



202011060215

11/06/2020 03:47 PM Pages: 1 of 16 Fees: \$118.50  
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

NOV 06 2020

Grantee: Teodor A. Rempel & Doris C. Rempel, h/w

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

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; P47172; P123399

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE, is made this 1<sup>st</sup> day of Nov, 2020, between Lucy Erwin Bradshaw, a married person as her separate property, Grantor, and Teodor A. Rempel & Doris C. Rempel, h/w , 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 no. P123399, 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 P123399.

- d. The adjusted description of P47132; P47135; and P47172 is attached hereto as Exhibit D.
- e. The adjusted description of P123399 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.

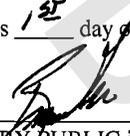
  
 \_\_\_\_\_  
 LUCY ERWIN BRADSHAW

STATE OF WASHINGTON     )  
   :ss  
 COUNTY OF SKAGIT         )

On this day personally appeared before me Lucy Erwin Bradshaw, to me known to be the 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 15<sup>th</sup> day of NOV, 2020.

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

  
 \_\_\_\_\_  
 NOTARY PUBLIC in and for the State of Washington, residing at  
Mount Vernon  
 My commission expires: 7-14-20  
 Name: Bruce G. Lisser

**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-47135 and P-47132 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°7' 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.

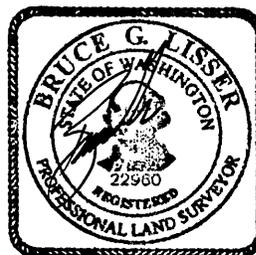
The above-described Parcels A and C being TOGETHER WITH that portion of Roney Road that revert by operation of law, as amended by Boundary Line Adjustment.

EXCEPT that portion of the North 1/2 of vacated 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.

TOGETHER WITH that portion of the North 1/2 of vacated Roney Road right-of-way lying Westerly of the East line of the West 250.00 feet (as measured perpendicular to the West line) of Government Lot 2, Section 26, Township 36 North, Range 2 East, W.M. and Easterly of the East line of the West 160 feet (as measured perpendicular to the West line) of said Government Lot 2.

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.



3-11-20

**Exhibit "B"**

**Teodor A. Rempel and Doris C. Rempel, husband and wife, Parcel  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel Number P-123399)**

**Parcel "A"**

That portion of Government Lot 2, Section 26, Township 36 North, Range 2 East, W.M., lying Southerly of the centerline of H.R. Roney Road #295;

EXCEPT the following described Tracts 1, 2, 3, 4 and 5:

1. The West 250 feet thereof.
2. Commencing at the South 1/4 corner of said Section 26;  
thence South 89°44'30" East, along the South line of Section 26, a distance of 667.05 feet to a nail in the black top marking 1/64th corner ;  
thence North 01°03'26" East, along the East line of the West 1/2 of Government Lot 2, a distance of 441.61 feet to the TRUE POINT OF BEGINNING;  
thence continue North 01°03'26" East, along the said East line, to the Southerly line of the H.R. Roney Road #295, said point also being the Northeast corner of that tract conveyed to Roland Richard Rueb, Jr., by deed recorded May 14, 1980, under Auditor's File No. 8005140004, records of Skagit County, Washington;  
thence Northerly, along said East line, a distance of 15 feet, more or less, to the centerline of the vacated H.R. Roney Road #295;  
thence North 82°27'40" West, along said centerline, a distance of 200.60 feet;  
thence South 00°47'39" West, a distance of 280.00 feet;  
thence Easterly in a straight line to the TRUE POINT OF BEGINNING.
3. BEGINNING at the intersection of the East line of the West 250 feet of said Government Lot 2 with the South line of said Government Lot 2;  
thence South 89°44'30" East, along said South line, a distance of 225.00 feet;  
thence North 11°39'17" West a distance of 125.00 feet;  
thence North 89°44'30" West a distance of 36.00 feet;  
thence North 11°39'17" West a distance of 121.00 feet;  
thence North 89°44'30" West a distance of 138.00 feet to the East line of the West 250 feet of said Government Lot 2;  
thence South 01°03'26" West, along the East line of the West 250 feet of said Government Lot 2 to the POINT OF BEGINNING.
4. The North 5 feet of the South 1/2 of vacated H.R. Roney Road #295 lying between the Southerly extension of the West line of Exception No. 2 above and the Southerly extension of the West line of the following described tract:

The East 16 feet of the West 80 feet of the East 160 feet of the West 1/2 of the following described property:

That portion of the West 1/2 of said Government Lot 2 lying North of the H.R. Roney Road #295;

EXCEPT the West 145 feet thereof.

