

202110130089

10/13/2021 01:54 PM Pages: 1 of 10 Fees: \$212.50  
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

2021-4704  
OCT 13 2021

Amount Paid \$ 40500  
Skagit Co. Treasurer

By Deputy

Grantor(s): Dien H. Pham, as his separate property  
Grantee(s): Bryane Moran and Tami Moran, husband and wife  
Abbrev. Legal: 1) Lot 1, Skagit County Short Plat No. 46-73, NE SE 20-36-4  
2) TRACT 2, SP NO 46-73 SKAGIT CO WA, NE SE 20-36-4  
Parcel ID #: 1) P49519 / 360420-0-010-0107 (portion thereof)  
2) P49521 / 360420-0-010-0305

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

THE GRANTOR, DIEN H. PHAM, as his separate property, in accordance with  
Property (Boundary) Line Adjustment Agreement recorded on  
October 13, 2021 under Auditor's File No.  
202110130089, conveys and quit claims unto BRYANE  
MORAN AND TAMI MORAN, husband and wife, 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' – Pham Parcel Before Boundary Line Adjustment  
Exhibit 'B' – Moran Parcel Before Boundary Line Adjustment  
Exhibit 'C' – Portion of Pham Parcel Conveyed to Moran Parcel  
Exhibit 'D' – Adjusted description of Pham Parcel  
Exhibit 'E' – Adjusted description of Moran Parcel  
Exhibit 'F' – Map depicting adjusted Parcels

**Dien H. Pham Parcel**

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

**Bryane Moran and Tami Moran Parcel**

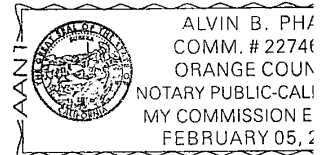
Tax #(P49521) 360420-0-010-0305

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 9/21/2021, 2021

*Dien H. Pham*  
Dien H. Pham, Grantor

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )



On this day personally appeared before me **Dien H. Pham**, who executed the within and foregoing instrument and acknowledged that he signed this instrument as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal this \_\_\_\_\_ day of September, 2021.

BOUNDARY ADJUSTMENT

Reviewed and approved in accordance  
with Skagit County Code Chapter 14.18

*How Rood*  
Skagit Co. Planning & Dev. Services

10/9/2021  
Date

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

Commission Expires: \_\_\_\_\_

**ACKNOWLEDGEMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

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State of California  
County of Orange

On 09/21/2021 before me, Alvin B. Phan, Notary Public

personally appeared **DIEN HOANG PHAM**  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)  
is/are subscribed to the within instrument and acknowledged to me that he/she/they executed  
the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the  
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the  
instrument.

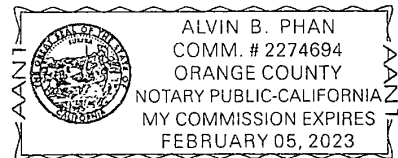
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature

*Alvin B. Phan*

(Seal)



## Exhibit 'A'

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 'B'

MORAN LEGAL DESCRIPTION BEFORE BLA

THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF THAT CERTAIN TRACT CONVEYED TO LARRY R. HASTINGS, ET UX BY DEED RECORDED MARCH 16, 1973, AS AUDITOR'S FILE NO. 782021 WHICH POINT IS NORTH 75 DEGREES 15' WEST A DISTANCE OF 100 FEET FROM THE NORTHWEST CORNER OF THAT TRACT SOLD TO DALE R. YOUNG, ET UX BY INSTRUMENT RECORDED SEPTEMBER 10, 1969, AS AUDITOR'S FILE NO. 730916; THENCE SOUTH 3 DEGREES 14'43" EAST TO THE NORTHERLY LINE OF THE C.C.C. ROAD; THENCE NORTH 75 DEGREES 15' WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 100 FEET; THENCE NORTH 3 DEGREES 14'43" WEST TO THE NORTHERLY LINE OF SAID HASTINGS TRACT; THENCE SOUTH 75 DEGREES 15' EAST ALONG SAID NORTHERLY LINE 100 FEET TO THE POINT OF BEGINNING.

(THE ABOVE DESCRIBED TRACT OF LAND IS SHOWN AS TRACT 2 OF SHORT PLAT NO. 46-73, AS APPROVED OCTOBER 3, 1973).

Exhibit 'C'

