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Skagit County Auditor

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LAWRENCE A. PIRKLE  
P.O. Box 1788  
Mount Vernon, WA 98273  
(360) 336-6587

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 13 2021

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

**QUIT CLAIM DEED  
(Boundary Line Adjustment)**

Grantor: SHANE FAMILY, LLC, a Washington Limited Liability Company

Grantee: GARY L. HAYES and MOLLY H. HAYES, Husband and Wife

Abbreviated Legal Description:

Government Lot 13, Section 19, Township 34 North, Range 4 East, W.M.

Assessor's Tax Parcel Numbers: P26314 and P26638

THIS QUIT CLAIM DEED (Boundary Line Adjustment), is made this 2<sup>ND</sup> day of August, 2021, by and between SHANE FAMILY, LLC, a Washington Limited Liability Company (hereinafter "Grantor"), and GARY L. HAYES and MOLLY H. HAYES, Husband and Wife (hereinafter "Grantee").

a. Grantor is the owner of the property bearing Skagit County Assessor's Parcel Number P26314, described in the attached Exhibit "A".

b. Grantee is the owner of the property bearing Skagit County Assessor's Parcel Number P26638, described in the attached Exhibit "B".

c. The parties wish to adjust the boundaries between the two parcels, with a portion of Grantor's property bearing Skagit County Assessor's Parcel Number P26314, described in the attached Exhibit "C", to be combined with Grantee's property, bearing Skagit County Assessor's Parcel Number P26638.

d. The new adjusted description of Grantor's property is set forth in the attached Exhibit "D", being Skagit County Assessor Parcel Number P26314.

e. The new adjusted description of Grantee's property is set forth in the attached Exhibit "E", being Skagit County Assessor Parcel Number P26638.

f. A diagram showing the adjusted boundaries of the parcels is attached as Exhibit "F".

**Conveyance**

THEREFORE, for and in consideration of the said boundary line adjustment and for no monetary consideration, only clearing title/boundaries between the entities, Grantor does hereby Quit Claim to Grantee all of their interest in the real property lying

and being in the County of Skagit and the State of Washington, and being described in the attached Exhibit "C".

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

Dated the 2<sup>ND</sup> day of August, 2021.

SHANE FAMILY, LLC

By: *Fay A. Shane*  
FAY A. SHANE, Member

STATE OF WASHINGTON )  
  ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that FAY A. SHANE is the individual who appeared before me and said individual acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as Member/Manager of SHANE FAMILY, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 2<sup>ND</sup> day of August, 2021.



LAWRENCE A. PIRKLE  
*[Signature]*  
NOTARY PUBLIC in and for the  
State of Washington,  
Residing at Mount Vernon  
My Commission Expires: 5/7/23

**Exhibit "A"**

**Shane Family, LLC, a Washington Limited Liability Company, Parcel  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel Number P-26314)**

The West 429 feet of Government Lot 13 in Section 19, Township 34 North, Range 4 East,  
W.M.,

EXCEPT the North 30 feet thereof for road,

AND EXCEPT Dike District No. 1 right-of-way as condemned in Skagit County Superior Court  
Cause No. 3049,

AND ALSO EXCEPT the following described tract:

BEGINNING at the Northwest corner of said Government Lot 13;  
thence North 88°21'00" East along the North line of said Government Lot 13, a distance  
of 429.00 feet;  
thence South 0°15'11" West 30.02 feet to the South line of the County Road and the  
Northeast corner of that certain parcel as described under Auditor's File No. 880605 and  
the TRUE POINT OF BEGINNING;  
thence continue South 0°15'11" West along the East line of said parcel recorded under  
Auditor's File No. 880605, a distance of 279.99 feet to the Northwest corner of that  
certain 20.00 foot parcel as described under Auditor's File No. 587978;  
thence South 88°21'00" West along the Westerly extension of the North line of said 20.00  
foot parcel, 5.20 feet;  
thence North 0°06'55" West 279.93 feet, more or less, to a point South 88°21'00" West  
7.00 feet from the TRUE POINT OF BEGINNING along the South line of said County  
road;  
thence North 88°21'00" East 7.00 feet to the TRUE POINT OF BEGINNING.