5. That portion of Government Lot 2 in Section 26, Township 36 North, Range 2 East, W.M., described as follows:

BEGINNING at the South 1/4 corner of said Section 26;  
thence South 89°44'30" East along the South line of Section 26, a distance of 667.05 feet to a nail in the black top marking 1/64 corner;  
thence North 1°03'26" East, along the East line of the West 1/2 of Government Lot 2, a distance of 441.61 feet to a point 250 feet Southerly of the Southerly line of the H.R. Roney Road No. 295, and 130 feet Southerly of the Southeast corner of that tract conveyed to Roland Richmond Rueb, Jr., by deed recorded May 14,

1980, under Auditor's File No. 8005140004, records of Skagit County, Washington, and the TRUE POINT OF BEGINNING;  
thence continue North along the East line of the West 1/2 of Government Lot 2, a distance of 100 feet to the Southeast corner of a tract conveyed to David C. Moreland and Eileen K. Smith Moreland, husband and wife, by deed recorded October 22, 1990, under Auditor's File No. 9010220080, records of Skagit County, Washington;  
thence South 85°30'56" West along said South line of said Moreland tract, a distance of 100.55 feet, more or less, to the Southwest corner of said Moreland tract;  
thence North 0°47'39" East, along the West line of said Moreland tract, a distance of 180.00 feet, more or less, to the centerline of vacated H. R. Roney Road No. 295;  
thence Westerly, along the centerline of vacated H.R. Roney Road No. 295, a distance of 100.00 feet;  
thence South 0°47'39" West, a distance of 280.00 feet, more or less, to a point South 85°30'56" West of the TRUE POINT OF BEGINNING;  
thence North 85°30'56" East, a distance of 200.55 feet, more or less, to the TRUE POINT OF BEGINNING.

**Parcel "B"**

That portion of the West 1/2 of Government Lot 2 in Section 26, Township 36 North, Range 2 East, W.M., described as follows:

The West 24 feet of the East 40 feet of the West 80 feet of the East 160 feet of the West 1/2 of the following described property:

That portion of the West 1/2 of said Government Lot 2 lying North of the H.R. Roney Road #295,

EXCEPT the West 145 feet thereof.

**Parcel "C"**

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

BEGINNING 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°7' West, 27.71 chains;  
thence South 2°37' East, 11.40 chains;  
thence North 87°23' East, 56.60 chains to the POINT OF BEGINNING.

EXCEPT the East 96 feet thereof,

AND EXCEPT the West 160 feet thereof.

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.

The described Parcels "B" as written above does not appear to match the adjoiner descriptions to the east or west. It appears that the intent seems to be an aliquot part division of a Government Lot which is contrary to the methodology for dividing a half of a Government Lot, which should be by area.

I have rewritten the description as follows to honor the properties to the East and West and provide a surveyable boundary. The revised descriptions are as follows:

**Parcel "A"**

That portion of Government Lot 2, Section 26, Township 36 North, Range 2 East, W.M., lying Southerly of the centerline of H.R. Roney Road #295;

EXCEPT the following described Tracts 1, 2, 3, 4 and 5:

1. The West 250 feet thereof.
2. Commencing at the South 1/4 corner of said Section 26;  
thence South 89°44'30" East, along the South line of Section 26, a distance of 667.05 feet to a nail in the black top marking 1/64th corner ;  
thence North 01°03'26" East, along the East line of the West 1/2 of Government Lot 2, a distance of 441.61 feet to the TRUE POINT OF BEGINNING;  
thence continue North 01°03'26" East, along the said East line, to the Southerly line of the H.R. Roney Road #295, said point also being the Northeast corner of that tract conveyed to Roland Richard Rueb, Jr., by deed recorded May 14, 1980, under Auditor's File No. 8005140004, records of Skagit County, Washington;  
thence Northerly, along said East line, a distance of 15 feet, more or less, to the centerline of the vacated H.R. Roney Road #295;  
thence North 82°27'40" West, along said centerline, a distance of 200.60 feet;  
thence South 00°47'39" West, a distance of 280.00 feet;  
thence Easterly in a straight line to the TRUE POINT OF BEGINNING.
3. BEGINNING at the intersection of the East line of the West 250 feet of said Government Lot 2 with the South line of said Government Lot 2;  
thence South 89°44'30" East, along said South line, a distance of 225.00 feet;  
thence North 11°39'17" West a distance of 125.00 feet;  
thence North 89°44'30" West a distance of 36.00 feet;  
thence North 11°39'17" West a distance of 121.00 feet;  
thence North 89°44'30" West a distance of 138.00 feet to the East line of the West 250 feet of said Government Lot 2;  
thence South 01°03'26" West, along the East line of the West 250 feet of said Government Lot 2 to the POINT OF BEGINNING.
4. The North 5 feet of the South 1/2 of vacated H.R. Roney Road #295 lying between the Southerly extension of the West line of Exception No. 2 above and the Southerly extension of the West line of the following described tract:  

The East 16.00 feet (as measured perpendicular to the East line) of the West 80.00 feet (as measured perpendicular to the East line) of the East 417.50 feet (as measured perpendicular to the East line) of the West 1/2 of Government Lot 2, Section 26, Township 36 North, Range 2 East, W.M.
5. That portion of Government Lot 2 in Section 26, Township 36 North, Range 2 East, W.M., described as follows:  

BEGINNING at the South 1/4 corner of said Section 26;  
thence South 89°44'30" East along the South line of Section 26, a distance of 667.05 feet to a nail in the black top marking 1/64 corner;  
thence North 1°03'26" East, along the East line of the West 1/2 of Government Lot 2, a distance of 441.61 feet to a point 250 feet Southerly of the Southerly line of the H.R. Roney Road No. 295, and 130 feet Southerly of the Southeast corner of that tract conveyed to Roland Richmond Rueb, Jr., by deed recorded May 14, 1980, under Auditor's File No. 8005140004, records of Skagit County, Washington, and the TRUE POINT OF BEGINNING;  
thence continue North along the East line of the West 1/2 of Government Lot 2, a distance of 100 feet to the Southeast corner of a tract conveyed to David C. Moreland and Eileen K. Smith Moreland, husband and wife, by deed recorded October 22, 1990, under Auditor's File No. 9010220080, records of Skagit County, Washington;

thence South 85°30'56" West along said South line of said Moreland tract, a distance of 100.55 feet, more or less, to the Southwest corner of said Moreland tract;  
thence North 0°47'39" East, along the West line of said Moreland tract, a distance of 180.00 feet, more or less, to the centerline of vacated H. R. Roney Road No. 295;  
thence Westerly, along the centerline of vacated H.R. Roney Road No. 295, a distance of 100.00 feet;  
thence South 0°47'39" West, a distance of 280.00 feet, more or less, to a point South 85°30'56" West of the TRUE POINT OF BEGINNING;  
thence North 85°30'56" East, a distance of 200.55 feet, more or less, to the TRUE POINT OF BEGINNING.

**Parcel "B"**

The West 24.00 feet (as measured perpendicular to the East line) of the East 40.00 feet (as measured perpendicular to the East line) of the West 80.00 feet (as measured perpendicular to the East line) of the East 417.50 feet (as measured perpendicular to the East line) of the West 1/2 of Government Lot 2, Section 26, Township 36 North, Range 2 East, W.M. lying North of H.R. Roney Road #295.

**Parcel "C"**

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

BEGINNING 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°7' West, 27.71 chains;  
thence South 2°37' East, 11.40 chains;  
thence North 87°23' East, 56.60 chains to the POINT OF BEGINNING.

EXCEPT the East 96 feet thereof,

AND EXCEPT the West 160 feet thereof.

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 "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  
Teodor A. Rempel and Doris C. Rempel, husband and wife, Parcel  
(Skagit County Assessor's Parcel Number P-123399)

That portion of the South 1/2 of vacated Roney Road right-of-way lying Easterly of the East line of the West 250.00 feet (as measured perpendicular to the West line) of Government Lot 2, Section 26, Township 36 North, Range 2 East, W.M. previously attached to the East 135.00 feet of the West 250.00 feet (as measured perpendicular to the West line) of said Government Lot 2, lying South of Roney Road.