TRACT CONVEYED BY PHAM TO MORAN

THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF THAT CERTAIN TRACT CONVEYED TO LARRY R. HASTINGS, ET UX BY DEED RECORDED MARCH 16, 1973, AS AUDITOR'S FILE NO. 782021 WHICH POINT IS NORTH 75 DEGREES 15' WEST A DISTANCE OF 100 FEET FROM THE NORTHWEST CORNER OF THAT TRACT SOLD TO DALE R. YOUNG, ET UX BY INSTRUMENT RECORDED SEPTEMBER 10, 1969, AS AUDITOR'S FILE NO. 730916; SAID POINT ALSO BEING THE NORTHEAST CORNER OF TRACT 2 OF SHORT PLAT 46-73, AS APPROVED OCTOBER 3RD, 1973; THENCE SOUTH 75 DEGREES 15' EAST ALONG SAID HASTING NORTHERLY LINE 32.5 FEET MORE OR LESS TO THE NORTHERLY PROJECTION OF AN EXISTING BARBED WIRE FENCE LINE RUNNING SOUTH; THENCE SOUTHERLY ALONG SAID EXISTING FENCE LINE 550.15 FEET MORE OR LESS TO THE NORTHERLY LINE OF THE C.C.C. ROAD, THENCE NORTH 75 DEGREES 15' WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 4 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF TRACT 2 OF SHORT PLAT NO. 46-73; THENCE NORTH 3 DEGREES 14' 43" WEST 557.65 FEET MORE OR LESS TO THE NORTHEAST CORNER OF SAID TRACT 2 ON THE NORTHERLY LINE OF SAID HASTINGS TRACT AND THE TRUE POINT OF BEGINNING.

## Exhibit 'D'

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.

## EXHIBIT 'E'

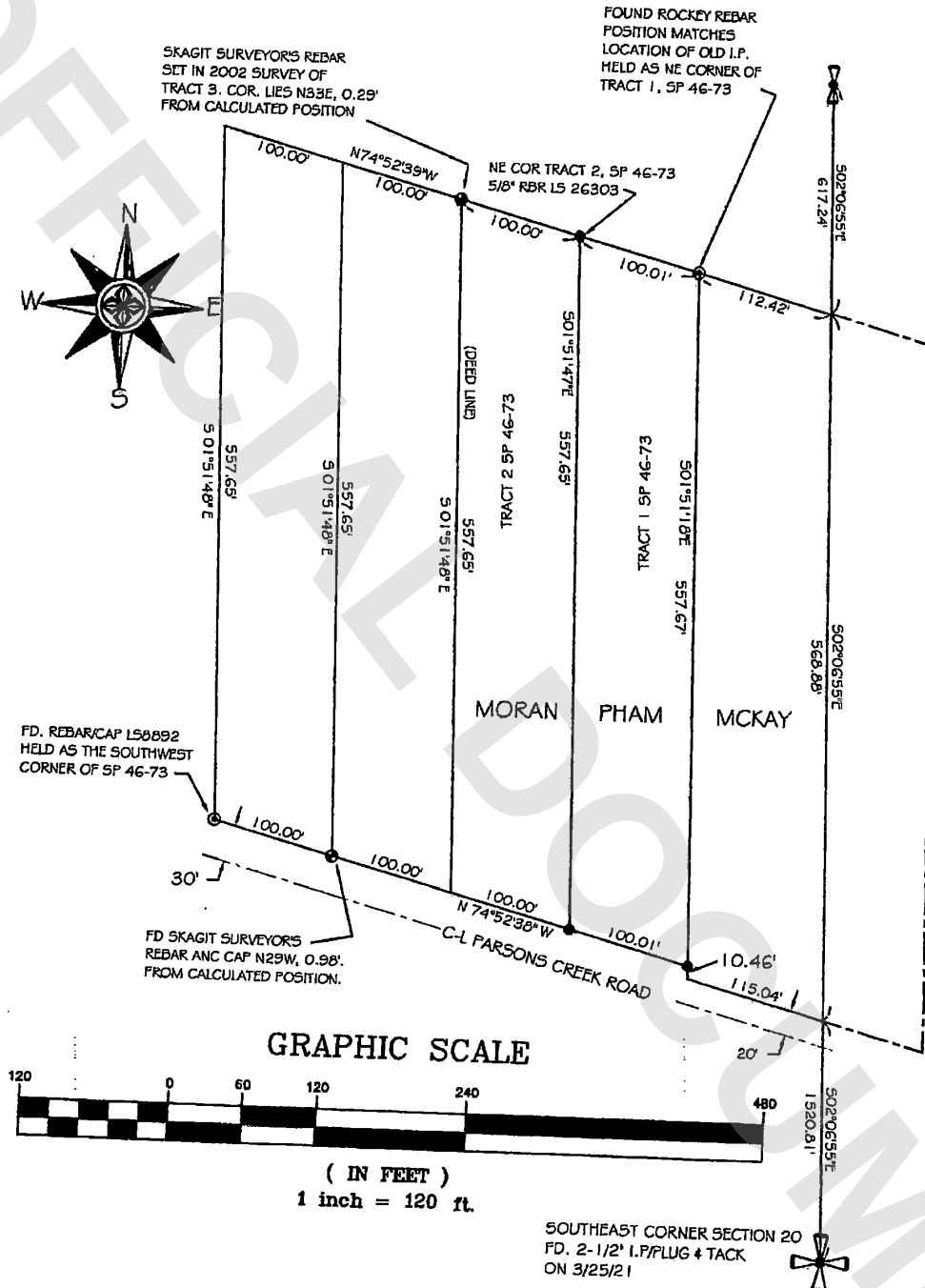
MORAN LEGAL DESCRIPTION AFTER BLA

THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

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**EXHIBIT D**  
**PARCELS BEFORE BLA**  
 (BASED OF R.O.S. RECORDED UNDER A.F#202104080113)



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

