

202111020148

11/02/2021 02:21 PM Pages: 1 of 11 Fees: \$213.50
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-5049
NOV 02 2021

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

Quitclaim Deed
(Boundary Line Adjustment)

Grantor: John L. Bouslog

Grantees: Joshua M. Top & Rebecca A. Top h/w

Legal Description: Sly ½ Nly ½ Swly ext E St. lyg Swly of Swly ROW mgn 1st St., Siegfried's Addn to Bayview

Assessor's Property Tax Parcel or Account Nos.: P35098; P71088; P71091; P71194

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE, is made this 1st day of OCTOBER, 2021, between John L. Bouslog, an unmarried person, Grantor, and Joshua M. Top & Rebecca A. Top, h/w, Grantees.

Recitals

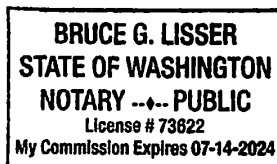
- a. Grantor is the owner of the property bearing Skagit County Assessor's parcel no. P35098, described in the attached Exhibit A.
- b. Grantees are the owners of the property bearing Skagit County Assessor's parcel nos. P71088; P71091; and P71194, described in the attached Exhibit B.
- c. The parties wish to adjust the boundaries between the said parcels, with a portion of Grantor's property (described in the attached Exhibit C) being incorporated into Grantees' property.
- d. The adjusted description of Grantor's property is attached hereto as Exhibit D.

- ### *Conveyance*

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

John L. Bouslog
JOHN L. BOUSLOG

GIVEN under my hand and official seal this 12 day of October, 2021.



Name: BRUCE G. LINSLEY

Exhibit "A"

**John L. Bouslog, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-35098)**

The Southerly 100 feet of the following described parcel:

Commencing at a point on the West line of First Street 150 feet South of intersection with North line of "D" Street;
thence Southerly along West line of First Street to the North line of "E" Street;
thence in a Westerly direction to meander line;
thence Northerly following meander line to a point 150 feet South of North line of "D" Street;
thence Easterly to PLACE OF BEGINNING.
Being a portion of Government Lot 1, Section 31, Township 35 North, Range 3 East, W.M.

TOGETHER WITH all that portion of Section 31, Township 35 North, Range 3 East, W.M., described as follows:

Parcel "A"

BEGINNING on the West line of First Street 100 feet South of the Northwest corner of First and "D" Street in the Town of Bay View, Washington;
thence along the West line of First Street in a Southerly direction 50 feet;
thence in a Westerly direction to the meander line in Padilla Bay;
thence along the meander line in a Northerly direction to a line parallel with the last described boundary line;
thence East to the POINT OF BEGINNING.

EXCEPT any portion lying within property described in deed recorded in Volume 138 of Deeds, page 560, under Auditor's File No. 191302.

Parcel "B"

BEGINNING at a point on the West line of First Street 150 feet South of the intersection with the North line of "D" Street;
thence Southerly along the West line of First Street to the North line of "E" Street;
thence in a Westerly direction to the meander line;
thence Northerly following the meander line to a point 150 feet South of the North line of "D" Street;
thence Easterly to the POINT OF BEGINNING, being in Section 31, Township 35 North, Range 3 East, W.M.,

EXCEPT the Southerly 100 feet as described in deed recorded under Auditor's File No. 9307020142,

AND EXCEPT any portion lying within the Padilla Bay Oyster Tracts.

AND ALSO TOGETHER WITH the Northerly 1/2 of the Southwesterly extension of "E" Street lying Southwesterly of the Southwesterly right-of-way margin of First Street as shown on the plat "Addition to Bay View, Wash. (Seigfred's)" as per plat recorded in Volume 1 of Plats, page 11, records of Skagit County, Washington.

ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record

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



Exhibit "B"

**Joshua M. Top and Rebecca A. Top, husband and wife, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-71091, P-71088 and P-71194)**

Lots 1, 7 and 8, Block 5, "Addition to Bay View, Wash. (Seigfred's)," as per plat recorded in Volume 1 of Plats, page 11, records of Skagit County, Washington.

TOGETHER WITH that part of Block 55, "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, and of the tide lands of second class adjoining thereto, more particularly described as follows:

BEGINNING at the Northeast corner of Block 55 said Addition;
thence West along the North line of said Block 55, and the extension thereof, a distance of 100 feet;
thence Southwesterly parallel to the East line of Block 55, a distance of 60 feet;
thence East parallel with the North line of Block 55, a distance of 100 feet to the East line thereof;
thence Northerly along the East line of said Block 55, a distance of 60 feet to the POINT OF BEGINNING;

TOGETHER WITH vacated West Street adjacent, as per Skagit County Cause No. 90-2-00525-1.

