

202110130088

10/13/2021 01:54 PM Pages: 1 of 9 Fees: \$211.50
Skagit County Auditor

Filed for Record at request of
and return to:

Stiles & Lehr Inc., P.S.
P.O. Box 228 / 925 Metcalf Street
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2021-4703
OCT 13 2021

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

Grantor(s): Clara E. McKay, as her separate property
Grantee(s): Dien H. Pham, as his separate property
Abbrev. Legal: 1) PTN W1/2 NW1/4 SW1/4 SEC 21 AND NE1/4 SE1/4 SEC 20, TOWNSHIP 36N, RNG 4E
2) Lot 1, Skagit County Short Plat No. 46-73, NE SE 20-36-4
Parcel ID #: 1) P49516 / 360420-0-009-0001 (portion thereof)
2) P49519 / 360420-0-010-0107

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

THE GRANTOR, CLARA E. MCKAY, as her separate property, in accordance with Property (Boundary) Line Adjustment Agreement recorded on October 13, 2021 under Auditor's File No. 202110130087, conveys and quit claims unto DIEN H. PHAM, as his separate property, in the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

Exhibit 'A' – McKay Parcel Before Boundary Line Adjustment
Exhibit 'B' – Pham Parcel Before Boundary Line Adjustment
Exhibit 'C' – Portion of McKay Parcel Conveyed to Pham Parcel
Exhibit 'D' – Adjusted description of McKay Parcel
Exhibit 'E' – Adjusted description of Pham Parcel
Exhibit 'F' – Map depicting adjusted Parcels

Clara E. McKay Parcel

Tax #(P49516) 360420-0-009-0001

Dien H. Pham Parcel

Tax #(P49519) 360420-0-010-0107

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

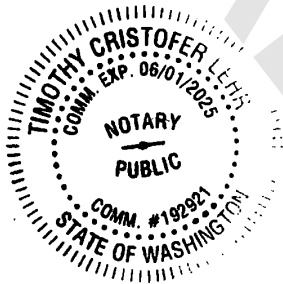
Dated 9-10-21, 2021

Clara McKay
Clara E. McKay, Grantor

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me **Clara E. McKay**, who executed the within and foregoing instrument and acknowledged she signed this instrument as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal this 10th day of September, 2021.



Tim
NOTARY PUBLIC in and for the
State of Washington, residing at
Sedro-Woolley, WA
Commission Expires: 6/01/2025

BOUNDARY ADJUSTMENT

Reviewed and approved in accordance
with Skagit County Code Chapter 14.18

Heidi Rooden
Skagit Co. Planning & Dev. Services

10/9/2021
Date

EXHIBIT 'A'MCKAY LEGAL DESCRIPTION BEFORE BLA

PORTION OF W1/2 NW1/4 SW1/4 SECTION 21 AND NE1/4 SE1/4 SECTION 20,
TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON NORTHERLY LINE OF CCC COUNTY ROAD 595.21
FEET NORTHWESTERLY FROM INTERSECTION WITH EAST LINE SAID W1/2
NW1/4 SW1/4 SOUTHERLY PROJECTION THEREOF TO A POINT ON SOUTHERLY
LINE OF ESTABLISHED OLD GRADE ROAD WHICH IS 595.21 FEET
NORTHWESTERLY FROM INTERSECTION WITH EAST LINE SAID W1/2 NW1/4
SW1/4 THENCE NORTHWESTERLY ALONG SAID ROAD 200 FEET THENCE
SOUTHERLY TO A POINT ON NORTHERLY LINE OF SAID CCC ROAD WHICH IS
200 FEET NORTHWESTERLY OF POINT OF BEGINNING THENCE
SOUTHEASTERLY ALONG SAID ROAD 200 FEET TO POINT OF BEGINNING
EXCEPT SHORT PLAT #17-79.

