



202011060213

11/06/2020 03:47 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)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Grantor: Lucy Erwin Bradshaw

11/06/2020
NOV 06 2020

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

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

Legal Description: ptn N 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 1st day of May, 2020, between Lucy Erwin Bradshaw, a married person as her separate property, Grantor, and Joshua D. Peterson & Xica M.H. Peterson, h/w, and Cynthia J. Harrison, as joint tenants with right of survivorship, Grantees.

Recitals

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

- d. The adjusted description of P47132, P47135, and P47172 is attached hereto as Exhibit D.
- e. The adjusted description of P47151 and P47168 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 her interest in the real property lying and being in the county of Skagit and State of Washington, and described in the attached Exhibit C.

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

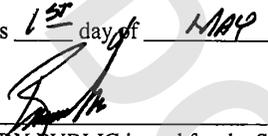


LUCY ERWIN BRADSHAW

STATE OF WASHINGTON)
 :SS
COUNTY OF SKAGIT)

On this day personally appeared before me Lucy Erwin Bradshaw, to me known to be 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 1st day of MAY, 2020.



NOTARY PUBLIC in and for the State of Washington, residing at

Monst [unclear]

My commission expires: 7-14-20

Name: Bruce G. Lisser

BRUCE G. LISSER
STATE OF WASHINGTON
NOTARY -- PUBLIC
My Commission Expires 07-14-2020

Exhibit "A"

**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,

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:

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.



Exhibit "B"

**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°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;
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.

EXCEPT that portion of the South 1/2 of said 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 "C"

Portion of Lucy Erwin Bradshaw, a married woman as her separate estate, Parcel
(Skagit County Assessor's Parcel Numbers P-47132 and P-47135)
To be Boundary Line Adjusted into
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 Number P-47151)

That portion of the vacated North 1/2 of Roney Road right-of-way lying Westerly of the West line of 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 541 sq ft

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-47151).

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: *Mace Rogers*
Title: Senior Planner

Date: 10/27/2020



Exhibit "D"

**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:

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.

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Parcel "C"

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



9-11-20

Exhibit "E"

**Joshua D. Peterson and Xica M. H. Peterson, husband and wife,
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After Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-47151 and P-47168)**

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EXCEPT the West 15 feet thereof,

AND EXCEPT County road along the South line thereof;

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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.

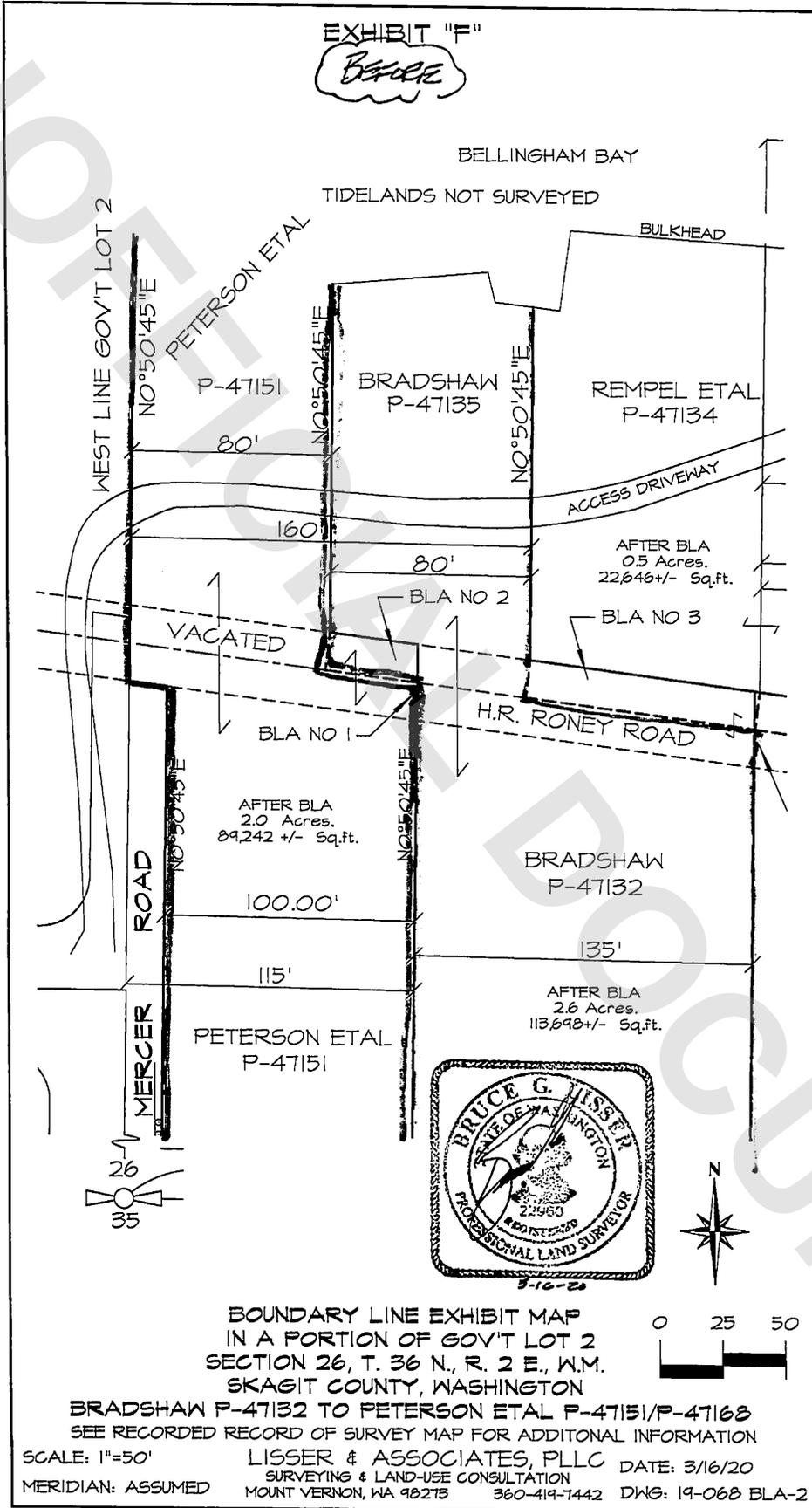
Containing 89.242+/- sq ft, 2.06 acre (exclusive of tidelands)



