



202110210103

10/21/2021 03:31 PM Pages: 1 of 10 Fees: \$212.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-4847
OCT 21 2021

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

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Quitclaim Deed
(Boundary Line Adjustment)

Grantors: Jack Middleton & Anne Middleton h/w

Grantee: Jack Middleton & Anne Middleton h/w

Legal Description: Lot 35, Plat of Bay View; parcels 1 & 2, ROS 200409170122

Assessor's Property Tax Parcel or Account Nos.: P35082; P35107

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE, is made this 21st day of OCTOBER, 2021, between Jack Middleton & Anne Middleton h/w, Grantors, and Jack Middleton & Anne Middleton h/w, Grantees.

Recitals

- a. Grantors/ Grantees are the owners of the property bearing Skagit County Assessor's parcel nos. P35082 and P35107, described in the attached Exhibit A.
- b. The parties wish to reconfigure the two parcels, per the attached Exhibits B & C.
- d. A diagram showing the reconfigured parcels is attached hereto as Exhibit D.

Exhibit "A"

**Jack and Anne Middleton Ownership Parcels
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-35082 and P-35107)**

Parcel No. 1 (per Auditor's File No. 908240034 shown as Parcel No. 1 on Record of Survey recorded under Auditor's File No. 200409170122)

Lot 35, "Plat of Bay View (McKenna and Elliott's 2nd Addition)", as per plat recorded in Volume 3 of Plats, page 19, records of Skagit County, Washington.

Parcel No. 2 (per Auditor's File Nos. 8010080050, 200106250074, 200205210013, 200205210014 and 850920016 shown as Parcel No. 2 on Record of Survey recorded under Auditor's File No. 200409170122)

That portion of Section 31, Township 35 North, Range 3 East, W.M., described as follows:

BEGINNING on the East line of 7th Street at its intersection with North line of "E" Avenue; thence Westerly along North line of "E" Avenue 620 feet to East line of 5th Street; thence Southerly along East line of 5th Street 330 feet to the center of vacated avenue "F"; thence East along center of avenue "F" 580 feet to center of 7th Street; thence Northerly along center of 7th Street, 300 feet to center of "E" Avenue; thence Easterly 40 feet to East line of 7th Street; thence Northerly TO PLACE OF BEGINNING, being vacated Blocks 36 and 47, McKenna & Elliott's Second Addition to Bayview, and portions of vacated streets adjoining.

TOGETHER WITH the unopened 6th Street right-of-way South of Josh Wilson Road and North of "E" Street as set forth in the "Plat of Bay View (McKenna and Elliott's 2nd Addition)", as per plat recorded in Volume 3 of Plats, page 19, (called Plat of Siegfred's Addition to Bay View, recorded on Volume 1 of Plats, page 3 in Quit Claim deed recorded under Auditor File No. 200205210014), records of Skagit County Washington.

EXCEPT that portion of the North 1/2 of vacated "E" Street lying between the East line of vacated 6th Street and the East line of vacated 7th Street as shown on "Plat of Bayview", McKenna and Elliott's second addition, as per plat recorded in Volume 3 of Plats, page 19, records of Skagit County,

AND ALSO EXCEPT that portion of the following described Parcel "X" lying Easterly of a line drawn Northwesterly, parallel with the East line thereof, from a point which is 170 feet Southwesterly from the Southeast corner thereof.

PARCEL "X"

All of vacated Block 47, "Plat of Bay View", McKenna and Elliott's Second Addition, as per plat recorded in Volume 3 of Plats, page 19, records of Skagit County, Washington.

TOGETHER WITH all of vacated "E" Street between the center line of 6th Street and the center line of 7th Street, and, that portion of the North 1/2 of vacated 7th Street lying between the center line of vacated 7th Street and the East line of vacated 7th Street.

EXCEPT THAT portion of the North 1/2 of vacated "E" Street lying Southerly of the Southerly line of vacated Block 48, and lying between the Westerly and Easterly line of said Block 48, if extended Southeasterly.

AND ALSO EXCEPT that portion of the North 1/2 of vacated "E" Street lying between the East line of vacated 6th Street and the East line of vacated 7th Street as shown on "Plat of Bayview", McKenna and Elliott's Second Addition, as per plat recorded in Volume 3 of Plats, page 19, records of Skagit County,

ALSO, TOGETHER WITH the East 1/2 of vacated 6th Street, the West 1/2 of vacated 7th Street adjacent thereto,

ALSO, TOGETHER WITH that portion of the North 1/2 of vacated "F" Street lying between the center line of vacated 6th Street and the center line of vacated 7th Street.