EXCEPT from the above described tract, the Easterly 2 feet thereof.

AND ALSO TOGETHER WITH the Southerly 1/2 of the Southwesterly extension of "E" Street lying Southwesterly of the Southwesterly right-of-way margin of First Street as shown on the plat "Addition to Bay View, Wash. (Seigfred's)" as per plat recorded in Volume 1 of Plats, page 11, records of Skagit County, Washington.

TOGETHER WITH an easement for ingress and egress over the Easterly 2 feet of the Northerly 60 feet of Block 55, "Plat of Bay View," McKenna and Elliott's Second Addition".

AND ALSO TOGETHER WITH tidelands of the second class, if any, lying West of Government Lots 1 and 2 of Section 31, Township 35 North, Range 3 East, W.M., and East of the Bush Act Oyster Land Tract conveyed by State of Washington under deed recorded April 22, 1907, in Volume 70 of Deeds, page 409, under Auditor's File No. 61901 and South of a line described as follows:

BEGINNING at the Northeast corner of Block 55, "Plat of Bay View," McKenna and Elliott's Second Addition";
thence Westerly along the North line of said Block 55 and the extension thereof to the Easterly line of Bush Act Oyster Land Tract referred to above.

AND ALSO TOGETHER WITH tidelands of the second class, if any, lying West of the meander line of Government Lots 1 and 2 of Section 31, Township 35 North, Range 3 East, W.M., and East of the Bush Act Oyster Land Tract conveyed by State of Washington under deed recorded April 22, 1907, in Volume 70 of Deeds, page 409, under Auditor's File No. 61901 and lying North of the following described line "A" and lying South of the following described Line "B":

"A": BEGINNING at the Northeast corner of Block 55, "Plat of Bay View," McKenna and Elliott's Second Addition";
thence Westerly along the North line of said Block 55 and the extension thereof to the Easterly line of the Bush Act Oyster Land Tract referred to above.

"B": BEGINNING at the Southeasterly corner of Lot 5, Block 54, "Plat of Bay View," McKenna and Elliott's Second Addition";
thence Westerly along the Southerly line of said Lot 5 and the extension thereof to the Easterly line of the Bush Act Oyster Land Tract referred to above.

ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements, restrictions, covenants, liens, leases, court causes and other instruments of record.

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



Exhibit "C"

**Portion of John L. Bouslog, Parcel
(Skagit County Assessor's Parcel Number P-35098)
To be Boundary Line Adjusted into
Joshua M. Top and Rebecca A. Top, husband and wife, Parcel
(Skagit County Assessor's Parcel Numbers P-71091, P-71088 and P-71194)**

The Southerly 1/2 of the Northerly 1/2 of the Southwesterly extension of "E" Street lying Southwesterly of the Southwesterly right-of-way margin of First Street as shown on the plat "Addition to Bay View, Wash. (Seigfred's)" as per plat recorded in Volume 1 of Plats, page 11, records of Skagit County, Washington.

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.

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

The above described parcel will be combined with property to the southeast (P-71091, P-71088 and P-71194) owned by the grantee.

APPROVED

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

Skagit County

By: Maec Roeder
Title: Senior Planner

Date: 10/11/2021



B-24-21

Exhibit "D"

**John L. Bouslog, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-35098)**

The Southerly 100 feet of the following described parcel:

Commencing at a point on the West line of First Street 150 feet South of intersection with North line of "D" Street;
thence Southerly along West line of First Street to the North line of "E" Street;
thence in a Westerly direction to meander line;
thence Northerly following meander line to a point 150 feet South of North line of "D" Street;
thence Easterly to PLACE OF BEGINNING.
Being a portion of Government Lot 1, Section 31, Township 35 North, Range 3 East, W.M.

TOGETHER WITH all that portion of Section 31, Township 35 North, Range 3 East, W.M., described as follows:

Parcel "A"

BEGINNING on the West line of First Street 100 feet South of the Northwest corner of First and "D" Street in the Town of Bay View, Washington;
thence along the West line of First Street in a Southerly direction 50 feet;
thence in a Westerly direction to the meander line in Padilla Bay;
thence along the meander line in a Northerly direction to a line parallel with the last described boundary line;
thence East to the POINT OF BEGINNING.

