



202011060212

11/06/2020 03:47 PM Pages: 1 of 11 Fees: \$113.50  
Skagit County Auditor

When recorded return to:

Craig Sjostrom  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20204129  
NOV 06 2020

Amount Paid \$0  
Skagit Co. Treasurer  
By *Mk* Deputy

**Quitclaim Deed**  
(Boundary Line Adjustment)

**Grantors:** (1) Joshua D. Peterson & Xica M.H. Peterson, h/w  
(2) Cynthia J. Harrison

**Grantee:** Lucy Erwin Bradshaw

**Legal Description:** ptn S 1/2 vac. Roney Rd. ROW GL 2, 26-36N-2EWM

**Assessor's Property Tax Parcel or Account Nos.** P47132; P47135; P47151; P47168; P47172

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

THIS INDENTURE, is made this 27 day of August, 2020, between Joshua D. Peterson & Xica M.H. Peterson, h/w, and Cynthia J. Harrison, as joint tenants with right of survivorship, Grantors, and Lucy Erwin Bradshaw, a married person as her separate property, Grantee.

**Recitals**

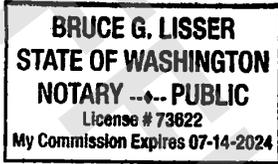
- a. Grantors are the owners of the property bearing Skagit County Assessor's parcel nos. P47151 and P47168, described in the attached Exhibit A.
- b. Grantee is the owner of the property bearing Skagit County Assessor's parcel nos. P47132, P47135 and P47172, described in the attached Exhibit B.
- c. The parties wish to adjust the boundaries between the said parcels, with a portion of P47151 and P47168 (described in the attached Exhibit C), being incorporated into P47132.



STATE OF WASHINGTON )  
 :SS  
COUNTY OF SKAGIT )

On this day personally appeared before me Xica M.H. Peterson, 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 27<sup>th</sup> day of November, 2020.

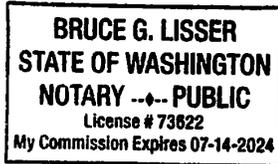


[Signature]  
NOTARY PUBLIC in and for the State of Washington, residing at  
Mark Jensen  
My commission expires: 7-14-24  
Name: Bruce G. Lisser

STATE OF WASHINGTON )  
 :SS  
COUNTY OF SKAGIT )

On this day personally appeared before me Cynthia J. Harrison, 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 27<sup>th</sup> day of November, 2020.



[Signature]  
NOTARY PUBLIC in and for the State of Washington, residing at  
Mark Jensen  
My commission expires: 7-14-24  
Name: Bruce G. Lisser

Exhibit "A"

**Joshua D. Peterson and Xica M. H. Peterson, husband and wife,  
and Cynthia J. Harrison, as Joint Tenants with Right of Survivorship, Parcel  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel Numbers P-47151 and P-47168)**

The West 115 feet of that portion of Government Lot 2, in Section 26, Township 36 North, Range 2 East, W.M., lying South of the H.R. Roney Road

EXCEPT the West 15 feet thereof,

AND EXCEPT County road along the South line thereof;

ALSO the West 80 feet of that portion of Government Lot 2, Section 26, Township 36 North, Range 2 East, W.M., lying North of the H.R. Roney Road.

ALSO that portion of tide land suitable for the cultivation of oysters lying in front of and between the East and West lines produced of the West 80 feet of Government Lot 2, in Section 26, Township 36 North, Range 2 East, W.M., and being a portion of those lands suitable for the cultivation of oysters conveyed by the State of Washington by deed dated October 15, 1901, filed November 9, 1943 as File No. 357411 and recorded in Volume 187 of Deeds at page 427, records of Skagit County, and described in said deed as follows:

BEGINNING at corner number 1 which is a fir post 4 inches square, 4 feet long, set 2 feet in the ground from which the meander corner to fractional Sections 25 and 26, Township 36 North, Range 2 East, W.M., bears South 1.00 chains distant;  
thence North 2°37' West, 10.70 chains to corner number 2;  
thence North 85°53' West, 26.17 chains to corner number 3;  
thence North 2°37' West, 15.30 chains to corner number 4;  
thence South 72°49' West, 7.95 chains to corner number 5;  
thence South 53°07' West, 27.71 chains to corner number 6;  
thence South 2°37' East, 11.40 chains to corner number 7, which is marked by a fir post 2" x 4" x 4" long, set about 2 feet in the ground;  
thence North 87°23' East, 56.60 chains to the POINT OF BEGINNING.

