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Skagit County Auditor

WHEN RECORDED RETURN TO

Peggy L. Sanders
Sanders Law Group
152 Third Ave, S, Suite 101
Edmonds, WA 98020

2020-5039
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 23 2020

Amount Paid \$ ϕ
By Skagit Co. Treasurer
Deputy

BOUNDARY LINE ADJUSTMENT - QUIT CLAIM DEED

Grantors: Richard S. Stockinger and Susan D. Stockinger, as husband and wife

For and in consideration of **Boundary Line Adjustment**, Richard S. Stockinger and Susan D. Stockinger, as husband and wife, grant and convey to

Grantees: Richard S. Stockinger and Susan D. Stockinger, as husband and wife

The following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor(s) therein, described as follows:

See attached EXHIBIT 'A' Original Legal Descriptions Prior to Boundary Adjustment

See attached EXHIBIT 'B' for Legal Description for the Portion Conveyed from Parcel 1 to Parcel 2

See attached EXHIBIT 'C' for New Legal Descriptions Following Boundary Adjustment

Parcel 1 Abbreviated Legal: (37.0000 ac) df #4-2008 af#200903120090 2010: tract E. survey AF#200210250164. except that portion lying west of common lines A and B the legal descriptions for which said common lines A and B are set forth in that certain cross and stockinger RCW 58.04 property line agreement recorded on January 8 2013 under AF #201301080059

Parcel 2 Abbreviated Legal: Lot I, Blk. 5, Lake Cavanaugh Subdivision, Div.I, V 5, P 37-43, Skagit County, Washington.

Tax Parcels: (P108571) ID# 3937-006-037-0200 and (P66424) ID# 3937-005-001-0000

The herein described property will be combined or aggregated with contiguous property owned by the party. This boundary adjustment is not for the purposes of creating an additional building lot.

DATED: 11-3-20

Richard S. Stockinger
Richard S. Stockinger

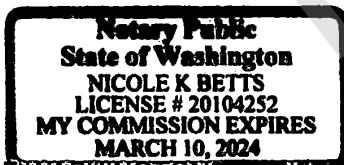
DATED: 11-3-20

Susan D. Stockinger
Susan D. Stockinger

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evident that RICHARD S. STOCKINGER is the person who appeared before me, and said person acknowledged that she signed this instrument, and an oath stated that she was authorized to execute this instrument and acknowledged it to be her free and voluntary act for the uses and purposes therein mentioned.

Dated: November 3, 2020

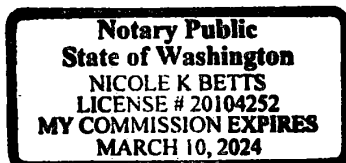


Nicole K. Betts
Name: Nicole K. Betts
NOTARY PUBLIC in and for the State of
Washington, residing at: Edmonds
My appointment expires: March 10, 2024

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evident that SUSAN D. STOCKINGER is the person who appeared before me, and said person acknowledged that she signed this instrument, and an oath stated that she was authorized to execute this instrument and acknowledged it to be her free and voluntary act for the uses and purposes therein mentioned.

Dated: November 3, 2020



Nicole K. Betts
Name: Nicole K. Betts
NOTARY PUBLIC in and for the State of
Washington, residing at: Edmonds
My appointment expires: March 10, 2024

Exhibit A**Boundary Line Adjustment for Richard Stockinger****Original Legal Descriptions Prior to Boundary Adjustment**

Grantor Parcel 1, Richard Stockinger: Skagit County Assessor's Parcel # P108571 / ID# 3937-006-037-0200

Tract "E," Lake Cavanaugh Subdivision, Division No. 1, as per plat recorded in Volume 5 of plats, pages 37 through 43, inclusive, records of Skagit County, Washington.
Together with that portion of Government Lot 1, Section 26, Township 33 North, Range 6 East, W.M., lying Southerly of the South line of the county road and that portion of "Lake Cavanaugh Subdivision No. 1," as per plat recorded in Volume 5 of Plats, pages 37 through 43, inclusive, records of Skagit County, Washington, lying Southerly of the South line of North Lake Shore Drive (sometimes referred to as "North Shore Drive"), East of Lot 6, Block 4 of said "Lake Cavanaugh Subdivision, Division No. 1" and Southwesterly of any portion of Block 5 or Block 6 of said "Lake Cavanaugh Subdivision Division No. 1."
Except that portion lying West of common lines A and B the legal descriptions for which said common lines A and B are set forth in that certain Cross and Stockinger RCW 58.04 Property Line Agreement recorded on January 8 2013 under Auditor's File No. 201301080059.

Situate in the County of Skagit, State of Washington.

All containing 1,627,995 S.F., more or less.

(Legal description based on Quit Claim Deed recorded under Auditor's File No. 201301080060, and RCW 58.04 Property Line Agreement recorded under Auditor's File No. 201301080059.)

