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11/12/2021 02:43 PM Pages: 1 of 12 Fees: \$214.50
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3021-5207
NOV 12 2021

Amount Paid \$ 0
By Skagit Co. Treasurer
Deputy

Quitclaim Deed
(Boundary Line Adjustment)

Grantors: Robert N. Dowen & Amy L. Dowen h/w

Grantees: (1) Karen M. Schutte
(2) Kevin G. Plambeck

Legal Description: ptn Lot 3, S/P PL05-0612

Assessor's Property Tax Parcel or Account Nos. P48591; P123956

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE, is made this 25th day of OCTOBER, 20²¹~~19~~, between Robert N. Dowen & Amy L. Dowen, h/w, Grantors, and Karen M. Schutte, a married person as her separate property, as to an undivided 1/2 interest, and Kevin Plambeck, an unmarried person, as to an undivided 1/2 interest, Grantees.

Recitals

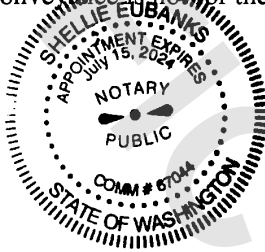
- a. Grantors are the owners of the property bearing Skagit County Assessor's parcel no. P123956, described in the attached Exhibit A.
- b. Grantees are is the owners of the property bearing Skagit County Assessor's parcel no. P48591, described in the attached Exhibit B.
- c. The parties wish to adjust the boundaries between the said parcels, with a portion of P123956 (described in the attached Exhibit C), being incorporated into P48591.
- d. The adjusted description of P123956 is attached hereto as Exhibit D.
- e. The adjusted description of P48591 is attached hereto as Exhibit E.

- d. A diagram showing the adjustment is attached hereto as Exhibit F.

Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, and for no monetary consideration, grantors do hereby QUIT CLAIM to the grantees all of their interest in the real property lying and being in the county of Skagit and State of Washington, and described in the attached Exhibit C.

This conveyance is for the purpose of creating an additional building lot.



Robert N. Downen

ROBERT N. DOWEN

Amy L. Downen

AMY L. DOWEN

STATE OF WASHINGTON)
:ss
COUNTY OF SKAGIT)

On this day personally appeared before me Robert N. Downen, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 25 day of October, ~~2019~~ 2021

Shellie Eubanks

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

Bow WA

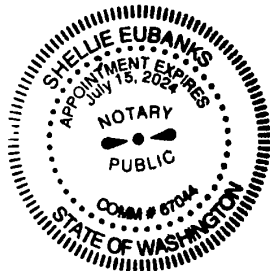
My commission expires: 7-15-24

Name: Shellie Eubanks

STATE OF WASHINGTON)
:ss
COUNTY OF SKAGIT)

On this day personally appeared before me Amy L. Downen, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 25 day of October, ~~2019~~ 2021



Shellie Eubanks

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

Bow WA

My commission expires: 7-15-24

Name: Shellie Eubanks

Exhibit "A"**Robert N. Downen and Amy L. Downen, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-123956)**

Lot 3, Short Plat No. PL05-0612, approved December 2, 2005 and recorded December 5, 2005, under Auditor's File No. 200512050153, being a portion of Tract 3, Skagit County Short Plat No. 69-79, approved April 7, 1980 and recorded April 10, 1980 under Skagit County Auditor's File No. 8004100002, also being a portion of Block 3, "Pat Smith's Addition to Edison, Washington", recorded in Volume 2 of Plats, page 85, in a portion of the West 1/2 of Section 33, Township 36 North, Range 3 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.



31519

Exhibit "B"

**Karen M. Schutte, a married woman as her separate estate, and
Kevin G. Plambeck, a single man, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-48591)**

A tract of land in Lot 2 of Section 33, Township 36 North, Range 3 East, W.M., described as follows:

BEGINNING at a point 20 feet North of the Northeast corner of Lot 1, Block 2, "Pat Smith's Addition to Edison, Washington", according to the plat recorded in Volume 2 of Plats, page 85, records of Skagit County, Washington;
thence North along the West line of Smith Avenue, as shown on said plat, a distance of 120 feet to the center line of vacated Edison Street;
thence West along said center line a distance of 75 feet;
thence North 130 feet to the center line of the alley in Block 3 of said plat of "Pat Smith's Addition to Edison";
thence West along said center line 60 feet;
thence North 35 feet;
thence West parallel with the center line of said alley in Block 3 to the meander line of Edison Slough;
thence Southerly along said meander line to the North line of the alley in Block 2 of said plat;
thence East along the North line of said alley to the 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 "C"