Exhibit "B"

PHAM LEGAL DESCRIPTION BEFORE BLA

THAT PORTION OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST $\frac{1}{4}$ CORNER OF SAID SECTION ON THE NORTH LINE OF THE EXISTING COUNTY ROAD; THENCE SOUTH 3 DEGREES, 14'43" EAST ALONG THE EAST LINE OF SAID SECTION 20, A DISTANCE OF 616.7 FEET, MORE OR LESS, TO THE NORTH LINE OF THAT CERTAIN TRACT SOLD TO DALE R. YOUNG ET UX BY INSTRUMENT RECORDED SEPTEMBER 10, 1969 AS AUDITOR'S FILE NO. 730916;

THENCE NORTH 75-15 WEST ALONG THE NORTHERLY LINE OF SAID YOUNG TRACT, 114.49 FEET, MORE OR LESS, TO THE NORTHWEST CORNER THEREOF AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE SOUTH 3 DEGREES, 14'43" EAST ALONG THE WEST LINE OF SAID YOUNG TRACT, A DISTANCE OF 553.62 FEET, MORE OR LESS TO THE NORTHERLY LINE OF THE C.C.C ROAD;

THENCE NORTH 75 DEGREES, 15' WEST, ALONG THE NORTHERLY LINE OF SAID C.C.C. ROAD, A DISTANCE OF 100 FEET;

THENCE NORTH 3 DEGREES, 14'43" WEST, PARALLEL WITH THE WEST LINE OF SAID YOUNG TRACT, A DISTANCE OF 553.62 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THAT CERTAIN TRACT TO LARRY R. HASTINGS, ET UX BY DEED RECORDED MARCH 16, 1973, AS AUDITOR'S FILE NO. 782021;

THENCE SOUTH 75 DEGREES, 15' EAST ALONG SAID NORTHERLY LINE 100 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND IS SHOWN AS TRACT 1 OF SHORT PLAT NO. 46-73, AS APPROVED OCTOBER 3, 1973.

Exhibit 'C'

MCKAY TO PHAM CONVEYANCE

THAT PORTION OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST $\frac{1}{4}$ CORNER OF SAID SECTION ON THE NORTH LINE OF THE EXISTING COUNTY ROAD; THENCE SOUTH 3 DEGREES, 14'43" EAST ALONG THE EAST LINE OF SAID SECTION 20, A DISTANCE OF 616.7 FEET, MORE OR LESS, TO THE NORTH LINE OF THAT CERTAIN TRACT SOLD TO DALE R. YOUNG ET UX BY INSTRUMENT RECORDED SEPTEMBER 10, 1969 AS AUDITOR'S FILE NO. 730916;

THENCE NORTH 75 DEGREES, 15' WEST ALONG THE NORTHERLY LINE OF SAID YOUNG TRACT, 114.49 FEET, MORE OR LESS, TO THE NORTHWEST CORNER THEREOF, ALSO BEING THE NORTHEAST CORNER OF TRACT 1 OF SHORT PLAT 46-73 AS APPROVED OCTOBER 3RD, 1973. AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE SOUTH 75 DEGREES, 15' EAST ALONG THE NORTHERLY LINE OF SAID YOUNG TRACT, 34 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE NORTHERLY PROJECTION OF AN EXISTING BARBED WIRE FENCE LINE RUNNING SOUTH; THENCE SOUTHERLY ALONG SAID FENCE LINE 560 FEET MORE OR LESS TO THE NORTH LINE OF THE CCC ROAD; THENCE NORTH 75 DEGREES, 15' WEST, ALONG THE NORTHERLY LINE OF SAID C.C.C. ROAD, A DISTANCE OF 2.46' FEET MORE OR LESS, THENCE NORTH 3 DEGREES, 14'43" WEST, PARALLEL WITH THE WEST LINE OF SAID YOUNG TRACT, A DISTANCE OF 10.46 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF TRACT 1 OF SHORT PLAT 46-73; THENCE NORTH 3 DEGREES, 14'43" WEST, PARALLEL WITH THE WEST LINE OF SAID YOUNG TRACT, A DISTANCE OF 557.65' MORE OR LESS TO THE TRUE POINT OF BEGINNING.

Exhibit 'D'

MCKAY LEGAL DESCRIPTION AFTER BLA

PORTION OF W1/2 NW1/4 SW1/4 SECTION 21 AND NE1/4 SE1/4 SECTION 20, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON NORTHERLY LINE OF CCC COUNTY ROAD 595.21 FEET NORTHWESTERLY FROM INTERSECTION WITH EAST LINE SAID W1/2 NW1/4 SW1/4 SOUTHERLY PROJECTION THEREOF TO A POINT ON SOUTHERLY LINE OF ESTABLISHED OLD GRADE ROAD WHICH IS 595.21 FEET NORTHWESTERLY FROM INTERSECTION WITH EAST LINE SAID W1/2 NW1/4 SW1/4 THENCE NORTHWESTERLY ALONG SAID ROAD 200 FEET THENCE SOUTHERLY TO A POINT ON NORTHERLY LINE OF SAID CCC ROAD WHICH IS 200 FEET NORTHWESTERLY OF POINT OF BEGINNING THENCE SOUTHEASTERLY ALONG SAID ROAD 200 FEET TO POINT OF BEGINNING EXCEPT SHORT PLAT #17-79.