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 12.6 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 owned by the grantee (P-123399).

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: *Bruce G. Lisser*  
Title: *Senior Planner*

Date: *10/27/2020*



*3-17-20*

**Exhibit "D"**

**Lucy Erwin Bradshaw, a married woman as her separate estate, Parcel  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel Numbers P-47135 and P-47132 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°7' 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, as amended by Boundary Line Adjustment.

EXCEPT that portion of the North 1/2 of vacated 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.

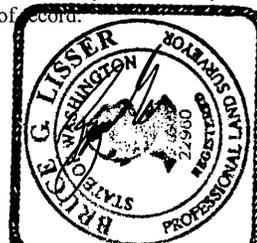
TOGETHER WITH that portion of the North 1/2 of vacated Roney Road right-of-way lying Westerly of the East line of the West 250.00 feet (as measured perpendicular to the West line) of Government Lot 2, Section 26, Township 36 North, Range 2 East, W.M. and Easterly of the East line of the West 160 feet (as measured perpendicular to the West line) of said Government Lot 2.

EXCEPT that portion of the South 1/2 of vacated Roney Road right-of-way lying Easterly of the East line of the West 250.00 feet (as measured perpendicular to the West line) of Government Lot 2, Section 26, Township 36 North, Range 2 East, W.M. previously attached to the East 135.00 feet of the West 250.00 feet (as measured perpendicular to the West line) of said Government Lot 2, lying South of Roney Road.

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.

Area = 114,271 +/- sq ft, 2.62 acres (excluding tidelands)



3-17-20

**Exhibit "E"**

**Teodor A. Rempel and Doris C. Rempel, husband and wife, Parcel  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel Number P-123399)**

**Parcel "A"**

That portion of Government Lot 2, Section 26, Township 36 North, Range 2 East, W.M., lying Southerly of the centerline of H.R. Roney Road #295;

EXCEPT the following described Tracts 1, 2, 3, 4 and 5:

1. The West 250 feet thereof.
2. Commencing at the South 1/4 corner of said Section 26;  
thence South 89°44'30" East, along the South line of Section 26, a distance of 667.05 feet to a nail in the black top marking 1/64th corner ;  
thence North 01°03'26" East, along the East line of the West 1/2 of Government Lot 2, a distance of 441.61 feet to the TRUE POINT OF BEGINNING;  
thence continue North 01°03'26" East, along the said East line, to the Southerly line of the H.R. Roney Road #295, said point also being the Northeast corner of that tract conveyed to Roland Richard Rueb, Jr., by deed recorded May 14, 1980, under Auditor's File No. 8005140004, records of Skagit County, Washington;  
thence Northerly, along said East line, a distance of 15 feet, more or less, to the centerline of the vacated H.R. Roney Road #295;  
thence North 82°27'40" West, along said centerline, a distance of 200.60 feet;  
thence South 00°47'39" West, a distance of 280.00 feet;  
thence Easterly in a straight line to the TRUE POINT OF BEGINNING.
3. BEGINNING at the intersection of the East line of the West 250 feet of said Government Lot 2 with the South line of said Government Lot 2;  
thence South 89°44'30" East, along said South line, a distance of 225.00 feet;  
thence North 11°39'17" West a distance of 125.00 feet;  
thence North 89°44'30" West a distance of 36.00 feet;  
thence North 11°39'17" West a distance of 121.00 feet;  
thence North 89°44'30" West a distance of 138.00 feet to the East line of the West 250 feet of said Government Lot 2;  
thence South 01°03'26" West, along the East line of the West 250 feet of said Government Lot 2 to the POINT OF BEGINNING.
4. The North 5 feet of the South 1/2 of vacated H.R. Roney Road #295 lying between the Southerly extension of the West line of Exception No. 2 above and the Southerly extension of the West line of the following described tract:

The East 16 feet of the West 80 feet of the East 160 feet of the West 1/2 of the following described property:

That portion of the West 1/2 of said Government Lot 2 lying North of the H.R. Roney Road #295;

EXCEPT the West 145 feet thereof.