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"**

**Gary L. Hayes and Molly H. Hayes, husband and wife, Parcel  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel Number P-26638)**

That portion of Government Lot 13, Section 19, Township 34 North, Range 4 East, W.M., lying Northerly of the Dike District No. 1 right-of-way and described as follows:

BEGINNING at a point 429 feet East and 30 feet South of the Northwest corner of Government Lot 13 of said Section 19;  
thence East parallel to the North line of Government Lot 13, 189.75 feet;  
thence South to the Skagit River;  
thence Westerly along the said river to a point due South of the POINT OF BEGINNING;  
thence North to the POINT OF BEGINNING;

EXCEPT therefrom right-of-way for County road,

AND EXCEPT therefrom the following described tracts:

**Tract "X"**

BEGINNING at a point 534 feet East and 30 feet South of the Northwest corner of said Government Lot 13;  
thence South 2°45'09" East parallel with the West line of that certain tract conveyed to Frank E. McCormick and Margaret H. McCormick, his wife, by deed filed October 30, 1928, under Auditor's File No. 217675, and recorded in Volume 145 of Deeds, page 596, records of Skagit County, Washington, a distance of 442 feet, more or less, to the Southwest corner of that certain tract conveyed to Ralph S. Loy and Agnes G. Loy, by deed recorded October 7, 1968, under Auditor's File No. 719005, in Volume 22 of Deeds, page 184, records of Skagit County, Washington;  
thence North 85°19'40" East parallel with the North line of Government Lot 13, 84.24 feet to the East line of said McCormick tract;  
thence North along the East line of said McCormick tract to the South line of the County road commonly known as the McLean Road;  
thence Westerly along the South line of said County road to the POINT OF BEGINNING;

**Tract "Y"**

BEGINNING at a point 429 feet East and 30 feet South of the Northwest corner of said Government Lot 13;  
thence East parallel to the North line of said subdivision, 85 feet;  
thence South 300 feet;  
thence West 85 feet to a point due South of the POINT OF BEGINNING;  
thence North 300 feet, more or less, to the POINT OF BEGINNING.

**Tract "Z"**

ALSO EXCEPT any portion of Lots 1 and 2, Short Plat No. MV-6-92, approved November 30, 1992 and recorded December 2, 1992 under Skagit County Auditor's File No. 9212020047, being a portion of Government Lot 13, Section 19, Township 34 North, Range 4 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.

2-2A-9



**Exhibit "C"**

**Portion of Shane Family, LLC, a Washington Limited Liability Company, Parcel  
(Skagit County Assessor's Parcel Number P-26314)  
To be Boundary Line Adjusted into  
Gary L. Hayes and Molly H. Hayes, husband and wife, Parcel  
(Skagit County Assessor's Parcel Number P-26638)**

That portion of Government Lot 13, Section 19, Township 34 North, Range 4 East, W.M.,  
described as follows:

Commencing at the Northeast corner of the West 429.00 feet (as measured  
perpendicular to the West line) of said Government Lot 13;  
thence South 0°15'11" West parallel with said West line of Government Lot 13,  
for a distance of 30.02 feet, more or less, to the Southerly right-of-way margin of  
McLean Road;  
thence South 88°21'00" West along said South right-of-way margin of McLean  
Road for a distance of 7.00 feet, more or less, to the Northwest corner of that  
certain parcel conveyed to Richard E. Meyer and Lois Meyer, husband and wife,  
by Quit Claim deed recorded under Auditor's File No. 200305190147;  
thence South 0°06'55" East along the West line of said Meyer parcel for a  
distance of 279.94 feet to the Southwest corner thereof;  
thence North 88°21'00" East along the South line of said Meyer parcel for a  
distance of 5.20 feet, more or less, to the East line of said West 429.00 feet of  
Government Lot 13 and being the TRUE POINT OF BEGINNING;  
thence South 0°15'11" West parallel along said East line of the West 429.00 feet  
of Government Lot 13 for a distance of 856.34 feet, more or less, to the Northerly  
margin of Dike District No. 1 right-of-way as condemned in Skagit County  
Superior Court Cause No. 3049;  
thence South 66°08'57" West along said Northerly right-of-way margin for a  
distance of 1.24 feet to an angle point;  
thence South 56°23'00" West along said Northerly right-of-way for a distance of  
5.01 feet;  
thence North 00°12'20" East for a distance of 859.44 feet, more or less, to a point  
bearing South 88°21'00" West from the TRUE POINT OF BEGINNING;  
thence North 88°21'00" East for a distance of 6.00 feet, more or less, to the  
TRUE POINT OF BEGINNING.