Grantee Parcel 2, Richard Stockinger: Skagit County Assessor's Parcel # P66424 / ID# 3937-005-001-0000

Lot 1, Block 5, Lake Cavanaugh Subdivision, Division No. 1, according to the plat thereof, recorded in Volume 5 of Plats, pages 37 through 43, records of Skagit County, Washington.

Situate in County of Skagit, State of Washington.

All containing 31,080 S.F. more or less.

(Legal description from Statutory Warranty Deed recorded under Auditor's File No. 200709140087.)

Exhibit B**Boundary Line Adjustment for Richard Stockinger****Legal Description for the Portion Conveyed from Parcel 1 (Grantor: Richard Stockinger) to Parcel 2 (Grantee: Richard Stockinger)**

That portion of Tract "E," Lake Cavanaugh Subdivision, Division No. 1, as per plat recorded in Volume 5 of plats, pages 37 through 43, inclusive, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of said Tract "E"; thence North 12°02'00" East, along the East line of said Tract "E", a distance of 139.68 feet to the East quarter corner of said Section 26, being an angle point in said East line; thence North 61°36'43" West a distance of 126.17 feet; thence South 56°47'35" West a distance of 82.11 feet to a point on the Northerly margin of North Lake Shore Drive; thence South 44°48'00" East, along said Northerly margin, a distance of 213.69 feet to the **Point of Beginning**.

Together with that portion of Government Lot 1, Section 26, Township 33 North, Range 6 East of the Willamette Meridian, lying Southerly of the South line of the county road and that portion of "Lake Cavanaugh Subdivision No. 1," as per plat recorded in Volume 5 of Plats, pages 37 through 43, inclusive, records of Skagit County, Washington, lying Southerly of the South line of North Lake Shore Drive (sometimes referred to as "North Shore Drive"), East of Lot 6, Block 4 of said "Lake Cavanaugh Subdivision, Division No. 1" and Southwesterly of any portion of Block 5 or Block 6 of said "Lake Cavanaugh Subdivision Division No. 1.", lying Easterly of the following described line:

Commencing at the Northeast corner of Lot 1, Block 6, Lake Cavanaugh Subdivision, Division No. 1, according to the plat thereof, recorded in Volume 5 of Plats, pages 37 through 43, records of Skagit County, Washington; thence North 44°48'00" West, along the Southerly margin of North Lake Shore Drive, as shown on said plat, a distance of 190.92 feet to the **True Point of Beginning**; thence South 45°12'00" West a distance of 21.25 feet to the Shoreline of Lake Cavanaugh and the **Terminus** of this line description.

Situate in County of Skagit, State of Washington.

All containing 20,787 S.F. more or less.

Exhibit C**Boundary Line Adjustment for Richard Stockinger****New Legal Descriptions Following Boundary Adjustment**

Grantor Parcel 1, Richard Stockinger: Skagit County Assessor's Parcel # P108571 / ID# 3937-006-037-0200

Tract "E," Lake Cavanaugh Subdivision, Division No. 1, as per plat recorded in Volume 5 of plats, pages 37 through 43, inclusive, records of Skagit County, Washington.

Together with that portion of Government Lot 1, Section 26, Township 33 North, Range 6 East of the Willamette Meridian, lying Southerly of the South line of the county road and that portion of Lake Cavanaugh Subdivision No. 1, as per plat recorded in Volume 5 of Plats, pages 37 through 43, inclusive, records of Skagit County, Washington, lying Southerly of the South line of North Lake Shore Drive (sometimes referred to as "North Shore Drive"), East of Lot 6, Block 4 of said "Lake Cavanaugh Subdivision, Division No. 1" and Southwesterly of any portion of Block 5 or Block 6 of said "Lake Cavanaugh Subdivision Division No. 1."

Except that portion lying West of common lines A and B the legal descriptions for which said common lines A and B are set forth in that certain Cross and Stockinger RCW 58.04 Property Line Agreement recorded on January 8 2013 under Auditor's File No. 201301080059.

Also Except that portion of said Government Lot 1 lying Easterly of the following described line:

Commencing at the Northeast corner of Lot 1, Block 6, Lake Cavanaugh Subdivision, Division No. 1, according to the plat thereof, recorded in Volume 5 of Plats, pages 37 through 43, records of Skagit County, Washington; thence North 44°48'00" West, along the Southerly margin of North Lake Shore Drive, as shown on said plat, a distance of 190.92 feet to the **True Point of Beginning**; thence South 45°12'00" West a distance of 21.25 feet to the Shoreline of Lake Cavanaugh and the **Terminus** of this line description.

Also Except that portion of Tract "E," Lake Cavanaugh Subdivision, Division No. 1, as per plat recorded in Volume 5 of plats, pages 37 through 43, inclusive, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of said Tract "E"; thence North 12°02'00" East, along the East line of said Tract "E", a distance of 139.68 feet to the East quarter corner of said Section 26, being an angle point in said East line; thence North 61°36'43" West a distance of 126.17 feet; thence South 56°47'35" West a distance of 82.11 feet to a point on the Northerly margin of North Lake Shore Drive; thence South 44°48'00" East, along said Northerly margin, a distance of 213.69 feet to the **Point of Beginning**.

