etc., as provided by section 7797-56 of Remington's Revised Statutes, as contained in Deed from the State of Washington recorded under Auditor's File No. 384767. Restrictions on other tracts in said subdivision imposed by instruments recorded under Auditor's File Nos. 385376 and 469300, which may be notice of a general plan as follows:

"Said property is not to be used for commercial purposes."; together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TOGETHER with that portion of said Lot 36 described as follows:

BEGINNING at the front common corner of said Lots 35 and 36, said point also being on the southerly margin of Yokeko Drive;

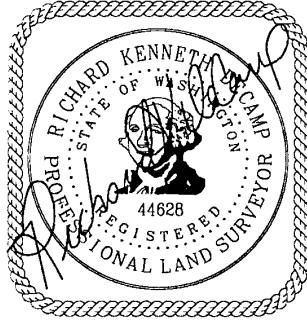
THENCE southerly along the common line between said Lots 35 and 36, S 16°30'00" E, a distance of 111.58 feet;

THENCE leaving said common line, N 19°21'19" E, 3.96 feet;

THENCE N 15°37'48" W, 40.98 feet;

THENCE N 18°59'57" W, 67.46 feet to the POINT OF BEGINNING.

See attached Exhibit "E".



9/29/19

BOUNDARY ADJUSTMENT

Reviewed and approved in accordance
with Skagit County Code Chapter 14.18

Mace Roede

Skagit Co. Planning & Dev. Services

3/18/2020

Date

EXHIBIT E