EXCEPTING FROM THE ABOVE PARCEL THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED ABOVE; SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 1 OF SHORT PLAT 46-73, AS APPROVED OCTOBER 3RD, 1973; THENCE SOUTHEASTERLY ALONG THE NORTH BOUNDARY OF SAID PARCEL 34 FEET MORE OR LESS TO THE INTERSECTION WITH THE NORTHERLY PROJECTION OF A BARBED WIRE FENCE LINE RUNNING SOUTH; THENCE SOUTHERLY ALONG SAID FENCELINE 560 FEET MORE OR LESS TO THE SOUTH LINE OF SAID PARCEL; THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF SAID PARCEL, 2.56 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHERLY, PARALLEL WITH THE WEST LINE OF SAID YOUNG TRACT, A DISTANCE OF 10.46 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF TRACT 1 OF SHORT PLAT 46-73; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL 557.65' FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING, EXCEPT COUNTY ROAD RIGHT OF WAY.

Exhibit 'E'

PHAM LEGAL AFTER BLA - DESCRIBED AS ONE PARCEL

THAT PORTION OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

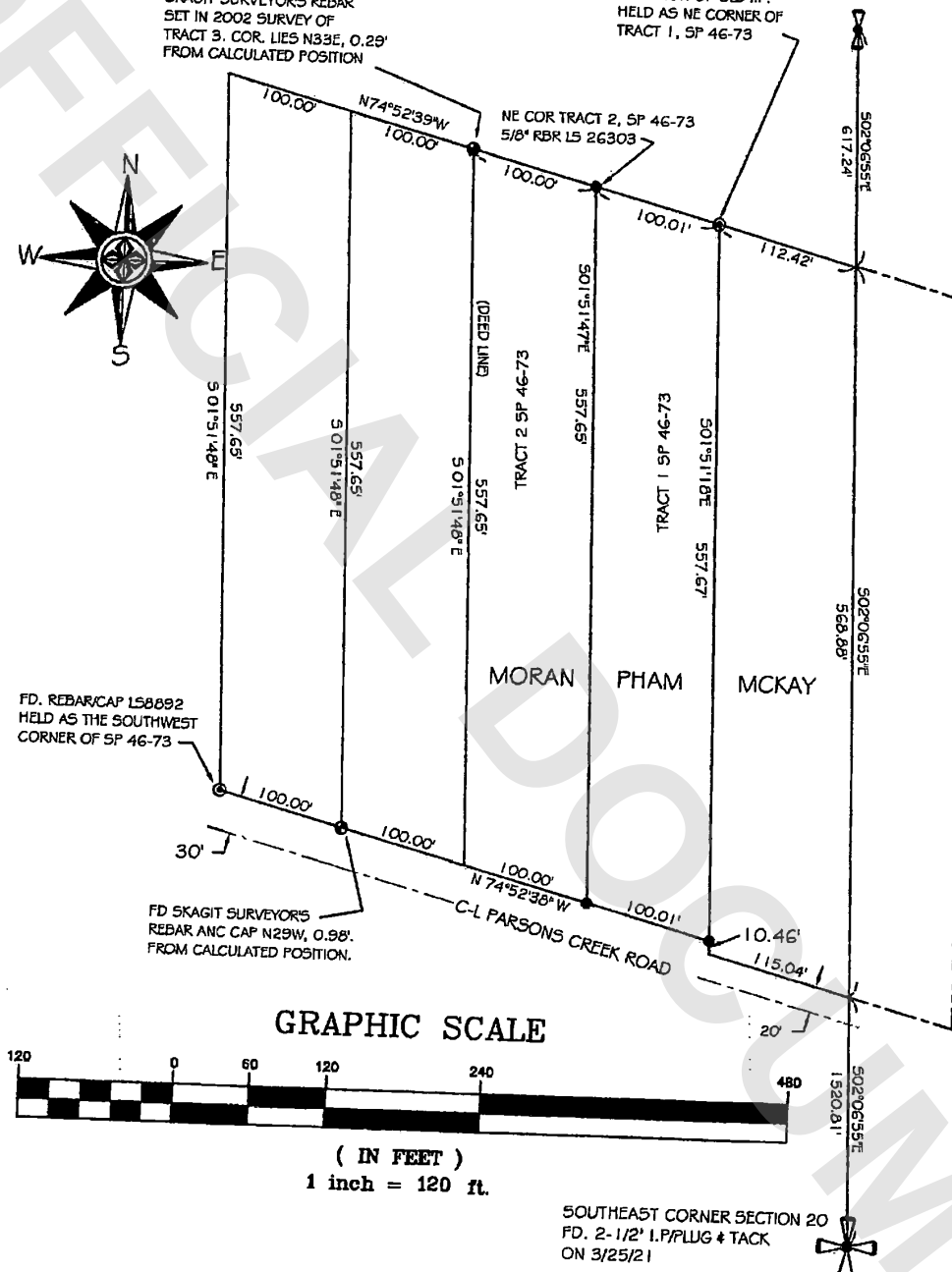
COMMENCING AT THE EAST $\frac{1}{4}$ CORNER OF SAID SECTION ON THE NORTH LINE OF THE EXISTING COUNTY ROAD; THENCE SOUTH 3 DEGREES, 14'43" EAST ALONG THE EAST LINE OF SAID SECTION 20, A DISTANCE OF 616.7 FEET, MORE OR LESS, TO THE NORTH LINE OF THAT CERTAIN TRACT SOLD TO DALE R. YOUNG ET UX BY INSTRUMENT RECORDED SEPTEMBER 10, 1969 AS AUDITOR'S FILE NO. 730916;