Situate in the County of Skagit, State of Washington.

All containing 1,607,208 S.F., more or less.

Exhibit C**Boundary Line Adjustment for Richard Stockinger****New Legal Descriptions Following Boundary Adjustment, continued**

Grantee Parcel 2, Richard Stockinger: Skagit County Assessor's Parcel # P66424 / ID# 3937-005-001-0000

Lot 1, Block 5, Lake Cavanaugh Subdivision, Division No. 1, according to the plat thereof, recorded in Volume 5 of Plats, pages 37 through 43, records of Skagit County, Washington.

Together with that portion of Tract "E," Lake Cavanaugh Subdivision, Division No. 1, as per plat recorded in Volume 5 of plats, pages 37 through 43, inclusive, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of said Tract "E"; thence North 12°02'00" East, along the East line of said Tract "E", a distance of 139.68 feet to the East quarter corner of said Section 26, being an angle point in said East line; thence North 61°36'43" West a distance of 126.17 feet; thence South 56°47'35" West a distance of 82.11 feet to a point on the Northerly margin of North Lake Shore Drive; thence South 44°48'00" East, along said Northerly margin, a distance of 213.69 feet to the **Point of Beginning**.

Together with that portion of Government Lot 1, Section 26, Township 33 North, Range 6 East of the Willamette Meridian, lying Southerly of the South line of the county road and that portion of "Lake Cavanaugh Subdivision No. 1," as per plat recorded in Volume 5 of Plats, pages 37 through 43, inclusive, records of Skagit County, Washington, lying Southerly of the South line of North Lake Shore Drive (sometimes referred to as "North Shore Drive"), East of Lot 6, Block 4 of said "Lake Cavanaugh Subdivision, Division No. 1" and Southwesterly of any portion of Block 5 or Block 6 of said "Lake Cavanaugh Subdivision Division No. 1.", lying Easterly of the following described line:

Commencing at the Northeast corner of Lot 1, Block 6, Lake Cavanaugh Subdivision, Division No. 1, according to the plat thereof, recorded in Volume 5 of Plats, pages 37 through 43, records of Skagit County, Washington; thence North 44°48'00" West, along the Southerly margin of North Lake Shore Drive, as shown on said plat, a distance of 190.92 feet to the **True Point of Beginning**; thence South 45°12'00" West a distance of 21.25 feet to the Shoreline of Lake Cavanaugh and the **Terminus** of this line description.

Situate in County of Skagit, State of Washington.

All containing 51,867 S.F. more or less.

Exhibit D**Boundary Line Adjustment for Richard Stockinger****Legal Description for the Area Conveyed from Parcel 1 (Grantor: Richard Stockinger) to Parcel 2 (Grantee: Richard Stockinger)**

That portion of Tract "E," Lake Cavanaugh Subdivision, Division No. 1, as per plat recorded in Volume 5 of plats, pages 37 through 43, inclusive, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of said Tract "E"; thence North 12°02'00" East, along the East line of said Tract "E", a distance of 139.68 feet to the East quarter corner of said Section 26, being an angle point in said East line; thence North 61°36'43" West a distance of 126.17 feet; thence South 56°47'35" West a distance of 82.11 feet to a point on the Northerly margin of North Lake Shore Drive; thence South 44°48'00" East, along said Northerly margin, a distance of 213.69 feet to the **Point of Beginning**.

Together with that portion of Government Lot 1, Section 26, Township 33 North, Range 6 East of the Willamette Meridian, lying Southerly of the South line of the county road and that portion of "Lake Cavanaugh Subdivision No. 1," as per plat recorded in Volume 5 of Plats, pages 37 through 43, inclusive, records of Skagit County, Washington, lying Southerly of the South line of North Lake Shore Drive (sometimes referred to as "North Shore Drive"), East of Lot 6, Block 4 of said "Lake Cavanaugh Subdivision, Division No. 1" and Southwesterly of any portion of Block 5 or Block 6 of said "Lake Cavanaugh Subdivision Division No. 1.", lying Easterly of the following described line:

Commencing at the Northeast corner of Lot 1, Block 6, Lake Cavanaugh Subdivision, Division No. 1, according to the plat thereof, recorded in Volume 5 of Plats, pages 37 through 43, records of Skagit County, Washington; thence North 44°48'00" West, along the Southerly margin of North Lake Shore Drive, as shown on said plat, a distance of 190.92 feet to the **True Point of Beginning**; thence South 45°12'00" West a distance of 21.25 feet to the Shoreline of Lake Cavanaugh and the **Terminus** of this line description.

Situate in County of Skagit, State of Washington.

All containing 20,787 S.F. more or less.

"The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot."

APPROVED

Reviewed and Approved in accordance with Skagit County Code, Chapter 14.18.700
Skagit County.

By: David Roeder Date: 11/13/2020

Title: Senior Planner