5. That portion of Government Lot 2 in Section 26, Township 36 North, Range 2 East, W.M., described as follows:

BEGINNING at the South 1/4 corner of said Section 26;  
thence South 89°44'30" East along the South line of Section 26, a distance of 667.05 feet to a nail in the black top marking 1/64 corner;  
thence North 1°03'26" East, along the East line of the West 1/2 of Government Lot 2, a distance of 441.61 feet to a point 250 feet Southerly of the Southerly line of the H.R. Roney Road No. 295, and 130 feet Southerly of the Southeast corner

of that tract conveyed to Roland Richmond Rueb, Jr., by deed recorded May 14, 1980, under Auditor's File No. 8005140004, records of Skagit County, Washington, and the TRUE POINT OF BEGINNING;  
thence continue North along the East line of the West 1/2 of Government Lot 2, a distance of 100 feet to the Southeast corner of a tract conveyed to David C. Moreland and Eileen K. Smith Moreland, husband and wife, by deed recorded October 22, 1990, under Auditor's File No. 9010220080, records of Skagit County, Washington;  
thence South 85°30'56" West along said South line of said Moreland tract, a distance of 100.55 feet, more or less, to the Southwest corner of said Moreland tract;  
thence North 0°47'39" East, along the West line of said Moreland tract, a distance of 180.00 feet, more or less, to the centerline of vacated H. R. Roney Road No. 295;  
thence Westerly, along the centerline of vacated H.R. Roney Road No. 295, a distance of 100.00 feet;  
thence South 0°47'39" West, a distance of 280.00 feet, more or less, to a point South 85°30'56" West of the TRUE POINT OF BEGINNING;  
thence North 85°30'56" East, a distance of 200.55 feet, more or less, to the TRUE POINT OF BEGINNING.

**Parcel "B"**

That portion of the West 1/2 of Government Lot 2 in Section 26, Township 36 North, Range 2 East, W.M., described as follows:

The West 24 feet of the East 40 feet of the West 80 feet of the East 160 feet of the West 1/2 of the following described property:

That portion of the West 1/2 of said Government Lot 2 lying North of the H.R. Roney Road #295,

EXCEPT the West 145 feet thereof.

**Parcel "C"**

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

BEGINNING 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°7' West, 27.71 chains;  
thence South 2°37' East, 11.40 chains;  
thence North 87°23' East, 56.60 chains to the POINT OF BEGINNING.

EXCEPT the East 96 feet thereof,

AND EXCEPT the West 160 feet thereof.

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.

The described Parcels "B" as written above does not appear to match the adjoiner descriptions to the east or west. It appears that the intent seems to be an aliquot part division of a Government Lot which is contrary to the methodology for dividing a half of a Government Lot, which should be by area.

I have rewritten the description as follows to honor the properties to the East and West and provide a surveyable boundary. The revised descriptions are as follows:

**Parcel "A"**

That portion of Government Lot 2, Section 26, Township 36 North, Range 2 East, W.M., lying Southerly of the centerline of H.R. Roney Road #295;

EXCEPT the following described Tracts 1, 2, 3, 4 and 5:

1. The West 250 feet thereof.
2. Commencing at the South 1/4 corner of said Section 26;  
thence South 89°44'30" East, along the South line of Section 26, a distance of 667.05 feet to a nail in the black top marking 1/64th corner ;  
thence North 01°03'26" East, along the East line of the West 1/2 of Government Lot 2, a distance of 441.61 feet to the TRUE POINT OF BEGINNING;  
thence continue North 01°03'26" East, along the said East line, to the Southerly line of the H.R. Roney Road #295, said point also being the Northeast corner of that tract conveyed to Roland Richard Rueb, Jr., by deed recorded May 14, 1980, under Auditor's File No. 8005140004, records of Skagit County, Washington;  
thence Northerly, along said East line, a distance of 15 feet, more or less, to the centerline of the vacated H.R. Roney Road #295;  
thence North 82°27'40" West, along said centerline, a distance of 200.60 feet;  
thence South 00°47'39" West, a distance of 280.00 feet;  
thence Easterly in a straight line to the TRUE POINT OF BEGINNING.
3. BEGINNING at the intersection of the East line of the West 250 feet of said Government Lot 2 with the South line of said Government Lot 2;  
thence South 89°44'30" East, along said South line, a distance of 225.00 feet;  
thence North 11°39'17" West a distance of 125.00 feet;  
thence North 89°44'30" West a distance of 36.00 feet;  
thence North 11°39'17" West a distance of 121.00 feet;  
thence North 89°44'30" West a distance of 138.00 feet to the East line of the West 250 feet of said Government Lot 2;  
thence South 01°03'26" West, along the East line of the West 250 feet of said Government Lot 2 to the POINT OF BEGINNING.
4. The North 5 feet of the South 1/2 of vacated H.R. Roney Road #295 lying between the Southerly extension of the West line of Exception No. 2 above and the Southerly extension of the West line of the following described tract:

The East 16.00 feet (as measured perpendicular to the East line) of the West 80.00 feet (as measured perpendicular to the East line) of the East 417.50 feet (as measured perpendicular to the East line) of the West 1/2 of Government Lot 2, Section 26, Township 36 North, Range 2 East, W.M.

5. That portion of Government Lot 2 in Section 26, Township 36 North, Range 2 East, W.M., described as follows:

BEGINNING at the South 1/4 corner of said Section 26;  
thence South 89°44'30" East along the South line of Section 26, a distance of 667.05 feet to a nail in the black top marking 1/64 corner;  
thence North 1°03'26" East, along the East line of the West 1/2 of Government Lot 2, a distance of 441.61 feet to a point 250 feet Southerly of the Southerly line of the H.R. Roney Road No. 295, and 130 feet Southerly of the Southeast corner of that tract conveyed to Roland Richmond Rueb, Jr., by deed recorded May 14, 1980, under Auditor's File No. 8005140004, records of Skagit County, Washington, and the TRUE POINT OF BEGINNING;  
thence continue North along the East line of the West 1/2 of Government Lot 2, a distance of 100 feet to the Southeast corner of a tract conveyed to David C. Moreland and Eileen K. Smith Moreland, husband and wife, by deed recorded October 22, 1990, under Auditor's File No. 9010220080, records of Skagit County, Washington;

thence South 85°30'56" West along said South line of said Moreland tract, a distance of 100.55 feet, more or less, to the Southwest corner of said Moreland tract;  
 thence North 0°47'39" East, along the West line of said Moreland tract, a distance of 180.00 feet, more or less, to the centerline of vacated H. R. Roney Road No. 295;  
 thence Westerly, along the centerline of vacated H.R. Roney Road No. 295, a distance of 100.00 feet;  
 thence South 0°47'39" West, a distance of 280.00 feet, more or less, to a point South 85°30'56" West of the TRUE POINT OF BEGINNING;  
 thence North 85°30'56" East, a distance of 200.55 feet, more or less, to the TRUE POINT OF BEGINNING.

**Parcel "B"**

The West 24.00 feet (as measured perpendicular to the East line) of the East 40.00 feet (as measured perpendicular to the East line) of the West 80.00 feet (as measured perpendicular to the East line) of the East 417.50 feet (as measured perpendicular to the East line) of the West 1/2 of Government Lot 2, Section 26, Township 36 North, Range 2 East, W.M. lying North of H.R. Roney Road #295.

**Parcel "C"**

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

BEGINNING 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°7' West, 27.71 chains;  
 thence South 2°37' East, 11.40 chains;  
 thence North 87°23' East, 56.60 chains to the POINT OF BEGINNING.

EXCEPT the East 96 feet thereof,

AND EXCEPT the West 160 feet thereof.