TOGETHER WITH that portion of the vacated H.R. Roney Road which has reverted to all of the above-described premises by operations of law.

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.



**Exhibit "B"**

**Lucy Erwin Bradshaw, a married woman as her separate estate, Parcel  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel Numbers P-47132, P-47135 and P-47172)**

**Parcel "A"**

The East 135 feet of the West 250 feet of that portion of Government Lot 2, Section 26, Township 36 North, Range 2 East, W.M., lying South of the vacated H.R. Roney County Road,

EXCEPT County road along the South line thereof.

**Parcel "B"**

Tidelands of the Second Class lying within the East 80 feet of the West 160 feet of Government Lot 2 and lying within the boundary of the following described tract:

That portion of the following described tideland tract lying Westerly of a line running North and South and intersecting the meander line of Lot 2, Section 26, Township 36 North, Range 2 East, W.M., at a point 250 feet West of the Northeast corner of the West 1/2 of Lot 2 in Section 26, Township 36 North, Range 2 East, W.M.

Commencing at a point 1 chain North of the meander corner between Sections 25 and 26; thence North 2°37' West, 10.70 chains; thence North 85°53' West, 26.17 chains; thence North 2°37' West, 15.30 chains; thence South 72°49' West, 7.95 chains; thence South 53°07' West, 27.71 chains; thence South 2°37' East, 11.40 chains; thence North 87°23' East, 56.6 chains to the POINT OF BEGINNING;

**Parcel "C"**

The East 80 feet of the West 160 feet of that part of Government Lot 2, Section 26, Township 36 North, Range 2 East, W.M., lying North of the centerline of vacated H.R. Roney Road.

The above-described Parcels A and C being TOGETHER WITH that portion of Roney Road that revert by operation of law.

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

All situate in the County of Skagit, State of Washington.



3-17-20

Exhibit "C"

Portion Joshua D. Peterson and Xica M. H. Peterson, husband and wife,  
and Cynthia J. Harrison, as Joint Tenants with Right of Survivorship, Parcel  
(Skagit County Assessor's Parcel Numbers P-47151 and P-47168)  
To be Boundary Line Adjusted into  
Lucy Erwin Bradshaw, a married woman as her separate estate, Parcel  
(Skagit County Assessor's Parcel Number P-47132)

That portion of the South 1/2 of vacated Roney Road right-of-way lying within the East 135.00 feet of the West 250.00 feet of Government Lot 2, Section 26, Township 36 North, Range 2 East, W.M.

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 13 sq ft, ~~4.6 acres~~ <sup>10</sup> 5/8/20

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 owned by the grantee (P-47132).

The intent of this Boundary Line Adjustment is to eliminate the angle points created in the property lines due to the road vacation being measured at a 90° intersection from the original road centerline to the property line. Additionally, the north edge of the original right-of-way falls northerly of the top of the bank and is a more reasonable location for a property boundary than the centerline of the roadway.

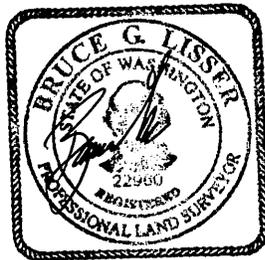
APPROVED

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

Skagit County

By: Neal Roeder  
Title: Senior Planner

Date: 10/27/2020



2-17-20

Exhibit "D"

**Joshua D. Peterson and Xica M. H. Peterson, husband and wife,  
and Cynthia J. Harrison, as Joint Tenants with Right of Survivorship, Parcel  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel Numbers P-47151 and P-47168)**

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thence South 53°7' West, 27.71 chains to corner number 6;  
thence South 2°37' East, 11.40 chains to corner number 7, which is marked by a fir post 2" x 4' x 4' long, set about 2 feet in the ground;  
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TOGETHER WITH that portion of the vacated H.R. Roney Road which has reverted to all of the above-described premises by operations of law.