EXCEPT any portion lying within property described in deed recorded in Volume 138 of Deeds, page 560, under Auditor's File No. 191302.

Parcel "B"

BEGINNING at a point on the West line of First Street 150 feet South of the intersection with the North line of "D" Street;
thence Southerly along the West line of First Street to the North line of "E" Street;
thence in a Westerly direction to the meander line;
thence Northerly following the meander line to a point 150 feet South of the North line of "D" Street;
thence Easterly to the POINT OF BEGINNING, being in Section 31, Township 35 North, Range 3 East, W.M.,

EXCEPT the Southerly 100 feet as described in deed recorded under Auditor's File No. 9307020142,

AND EXCEPT any portion lying within the Padilla Bay Oyster Tracts.

AND ALSO TOGETHER WITH the Northerly 1/2 of the Southwesterly extension of "E" Street lying Southwesterly of the Southwesterly right-of-way margin of First Street as shown on the plat "Addition to Bay View, Wash. (Seigfred's)" as per plat recorded in Volume 1 of Plats, page 11, records of Skagit County, Washington.

EXCEPTING the Southerly 1/2 of said Northerly 1/2 of the Southwesterly extension of "E" Street lying Southwesterly of the Southwesterly right-of-way margin of First Street as shown on the plat "Addition to Bay View, Wash. (Seigfred's)" as per plat recorded in Volume 1 of Plats, page 11, records of Skagit County, Washington.

ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record

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



Exhibit "E"

**Joshua M. Top and Rebecca A. Top, husband and wife, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-71091, P-71088 and P-71194)**

Lots 1, 7 and 8, Block 5, "Addition to Bay View, Wash. (Seigfred's)," as per plat recorded in Volume 1 of Plats, page 11, records of Skagit County, Washington.

TOGETHER WITH that part of Block 55, "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, and of the tide lands of second class adjoining thereto, more particularly described as follows:

BEGINNING at the Northeast corner of Block 55 said Addition;
thence West along the North line of said Block 55, and the extension thereof, a distance of 100 feet;
thence Southwesterly parallel to the East line of Block 55, a distance of 60 feet;
thence East parallel with the North line of Block 55, a distance of 100 feet to the East line thereof;
thence Northerly along the East line of said Block 55, a distance of 60 feet to the POINT OF BEGINNING;

TOGETHER WITH vacated West Street adjacent, as per Skagit County Cause No. 90-2-00525-1.

EXCEPT from the above described tract, the Easterly 2 feet thereof.

AND TOGETHER WITH the Southerly 1/2 of the Southwesterly extension of "E" Street lying Southwesterly of the Southwesterly right-of-way margin of First Street as shown on the plat "Addition to Bay View, Wash. (Seigfred's)" as per plat recorded in Volume 1 of Plats, page 11, records of Skagit County, Washington.

AND ALSO TOGETHER WITH the Southerly 1/2 of the Northerly 1/2 of the Southwesterly extension of "E" Street lying Southwesterly of the Southwesterly right-of-way margin of First Street as shown on the plat "Addition to Bay View, Wash. (Seigfred's)" as per plat recorded in Volume 1 of Plats, page 11, records of Skagit County, Washington.

AND ALSO TOGETHER WITH an easement for ingress and egress over the Easterly 2 feet of the Northerly 60 feet of Block 55, "Plat of Bay View," McKenna and Elliott's Second Addition".

AND ALSO TOGETHER WITH tidelands of the second class, if any, lying West of Government Lots 1 and 2 of Section 31, Township 35 North, Range 3 East, W.M., and East of the Bush Act Oyster Land Tract conveyed by State of Washington under deed recorded April 22, 1907, in Volume 70 of Deeds, page 409, under Auditor's File No. 61901 and South of a line described as follows:

BEGINNING at the Northeast corner of Block 55, "Plat of Bay View," McKenna and Elliott's Second Addition";
thence Westerly along the North line of said Block 55 and the extension thereof to the Easterly line of Bush Act Oyster Land Tract referred to above.

AND ALSO TOGETHER WITH tidelands of the second class, if any, lying West of the meander line of Government Lots 1 and 2 of Section 31, Township 35 North, Range 3 East, W.M., and East of the Bush Act Oyster Land Tract conveyed by State of Washington under deed recorded April 22, 1907, in Volume 70 of Deeds, page 409, under Auditor's File No. 61901 and lying North of the following described line "A" and lying South of the following described Line "B":

"A": BEGINNING at the Northeast corner of Block 55, "Plat of Bay View," McKenna and Elliott's Second Addition";
thence Westerly along the North line of said Block 55 and the extension thereof to the Easterly line of the Bush Act Oyster Land Tract referred to above.