Parcel No. 3 (per Auditor's File No. 200406090120 shown as Parcel No. 4 on Record of Survey recorded under Auditor's File No. 200409170122)

The unopened 5th Street right-of-way south of Josh Wilson Road and North of "F" Street as set forth in the "Plat of Bay View (McKenna and Elliott's Second Addition)", as per plat recorded on Volume 3 of Plats, page 19, records of Skagit County, Washington.

ALL OF THE ABOVE PARCELS BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record including that certain easement for ingress, egress and utilities recorded under Skagit County Auditor's File No. 200212110158.

All of the above situated in the County of Skagit, State of Washington.



Exhibit "B"

**Jack and Anne Middleton Adjusted Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-35082)**

Parcel "A"

Lot 35, Plat of Bayview (McKenna and Elliott's Second Addition") as per plat recorded in Volume 3 of Plats, page 19, records of Skagit County, Washington.

TOGETHER WITH unopened 5th Street right-of-way South of Josh Wilson Road ("D" Street) and North of the Southerly right-of-way margin of vacated "E" Street and all of vacated "E" Street right-of-way margin between the Easterly line of unopened 5th Street and the Easterly right-of-way margin of vacated 6th Street, and all of vacated 6th Street right-of-way lying Southerly of Josh Wilson Road ("D" Street) and Northerly of the Northerly right-of-way margin of "E" Street, as set forth in the Plat of Bayview (McKenna and Elliott's Second Addition), as per plat recorded in Volume 3 of Plats, page 19, records of Skagit County, Washington.

SUBJECT TO and TOGETHER WITH a non-exclusive easement for ingress, egress and utilities as described in document recorded under Skagit County Auditor's File No. 200212110158.

AND ALSO 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 108,405 sq ft, 2.49 acres

The above-described parcel represents a re-configuration of Skagit County Assessor's Parcel No. P-35082.

This Boundary Line Adjustment is not for the purpose of creating additional building lots.

The above-described parcel is a modification of the previously described properties described on Exhibit "A" to create new parcel boundary lines.

APPROVED

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

Skagit County

By: _____
Title: _____

Date: _____

SEE EXHIBIT "C"



10-14-21

Exhibit "C"

**Jack and Anne Middleton Adjusted Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-35107)**

That portion of Section 31, Township 35 North, Range 3 East, W.M., described as follows:

BEGINNING on the East line of 7th Street at its intersection with North line of "E" Avenue; thence Westerly along North line of "E" Avenue 620 feet to East line of 5th Street; thence Southerly along East line of 5th Street 330 feet to the center of vacated avenue "F"; thence East along center of avenue "F" 580 feet to center of 7th Street; thence Northerly along center of 7th Street, 300 feet to center of "E" Avenue; thence Easterly 40 feet to East line of 7th Street; thence Northerly TO PLACE OF BEGINNING, being vacated Blocks 36 and 47, McKenna & Elliott's Second Addition to Bayview, and portions of vacated streets adjoining.

TOGETHER WITH that portion of unopened 5th Street right-of-way lying Southerly of the Southerly right-of-way of "E" Street and Northerly of the centerline of "F" Street as set forth in the "Plat of Bay View (McKenna and Elliott's 2nd Addition)", as per plat recorded in Volume 3 of Plats, page 19, records of Skagit County Washington.

EXCEPT that portion of unopened 6th Street right-of-way North of the Southerly margin of "E" Street AND ALSO EXCEPT that portion of vacated "E" Street right-of-way between the Westerly right-of-way margin of 5th Street and the Easterly right-of-way margin of 6th Street as set forth in the "Plat of Bay View (McKenna and Elliott's 2nd Addition)", as per plat recorded in Volume 3 of Plats, page 19, (called Plat of Siegfred's Addition to Bay View, recorded on Volume 1 of Plats, page 3 in Quit Claim deed recorded under Auditor File No. 200205210014), records of Skagit County Washington.

AND EXCEPT that portion of the North 1/2 of vacated "E" Street lying between the East line of vacated 6th Street and the East line of vacated 7th Street as shown on "Plat of Bayview", McKenna and Elliott's second addition, as per plat recorded in Volume 3 of Plats, page 19, records of Skagit County,

AND ALSO EXCEPT that portion of the following described Parcel "X" lying Easterly of a line drawn Northwesterly, parallel with the East line thereof, from a point which is 170 feet Southwesterly from the Southeast corner thereof.

PARCEL "X"

All of vacated Block 47, "Plat of Bay View", McKenna and Elliott's Second Addition, as per plat recorded in Volume 3 of Plats, page 19, records of Skagit County, Washington.

TOGETHER WITH all of vacated "E" Street between the center line of 6th Street and the center line of 7th Street, and, that portion of the North 1/2 of vacated 7th Street lying between the center line of vacated 7th Street and the East line of vacated 7th Street.