517-20

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

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

SCALE: 1"=50' SURVEYOR: LISSER & ASSOCIATES, PLLC DATE: 3/16/20
 MERIDIAN: ASSUMED SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-7442 DWG: 19-068 BLA-2

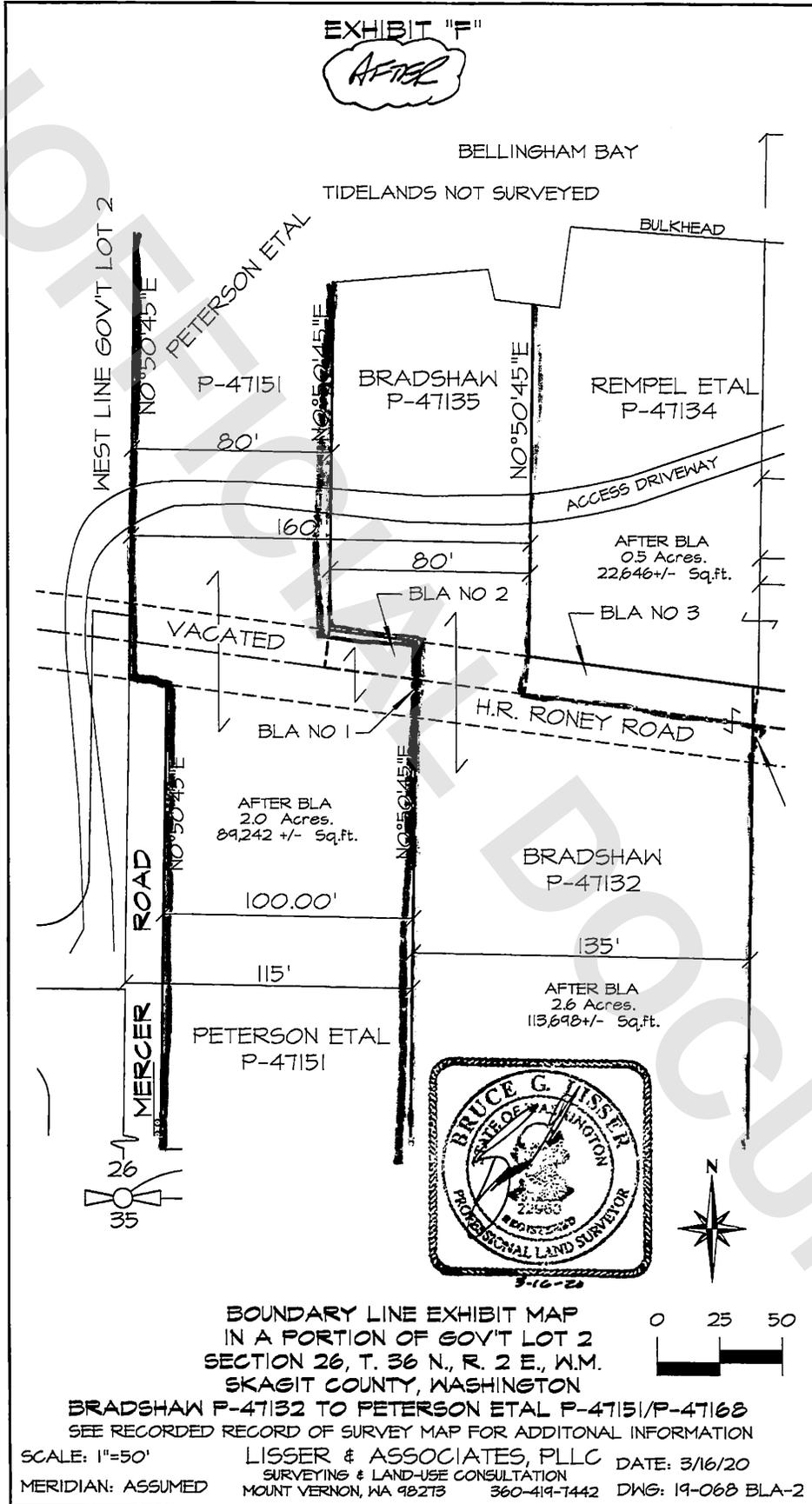
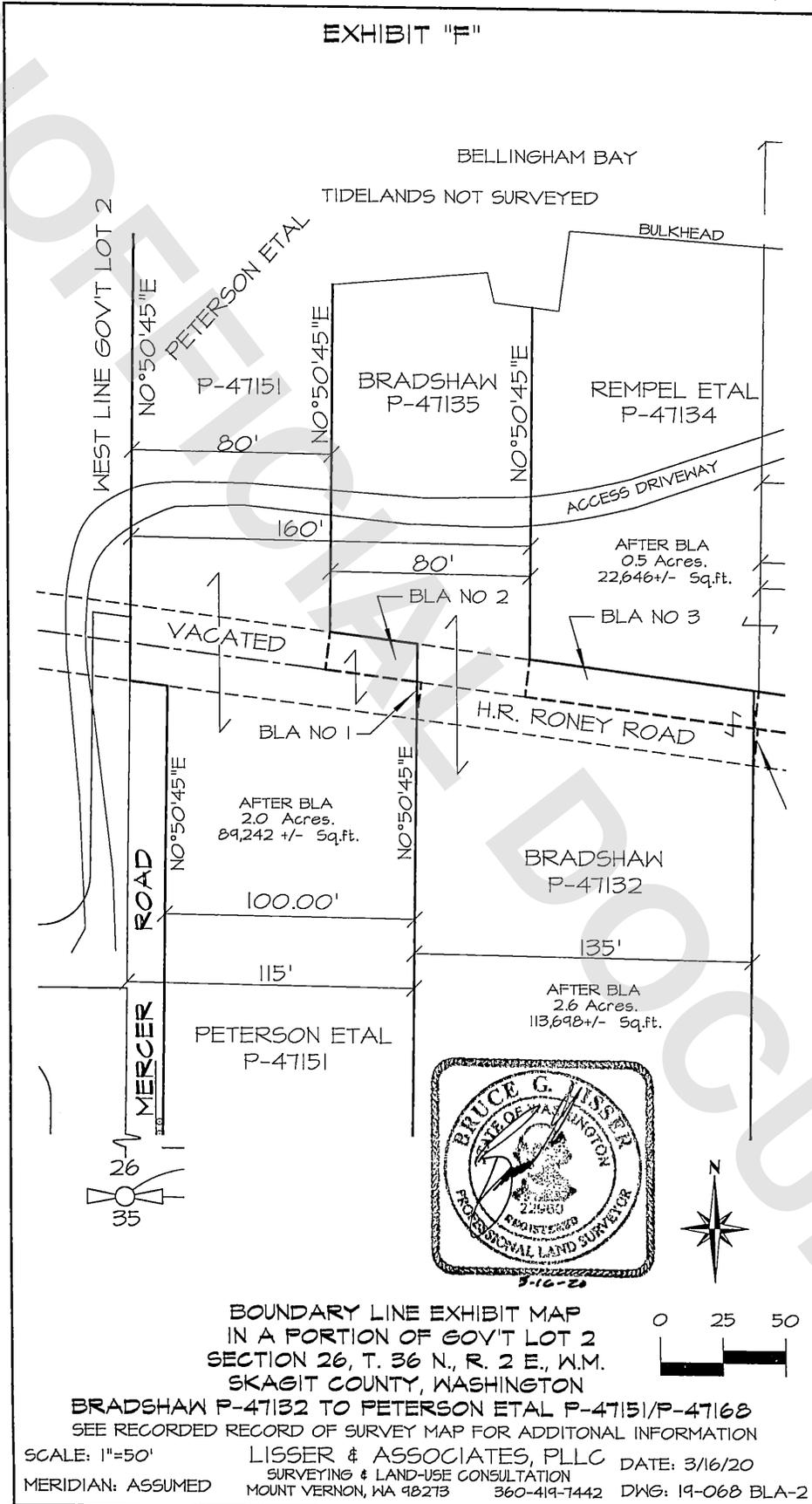


EXHIBIT "F"



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

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