"B": BEGINNING at the Southeasterly corner of Lot 5, Block 54, "Plat of Bay View," McKenna and Elliott's Second Addition"; thence Westerly along the Southerly line of said Lot 5 and the extension thereof to the Easterly line of the Bush Act Oyster Land Tract referred to above.

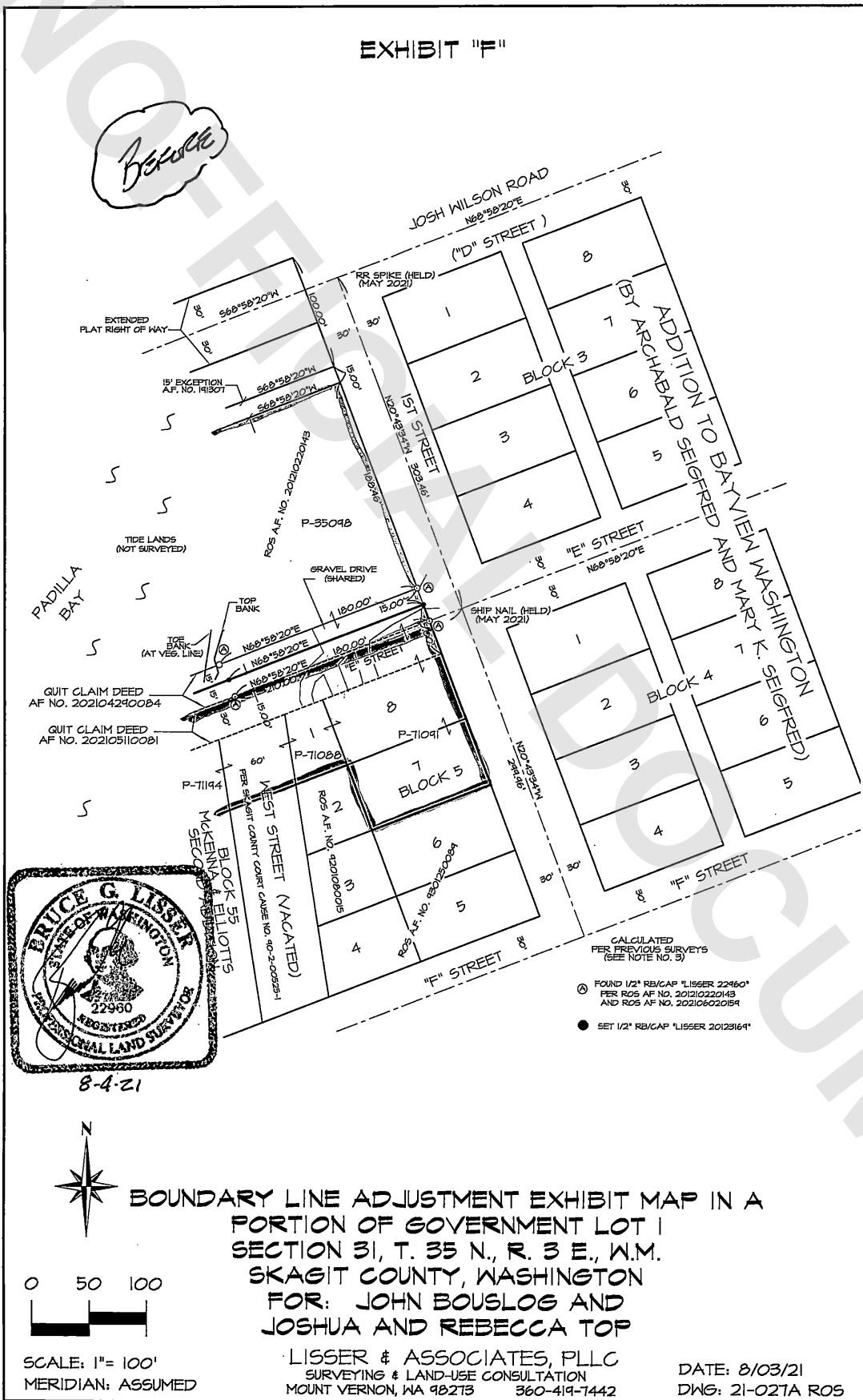
ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