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 4,839 sq ft, 0.1 acres

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 east  
(P-26638) owned by the grantee.

**APPROVED**

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

Skagit County

By: [Signature]  
Title: Senior Planner

Date: 7/14/2021

*2-24-21*



**Exhibit "D"**

**Shane Family, LLC, a Washington Limited Liability Company, Parcel  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel Number P-26314)**

The West 429 feet of Government Lot 13 in Section 19, Township 34 North, Range 4 East, W.M.,

EXCEPT the North 30 feet thereof for road,

AND EXCEPT Dike District No. 1 right-of-way as condemned in Skagit County Superior Court Cause No. 3049,

AND ALSO EXCEPT the following described tract:

BEGINNING at the Northwest corner of said Government Lot 13;  
thence North 88°21'00" East along the North line of said Government Lot 13, a distance of 429.00 feet;  
thence South 0°15'11" West 30.02 feet to the South line of the County Road and the Northeast corner of that certain parcel as described under Auditor's File No. 880605 and the TRUE POINT OF BEGINNING;  
thence continue South 0°15'11" West along the East line of said parcel recorded under Auditor's File No. 880605, a distance of 279.99 feet to the Northwest corner of that certain 20.00 foot parcel as described under Auditor's File No. 587978;  
thence South 88°21'00" West along the Westerly extension of the North line of said 20.00 foot parcel, 5.20 feet;  
thence North 0°06'55" West 279.93 feet, more or less, to a point South 88°21'00" West 7.00 feet from the TRUE POINT OF BEGINNING along the South line of said County road;  
thence North 88°21'00" East 7.00 feet to the TRUE POINT OF BEGINNING.

AND ALSO EXCEPT the following described tract:

Commencing at the Northeast corner of the West 429.00 feet (as measured perpendicular to the West line) of said Government Lot 13;  
thence South 0°15'11" West parallel with said West line of Government Lot 13, for a distance of 30.02 feet, more or less, to the Southerly right-of-way margin of McLean Road;  
thence South 88°21'00" West along said South right-of-way margin of McLean Road for a distance of 7.00 feet, more or less, to the Northwest corner of that certain parcel conveyed to Richard E. Meyer and Lois Meyer, husband and wife, by Quit Claim deed recorded under Auditor's File No. 200305190147;  
thence South 0°06'55" East along the West line of said Meyer parcel for a distance of 279.94 feet to the Southwest corner thereof;  
thence North 88°21'00" East along the South line of said Meyer parcel for a distance of 5.20 feet, more or less, to the East line of said West 429.00 feet of Government Lot 13 and being the TRUE POINT OF BEGINNING;  
thence South 0°15'11" West parallel along said East line of the West 429.00 feet of Government Lot 13 for a distance of 856.34 feet, more or less, to the Northerly margin of Dike District No. 1 right-of-way as condemned in Skagit County Superior Court Cause No. 3049;  
thence South 66°08'57" West along said Northerly right-of-way margin for a distance of 1.24 feet to an angle point;  
thence South 56°23'00" West along said Northerly right-of-way for a distance of 5.01 feet;  
thence North 00°12'20" East for a distance of 859.44 feet, more or less, to a point bearing South 88°21'00" West from the TRUE POINT OF BEGINNING;  
thence North 88°21'00" East for a distance of 6.00 feet, more or less, to the TRUE POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.