EXCEPT that portion of the South 1/2 of vacated Roney Road right-of-way lying within the East 135.00 feet of the West 250.00 feet of Government Lot 2, Section 26, Township 36 North, Range 2 East, W.M.

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.



**Exhibit "E"**

**Lucy Erwin Bradshaw, a married woman as her separate estate, Parcel  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel Numbers P-47132, P-47135 and P-47172)**

**Parcel "A"**

The East 135 feet of the West 250 feet of that portion of Government Lot 2, Section 26, Township 36 North, Range 2 East, W.M., lying South of the vacated H.R. Roney County Road,

TOGETHER WITH that portion of the South 1/2 of vacated Roney Road right-of-way lying within the East 135.00 feet of the West 250.00 feet of Government Lot 2, Section 26, Township 36 North, Range 2 East, W.M.

EXCEPT County road along the South line thereof.

**Parcel "B"**

Tidelands of the Second Class lying within the East 80 feet of the West 160 feet of Government Lot 2 and lying within the boundary of the following described tract:

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**Parcel "C"**

The East 80 feet of the West 160 feet of that part of Government Lot 2, Section 26, Township 36 North, Range 2 East, W.M., lying North of the centerline of vacated H.R. Roney Road.

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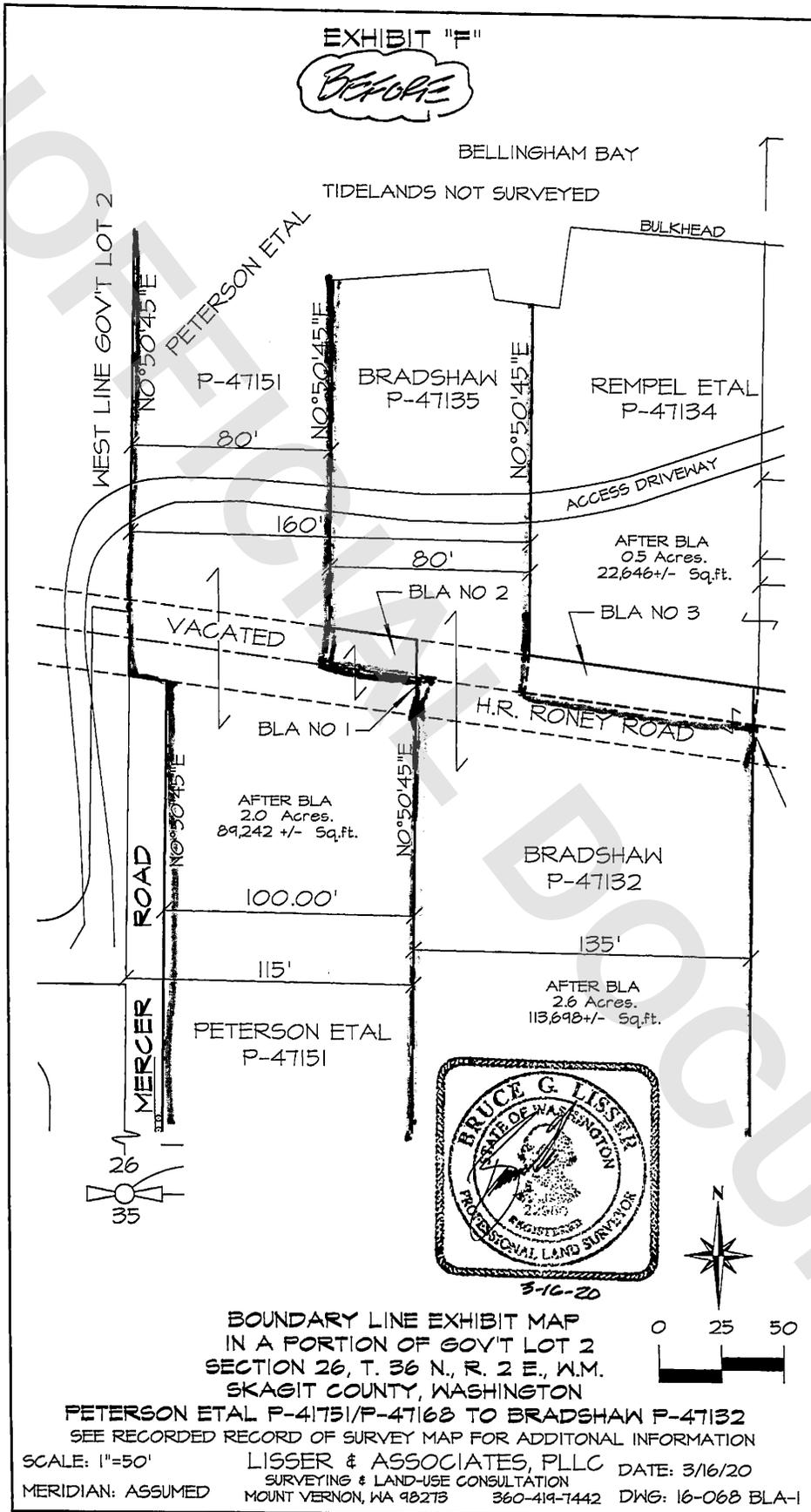
ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