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

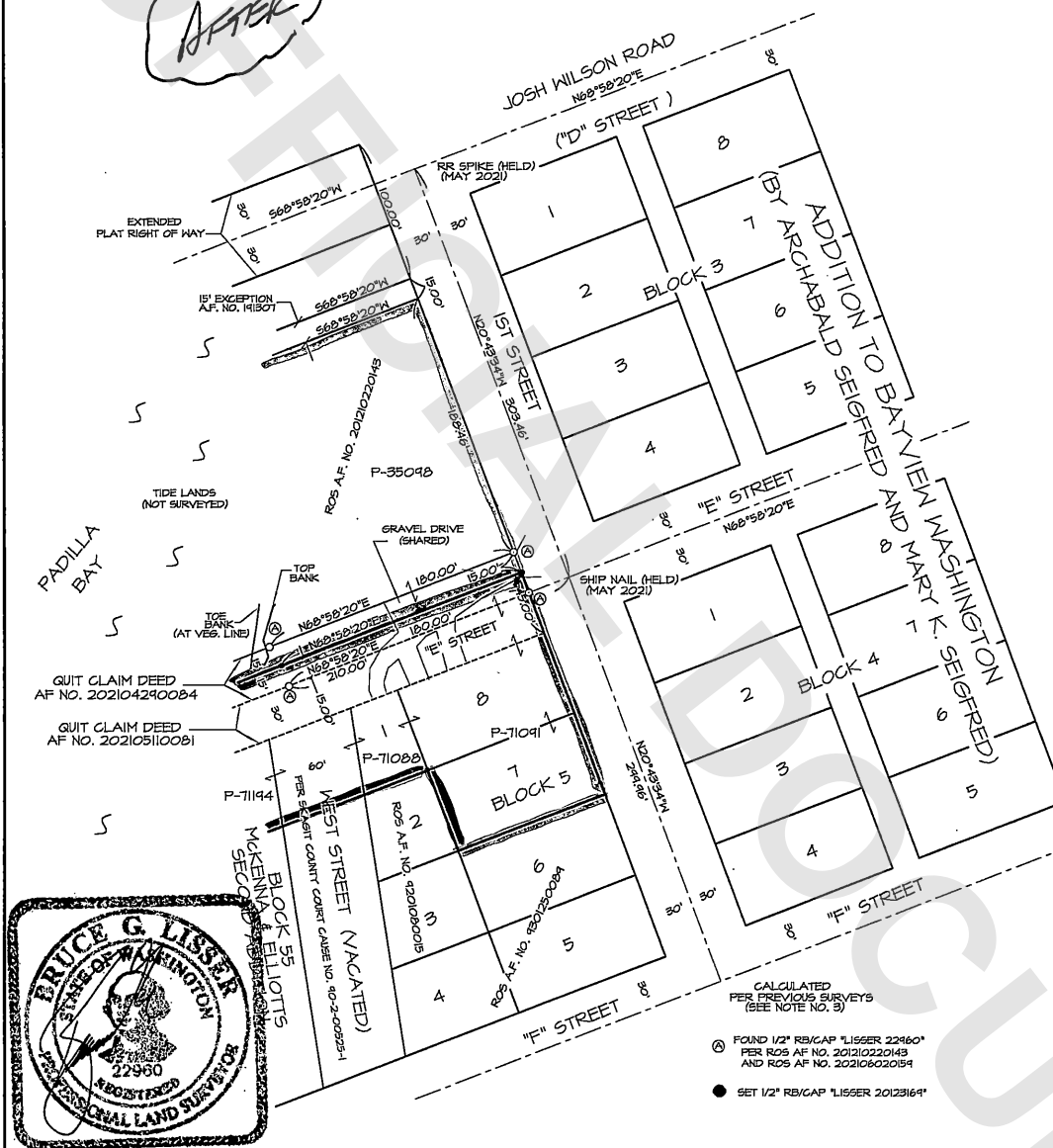


8-24-21

EXHIBIT "F"



AFTER



8-4-21



0 50 100

SCALE: 1" = 100'