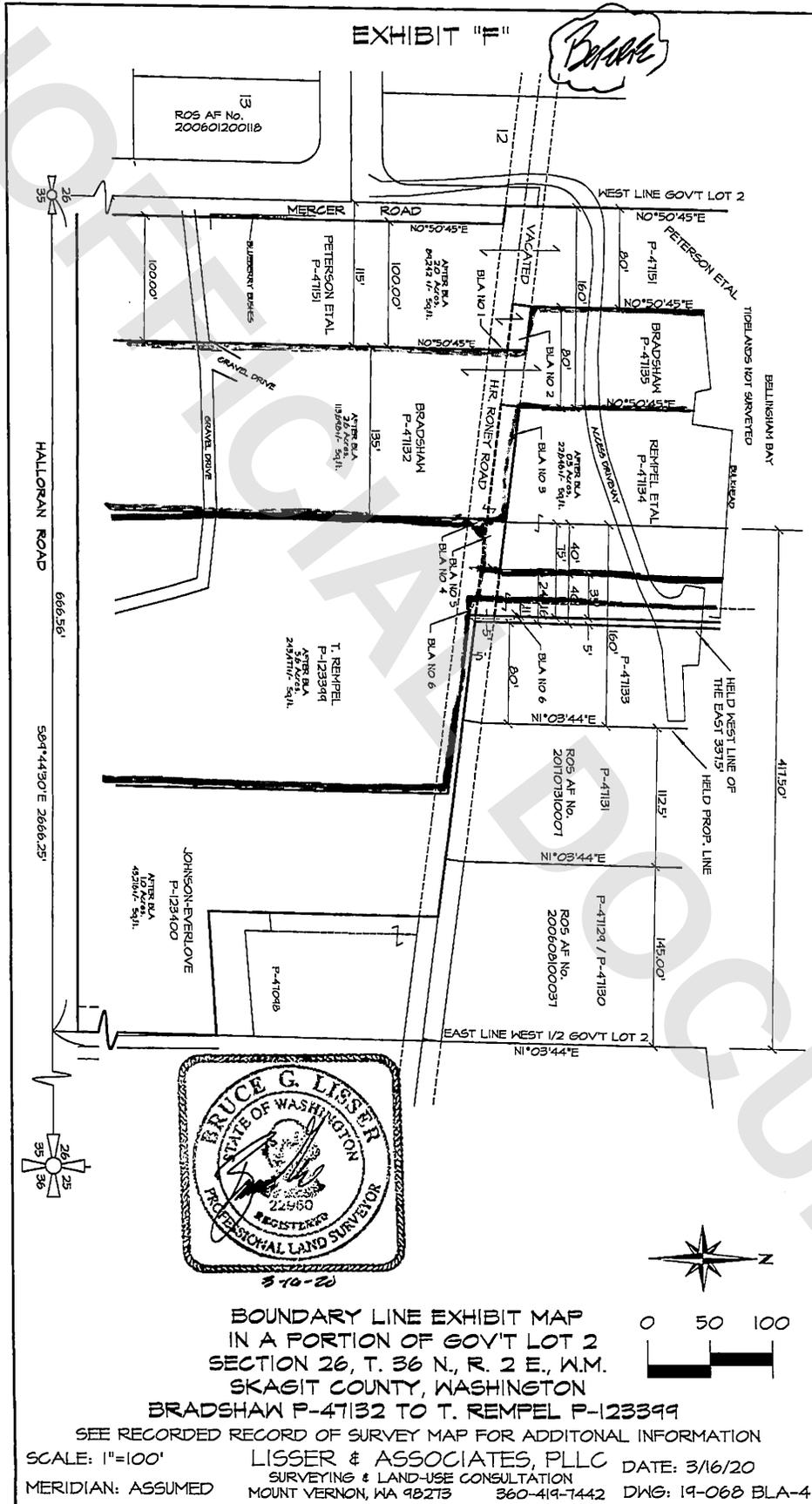
TOGETHER WITH that portion of the South 1/2 of vacated Roney Road right-of-way lying Easterly of the East line of the West 250.00 feet (as measured perpendicular to the West line) of Government Lot 2, Section 26, Township 36 North, Range 2 East, W.M. previously attached to the East 135.00 feet of the West 250.00 feet (as measured perpendicular to the West line) of said Government Lot 2, lying South of Roney Road.

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.



3-11-20



**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  
 BRADSHAW P-47132 TO T. REMPEL P-123399**

SEE RECORDED RECORD OF SURVEY MAP FOR ADDITIONAL INFORMATION  
 SCALE: 1"=100'  
 MERIDIAN: ASSUMED  
 LISSER & ASSOCIATES, PLLC  
 SURVEYING & LAND-USE CONSULTATION  
 MOUNT VERNON, WA 98273  
 DATE: 3/16/20  
 DWG: 19-068 BLA-4