EXCEPT THAT portion of the North 1/2 of vacated "E" Street lying Southerly of the Southerly line of vacated Block 48, and lying between the Westerly and Easterly line of said Block 48, if extended Southeasterly.

AND ALSO EXCEPT that portion of the North 1/2 of vacated "E" Street lying between the East line of vacated 6th Street and the East line of vacated 7th Street as shown on "Plat of Bayview", McKenna and Elliott's Second Addition, as per plat recorded in Volume 3 of Plats, page 19, records of Skagit County,

ALSO, TOGETHER WITH the East 1/2 of vacated 6th Street, the West 1/2 of vacated 7th Street adjacent thereto,

ALSO, TOGETHER WITH that portion of the North 1/2 of vacated "F" Street lying between the center line of vacated 6th Street and the center line of vacated 7th Street.

TOGETHER WITH an easement for ingress, egress and utilities as described in document recorded in Skagit County Auditor's File No. 200212110158.

AND ALSO 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 131,646 sq ft, 3.02 acres

The above-described parcel represents a re-configuration of Skagit County Assessor's Parcel No. P-35107.

This Boundary Line Adjustment is not for the purpose of creating additional building lots.

The above-described parcel is a modification of the previously described properties described on Exhibit "A" to create new parcel boundary lines.

APPROVED

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

Skagit County

By: *Mark Reed*
Title: *Senior Planner*

Date: *10/21/2021*



10-14-21

EXHIBIT "D"