MERIDIAN: ASSUMED

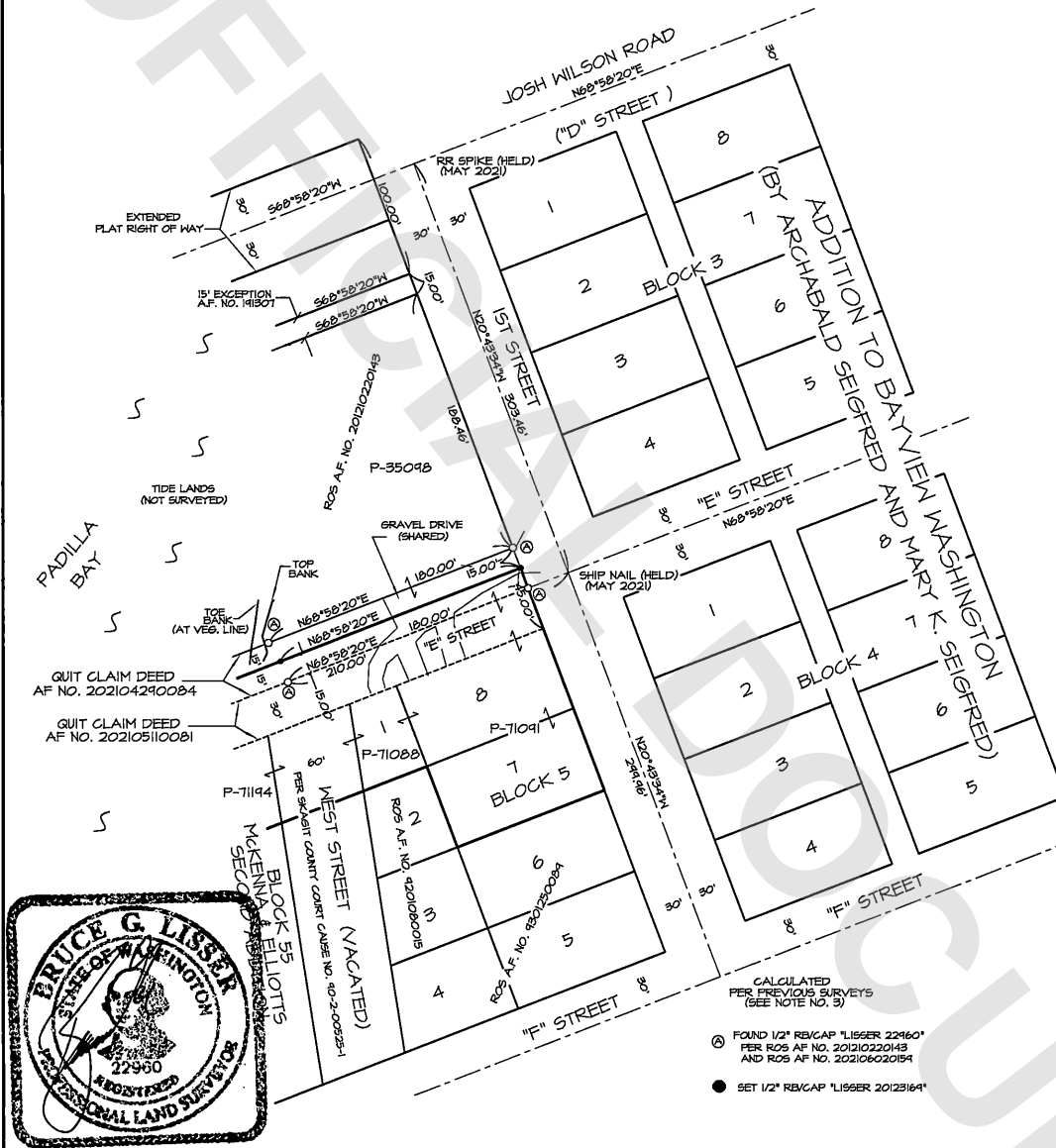
BOUNDARY LINE ADJUSTMENT EXHIBIT MAP IN A
PORTION OF GOVERNMENT LOT 1
SECTION 31, T. 35 N., R. 3 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: JOHN BOUSLOG AND
JOSHUA AND REBECCA TOP

LISSER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-419-7442

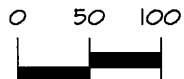
DATE: 8/03/21

DWG: 21-027A ROS

EXHIBIT "F"



8-4-21



SCALE: 1" = 100'
MERIDIAN: ASSUMED

BOUNDARY LINE ADJUSTMENT EXHIBIT MAP IN A
PORTION OF GOVERNMENT LOT 1
SECTION 31, T. 35 N., R. 3 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: JOHN BOUSLOG AND
JOSHUA AND REBECCA TOP

LISSEY & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-419-7442

DATE: 8/03/21
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