All situate in the County of Skagit, State of Washington.



EXHIBIT "F"

*Before*



BOUNDARY LINE EXHIBIT MAP  
IN A PORTION OF GOV'T LOT 2  
SECTION 26, T. 36 N., R. 2 E., W.M.  
SKAGIT COUNTY, WASHINGTON

PETERSON ETAL P-47151/P-47168 TO BRADSHAW P-47132

SEE RECORDED RECORD OF SURVEY MAP FOR ADDITIONAL INFORMATION

SCALE: 1"=50'

MERIDIAN: ASSUMED

LISSE & ASSOCIATES, PLLC

SURVEYING & LAND-USE CONSULTATION

MOUNT VERNON, WA 98273

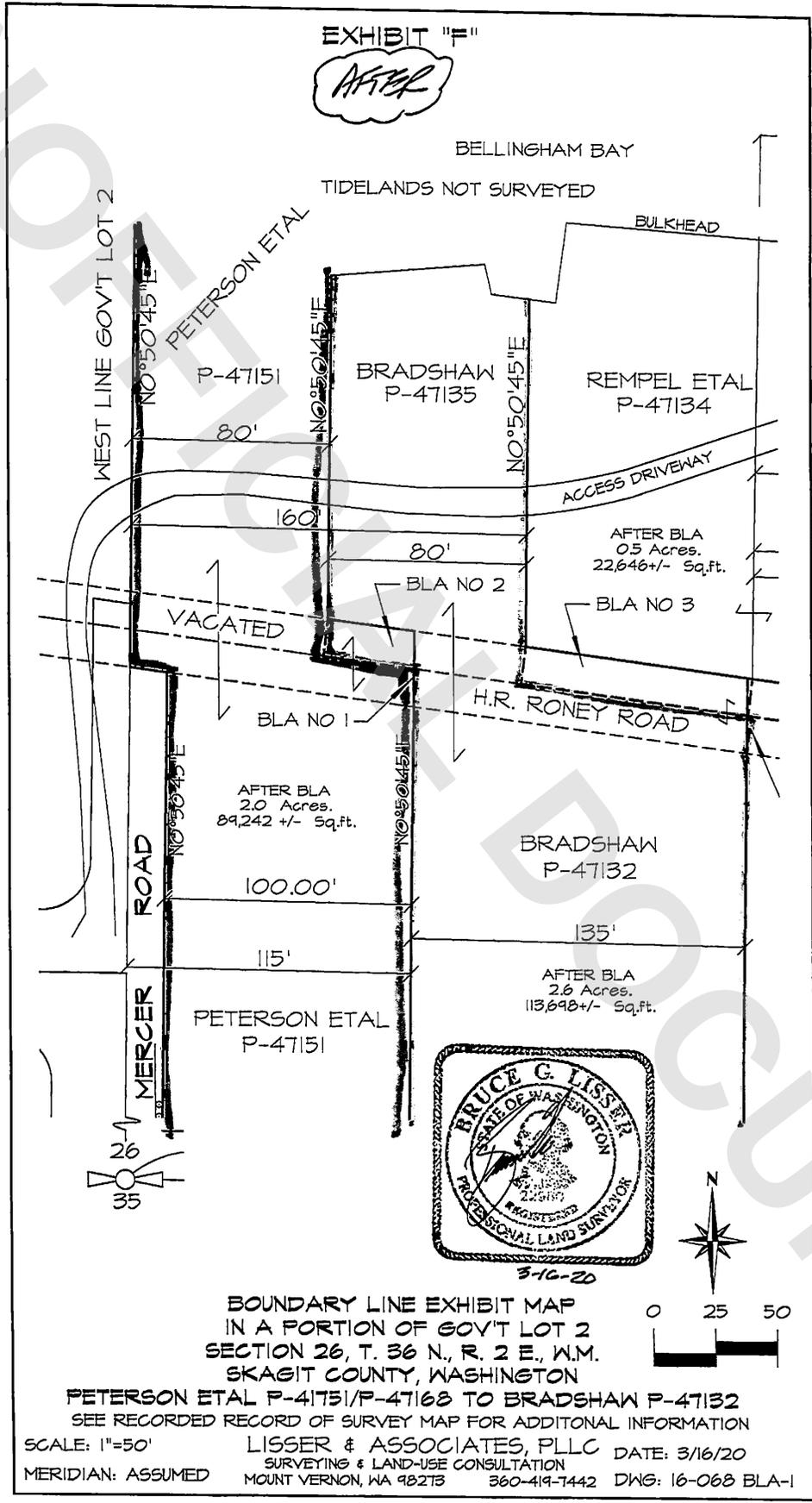
DATE: 3/16/20

360-419-7442

DWG: 16-068 BLA-1

EXHIBIT "F"