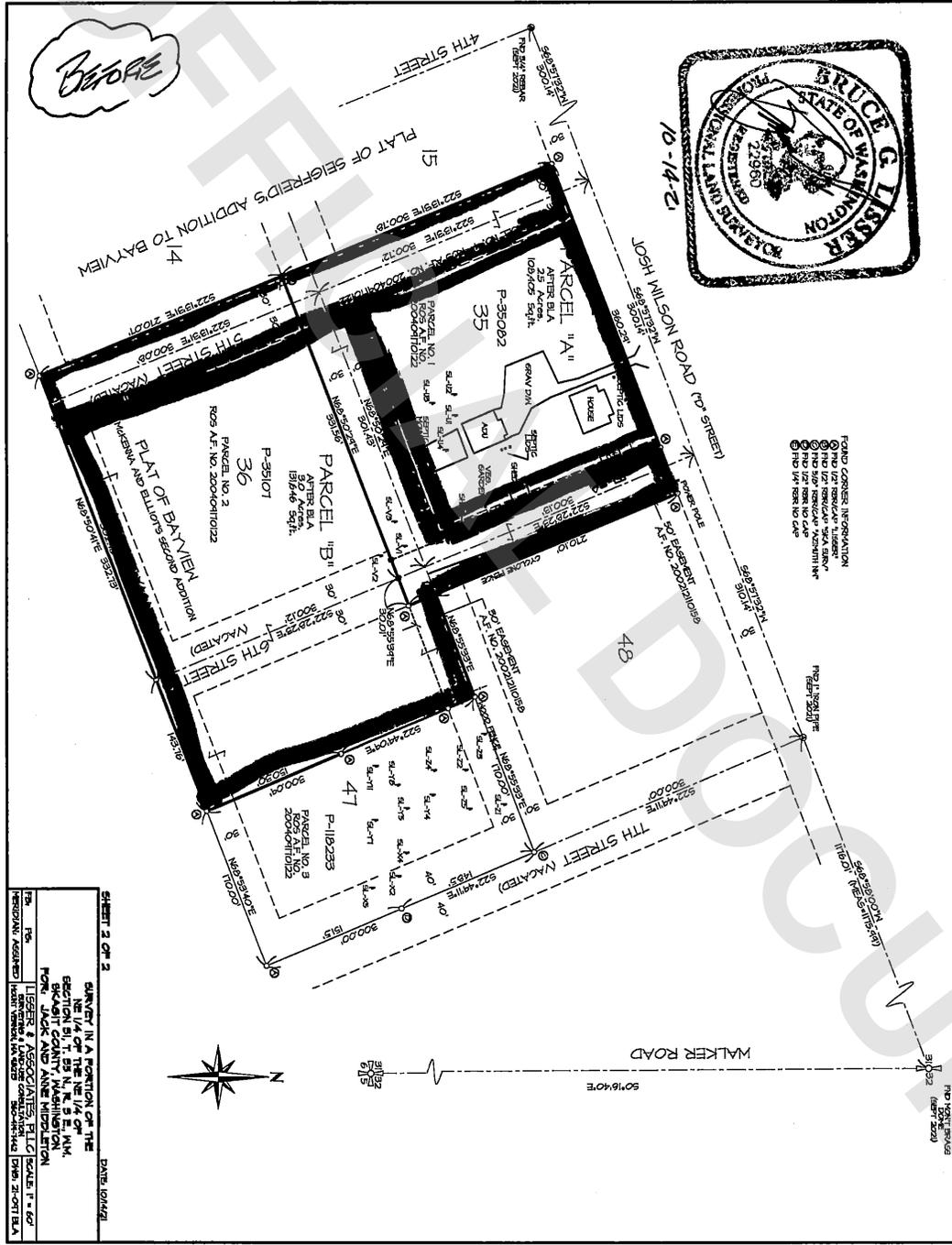
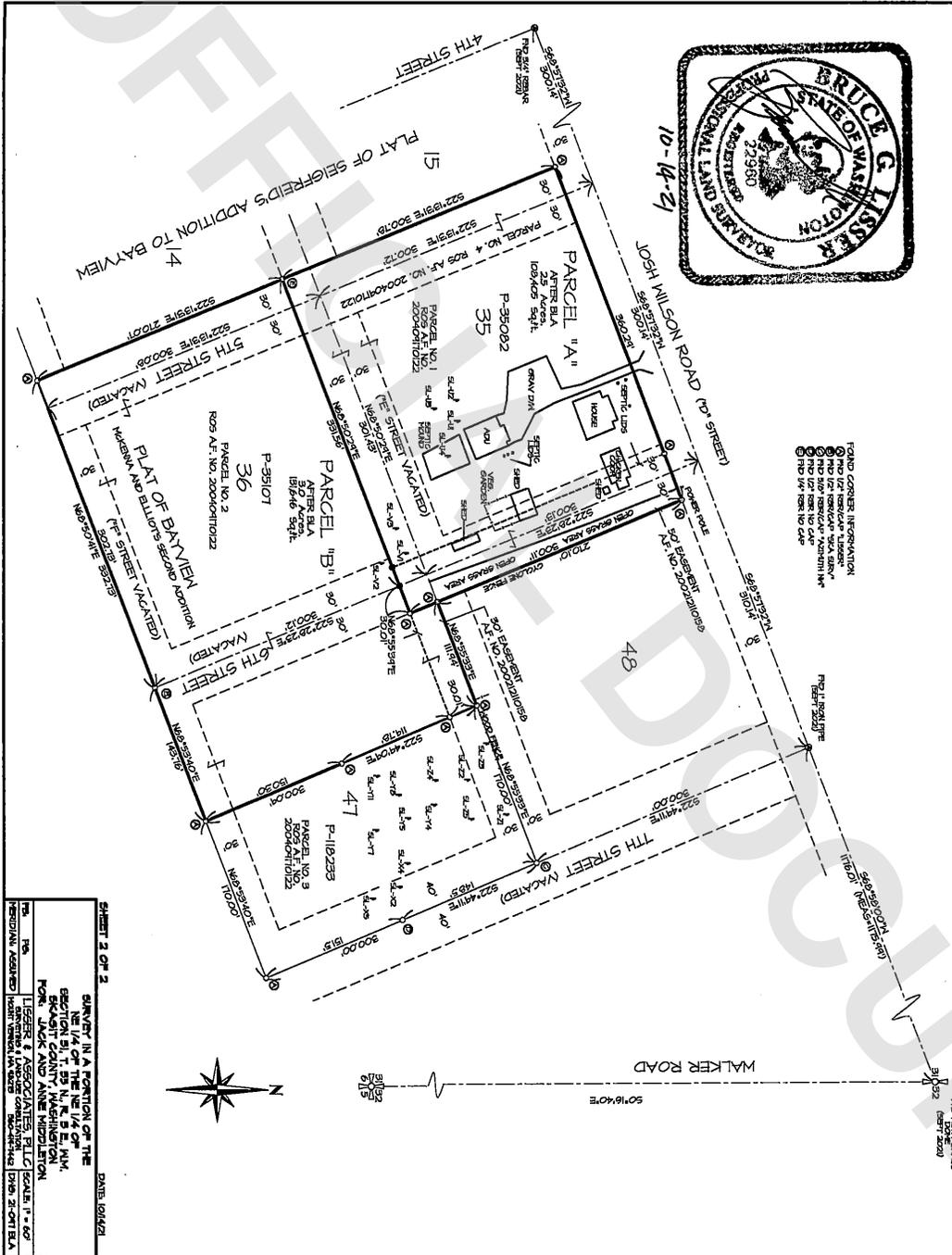


EXHIBIT "D"



FOR FULL SCALE, SEE RECORDED SURVEY MAP