THENCE NORTH 75 DEGREES, 15' WEST ALONG THE NORTHERLY LINE OF SAID YOUNG TRACT, 114.49 FEET, MORE OR LESS, TO THE NORTHWEST CORNER THEREOF, ALSO BEING THE NORTHEAST CORNER OF TRACT 1 OF SHORT PLAT 46-73 AS APPROVED OCTOBER 3RD, 1973. AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE SOUTH 75 DEGREES, 15' EAST ALONG THE NORTHERLY LINE OF SAID YOUNG TRACT, 34 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE NORTHERLY PROJECTION OF AN EXISTING BARBED WIRE FENCE LINE RUNNING SOUTH; THENCE SOUTHERLY ALONG SAID FENCE LINE 560 FEET MORE OR LESS TO THE NORTH LINE OF THE CCC ROAD; THENCE NORTH 75 DEGREES, 15' WEST, ALONG THE NORTHERLY LINE OF SAID C.C.C. ROAD, A DISTANCE OF 2.46' FEET MORE OR LESS, THENCE NORTH 3 DEGREES, 14'43" WEST, PARALLEL WITH THE WEST LINE OF SAID YOUNG TRACT, A DISTANCE OF 10.46 FEET, MORE OR LESS, THENCE CONTINUING NORTH 75 DEGREES 15 WEST ALONG THE NORTHERLY LINE OF THE CCC ROAD, 96 FEET MORE OR LESS TO THE INTERSECTION WITH THE SOUTHERLY PROJECTION OF A BARBED WIRE FENCE LINE RUNNING NORTH; THENCE NORTHERLY ALONG SAID FENCE LINE, 550 FEET MORE OR LESS TO THE NORTHERLY LINE OF THAT CERTAIN TRACT SOLD TO LARRY R. HASTINGS, ET UX BY DEED RECORDED MARCH 16, 1973, AS AUDITOR'S FILE NO. 782021; THENCE SOUTH 75 DEGREES, 15' EAST ALONG SAID NORTHERLY LINE, 67.2 FEET MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

SKAGIT SURVEYOR'S REBAR
SET IN 2002 SURVEY OF
TRACT 3. COR. LIES N33E, 0.29'
FROM CALCULATED POSITION

FOUND ROCKEY REBAR
POSITION MATCHES
LOCATION OF OLD I.P.
HELD AS NE CORNER OF
TRACT 1, SP 46-73



(BASED OF R.O.S. RECORDED UNDER A.F#202104080113)