*After*



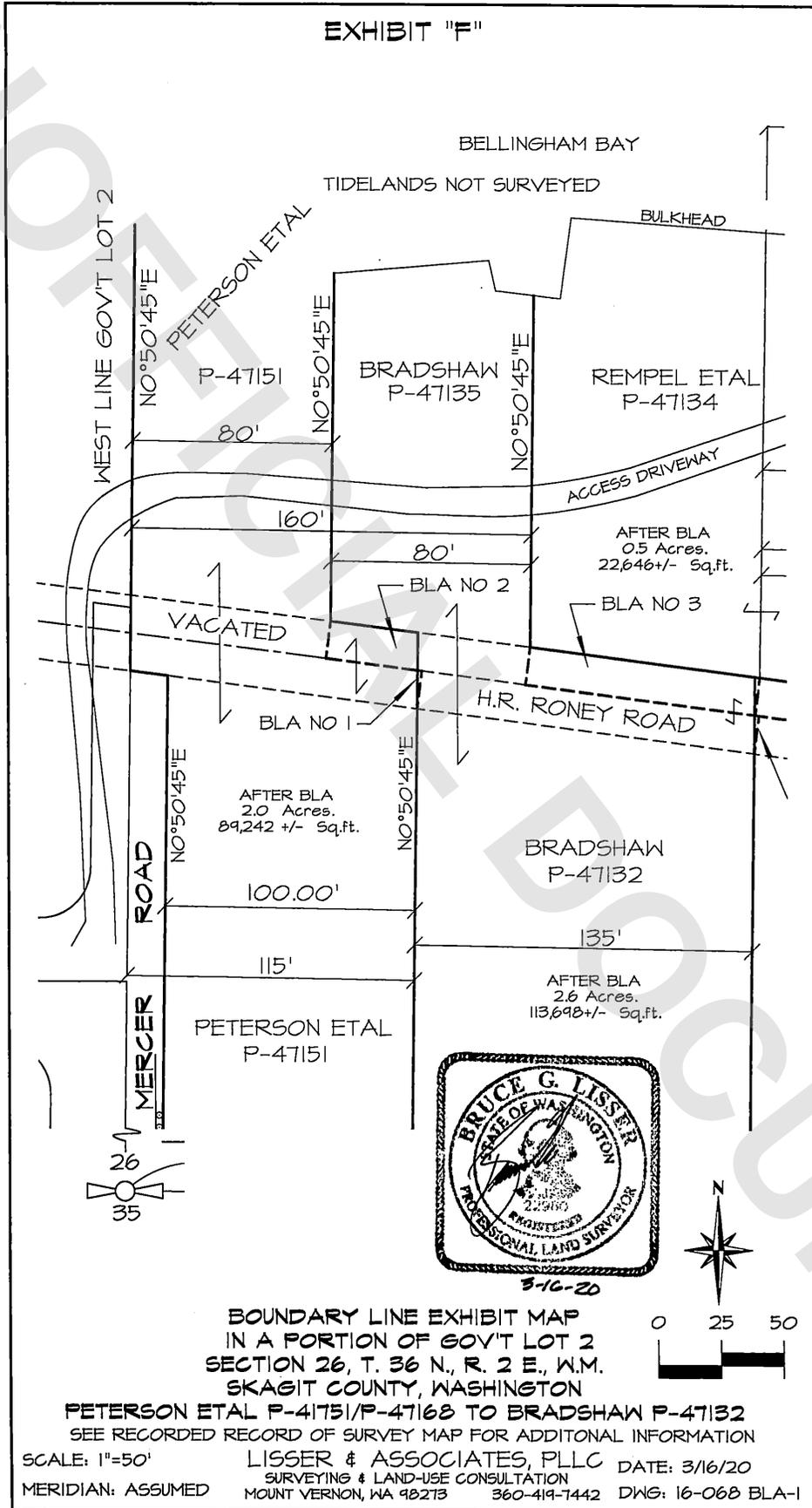
3-16-20

BOUNDARY LINE EXHIBIT MAP  
 IN A PORTION OF GOV'T LOT 2  
 SECTION 26, T. 36 N., R. 2 E., W.M.  
 SKAGIT COUNTY, WASHINGTON

PETERSON ETAL P-47151/P-47168 TO BRADSHAW P-47132  
 SEE RECORDED RECORD OF SURVEY MAP FOR ADDITIONAL INFORMATION

SCALE: 1"=50'      LISSER & ASSOCIATES, PLLC      DATE: 3/16/20  
 SURVEYING & LAND-USE CONSULTATION  
 MERIDIAN: ASSUMED      MOUNT VERNON, WA 98273      360-419-7442      DWG: 16-068 BLA-1

EXHIBIT "F"



BOUNDARY LINE EXHIBIT MAP  
IN A PORTION OF GOV'T LOT 2  
SECTION 26, T. 36 N., R. 2 E., W.M.  
SKAGIT COUNTY, WASHINGTON

PETERSON ETAL P-41751/P-47168 TO BRADSHAW P-47132

SEE RECORDED RECORD OF SURVEY MAP FOR ADDITIONAL INFORMATION

SCALE: 1"=50'

LISSER & ASSOCIATES, PLLC DATE: 3/16/20

MERIDIAN: ASSUMED

SURVEYING & LAND-USE CONSULTATION

MOUNT VERNON, WA 98273

360-419-7442

DWG: 16-068 BLA-1