**Exhibit "E"**

**Gary L. Hayes and Molly H. Hayes, husband and wife, Parcel  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel Number P-26638)**

That portion of Government Lot 13, Section 19, Township 34 North, Range 4 East, W.M., lying Northerly of the Dike District No. 1 right-of-way and described as follows:

BEGINNING at a point 429 feet East and 30 feet South of the Northwest corner of Government Lot 13 of said Section 19;  
thence East parallel to the North line of Government Lot 13, 189.75 feet;  
thence South to the Skagit River;  
thence Westerly along the said river to a point due South of the POINT OF BEGINNING;  
thence North to the POINT OF BEGINNING;

EXCEPT therefrom right-of-way for County road,

AND EXCEPT therefrom the following described tracts:

**Tract "X"**

BEGINNING at a point 534 feet East and 30 feet South of the Northwest corner of said Government Lot 13;  
thence South  $2^{\circ}45'09''$  East parallel with the West line of that certain tract conveyed to Frank E. McCormick and Margaret H. McCormick, his wife, by deed filed October 30, 1928, under Auditor's File No. 217675, and recorded in Volume 145 of Deeds, page 596, records of Skagit County, Washington, a distance of 442 feet, more or less, to the Southwest corner of that certain tract conveyed to Ralph S. Loy and Agnes G. Loy, by deed recorded October 7, 1968, under Auditor's File No. 719005, in Volume 22 of Deeds, page 184, records of Skagit County, Washington;  
thence North  $85^{\circ}19'40''$  East parallel with the North line of Government Lot 13, 84.24 feet to the East line of said McCormick tract;  
thence North along the East line of said McCormick tract to the South line of the County road commonly known as the McLean Road;  
thence Westerly along the South line of said County road to the POINT OF BEGINNING;

**Tract "Y"**

BEGINNING at a point 429 feet East and 30 feet South of the Northwest corner of said Government Lot 13;  
thence East parallel to the North line of said subdivision, 85 feet;  
thence South 300 feet;  
thence West 85 feet to a point due South of the POINT OF BEGINNING;  
thence North 300 feet, more or less, to the POINT OF BEGINNING.

**Tract "Z"**

ALSO EXCEPT any portion of Lots 1 and 2, Short Plat No. MV-6-92, approved November 30, 1992 and recorded December 2, 1992 under Skagit County Auditor's File No. 9212020047, being a portion of Government Lot 13, Section 19, Township 34 North, Range 4 East, W.M.,

TOGETHER WITH that portion of Government Lot 13, Section 19, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the Northeast corner of the West 429.00 feet (as measured perpendicular to the West line) of said Government Lot 13;  
thence South  $0^{\circ}15'11''$  West parallel with said West line of Government Lot 13, for a distance of 30.02 feet, more or less, to the Southerly right-of-way margin of McLean Road;  
thence South  $88^{\circ}21'00''$  West along said South right-of-way margin of McLean Road for a distance of 7.00 feet, more or less, to the Northwest corner of that

certain parcel conveyed to Richard E. Meyer and Lois Meyer, husband and wife, by Quit Claim deed recorded under Auditor's File No. 200305190147; thence South  $0^{\circ}06'55''$  East along the West line of said Meyer parcel for a distance of 279.94 feet to the Southwest corner thereof; thence North  $88^{\circ}21'00''$  East along the South line of said Meyer parcel for a distance of 5.20 feet, more or less, to the East line of said West 429.00 feet of Government Lot 13 and being the TRUE POINT OF BEGINNING; thence South  $0^{\circ}15'11''$  West parallel along said East line of the West 429.00 feet of Government Lot 13 for a distance of 856.34 feet, more or less, to the Northerly margin of Dike District No. 1 right-of-way as condemned in Skagit County Superior Court Cause No. 3049; thence South  $66^{\circ}08'57''$  West along said Northerly right-of-way margin for a distance of 1.24 feet to an angle point; thence South  $56^{\circ}23'00''$  West along said Northerly right-of-way for a distance of 5.01 feet; thence North  $00^{\circ}12'20''$  East for a distance of 859.44 feet, more or less, to a point bearing South  $88^{\circ}21'00''$  West from the TRUE POINT OF BEGINNING; thence North  $88^{\circ}21'00''$  East for a distance of 6.00 feet, more or less, to the TRUE POINT OF BEGINNING.

ALL OF THE ABOVE BEING 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.



2-24-21