**Portion of Robert N. Dowen and Amy L. Dowen, Parcel
(Skagit County Assessor's Parcel Number P-123956)
To be Boundary Line Adjusted into
Karen M. Schutte, a married woman as her separate estate, and
Kevin G. Plambeck, a single man, Parcel
(Skagit County Assessor's Parcel Number P-48591)**

That portion of Lot 3, Short Plat No. PL05-0612, approved December 2, 2005 and recorded December 5, 2005, under Auditor's File No. 200512050153, being a portion of Tract 3, Skagit County Short Plat No. 69-79, approved April 7, 1980 and recorded April 10, 1980 under Skagit County Auditor's File No. 8004100002, also being a portion of Block 3, "Pat Smith's Addition to Edison, Washington", recorded in Volume 2 of Plats, page 85, in a portion of the West 1/2 of Section 33, Township 36 North, Range 3 East, W.M. lying Westerly and Southerly of the following described line:

BEGINNING at the Southeast corner of the Northeast 1/4 (East 1/4 corner) of said Section 33, Township 36 North, Range 3 East, W.M. from which the Northeast corner of said Northeast 1/4 bears North 0°30'20" East a distance of 2,652.59 feet;
thence South 76°41'56" West for a distance of 4,617.56 feet to the Southeast corner of Lot 12, Block 2, said plat of "Pat Smith's Addition to Edison, Washington";
thence North 13°16'18" West along the East line of said Lot 12 or said line extended for a distance of 240.0 feet to the Northeast corner of Lot 1, Block 3, said plat of "Pat Smith's Addition to Edison, Washington";
thence continue North 13°16'18" West for a distance of 10.0 feet to the centerline of the vacated alley in said Block 3;
thence South 88°53'27" West along said centerline of the vacated alley for a distance of 14.71 feet, more or less, to the Westerly margin of Smith Road as delineated on the face of said Short Plat No. PL05-0612, being a point on a non-tangent curve and also being the TRUE POINT OF BEGINNING of said line;
thence along the arc of said curve to the left (also being the Westerly margin of said Smith Road), concave to the Southwest, having an initial tangent bearing of North 37°55'56" West, a radius of 72.00 feet, through a central angle of 9°08'25" an arc distance of 11.49 feet to a point of tangency;
thence North 47°04'21" West for a distance of 26.71 feet to a point of curvature;
thence along the arc of said curve to the right, concave to the Northeast having a radius of 206.00 feet, through a central angle of 6°54'02" an arc distance of 24.81 feet to the Easterly projection of a wire fence;
thence leaving said Westerly margin of Smith Road South 87°25'18" West along said wire fence or fence line projected for a distance of 309 feet, more or less, to the Westerly line of said Lot 3, Short Plat No. PL05-0612 and being the terminus of said line.

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.

Note: The southerly line of Short Plat No. PL05-0612 does not match existing occupation lines nor does it appear to match the intended platted lot line of "Pat Smith's Addition to Edison, Washington".

This Boundary Line Adjustment is resolving these issues by accepting the existing maintained fence line as the boundary between the grantor and grantee's ownership.

Portions of Smith Road, as shown on said Short Plat No. PL05-0612 fall within said Lot 1, Block 3 and vacated alley, in said "Pat Smith's Addition to Edison, Washington" (shown as Skagit County Assessor's Parcel No. P-73012) and was not accepted as right-of-way that can be dedicated to the public as the owner of said short plat had no interest in the property.

The alignment for Smith Road is based upon found rebar set per said Short Plat No. PL05-0612.

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 south (P-48591) owned by the grantee.

APPROVED

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

Skagit County

By: *[Signature]*

Title: 11/4/2021

Date: *[Signature]*



3-15-19

Exhibit "D"

**Robert N. Downen and Amy L. Downen, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-123956)**

Lot 3, Short Plat No. PL05-0612, approved December 2, 2005 and recorded December 5, 2005, under Auditor's File No. 200512050153, being a portion of Tract 3, Skagit County Short Plat No. 69-79, approved April 7, 1980 and recorded April 10, 1980 under Skagit County Auditor's File No. 8004100002, also being a portion of Block 3, "Pat Smith's Addition to Edison, Washington", recorded in Volume 2 of Plats, page 85, in a portion of the West 1/2 of Section 33, Township 36 North, Range 3 East, W.M.;

EXCEPT that portion lying Westerly and Southerly of the following described line:

BEGINNING at the Southeast corner of the Northeast 1/4 (East 1/4 corner) of said Section 33, Township 36 North, Range 3 East, W.M. from which the Northeast corner of said Northeast 1/4 bears North 0°30'20" East a distance of 2,652.59 feet;
thence South 76°41'56" West for a distance of 4,617.56 feet to the Southeast corner of Lot 12, Block 2, said plat of "Pat Smith's Addition to Edison, Washington";
thence North 13°16'18" West along the East line of said Lot 12 or said line extended for a distance of 240.0 feet to the Northeast corner of Lot 1, Block 3, said plat of "Pat Smith's Addition to Edison, Washington";
thence continue North 13°16'18" West for a distance of 10.0 feet to the centerline of the vacated alley in said Block 3;
thence South 88°53'27" West along said centerline of the vacated alley for a distance of 14.71 feet, more or less, to the Westerly margin of Smith Road as delineated on the face of said Short Plat No. PL05-0612, being a point on a non-tangent curve and also being the TRUE POINT OF BEGINNING of said line;
thence along the arc of said curve to the left (also being the Westerly margin of said Smith Road), concave to the Southwest, having an initial tangent bearing of North 37°55'56" West, a radius of 72.00 feet, through a central angle of 9°08'25" an arc distance of 11.49 feet to a point of tangency;
thence North 47°04'21" West for a distance of 26.71 feet to a point of curvature;
thence along the arc of said curve to the right, concave to the Northeast having a radius of 206.00 feet, through a central angle of 6°54'02" an arc distance of 24.81 feet to the Easterly projection of a wire fence;
thence leaving said Westerly margin of Smith Road South 87°25'18" West along said wire fence or fence line projected for a distance of 309 feet, more or less, to the Westerly line of said Lot 3, Short Plat No. PL05-0612 and being the terminus of said line.

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 "E"

**Karen M. Schutte, a married woman as her separate estate, and
Kevin G. Plambeck, a single man, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-48591)**

A tract of land in Lot 2 of Section 33, Township 36 North, Range 3 East, W.M., described as follows:

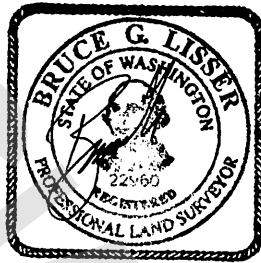
BEGINNING at a point 20 feet North of the Northeast corner of Lot 1, Block 2, "Pat Smith's Addition to Edison, Washington", according to the plat recorded in Volume 2 of Plats, page 85, records of Skagit County, Washington;
thence North along the West line of Smith Avenue, as shown on said plat, a distance of 120 feet to the center line of vacated Edison Street;
thence West along said center line a distance of 75 feet;
thence North 130 feet to the center line of the alley in Block 3 of said plat of "Pat Smith's Addition to Edison";
thence West along said center line 60 feet;
thence North 35 feet;
thence West parallel with the center line of said alley in Block 3 to the meander line of Edison Slough;
thence Southerly along said meander line to the North line of the alley in Block 2 of said plat;
thence East along the North line of said alley to the POINT OF BEGINNING;

TOGETHER WITH that portion of Lot 3, Short Plat No. PL05-0612, approved December 2, 2005 and recorded December 5, 2005, under Auditor's File No. 200512050153, being a portion of Tract 3, Skagit County Short Plat No. 69-79, approved April 7, 1980 and recorded April 10, 1980 under Skagit County Auditor's File No. 8004100002, also being a portion of Block 3, "Pat Smith's Addition to Edison, Washington", recorded in Volume 2 of Plats, page 85, in a portion of the West 1/2 of Section 33, Township 36 North, Range 3 East, W.M. lying Westerly and Southerly of the following described line:

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thence along the arc of said curve to the left (also being the Westerly margin of said Smith Road), concave to the Southwest, having an initial tangent bearing of North 37°55'56" West, a radius of 72.00 feet, through a central angle of 9°08'25" an arc distance of 11.49 feet to a point of tangency;
thence North 47°04'21" West for a distance of 26.71 feet to a point of curvature;
thence along the arc of said curve to the right, concave to the Northeast having a radius of 206.00 feet, through a central angle of 6°54'02" an arc distance of 24.81 feet to the Easterly projection of a wire fence;
thence leaving said Westerly margin of Smith Road South 87°25'18" West along said wire fence or fence line projected for a distance of 309 feet, more or less, to the Westerly line of said Lot 3, Short Plat No. PL05-0612 and being the terminus of said line.

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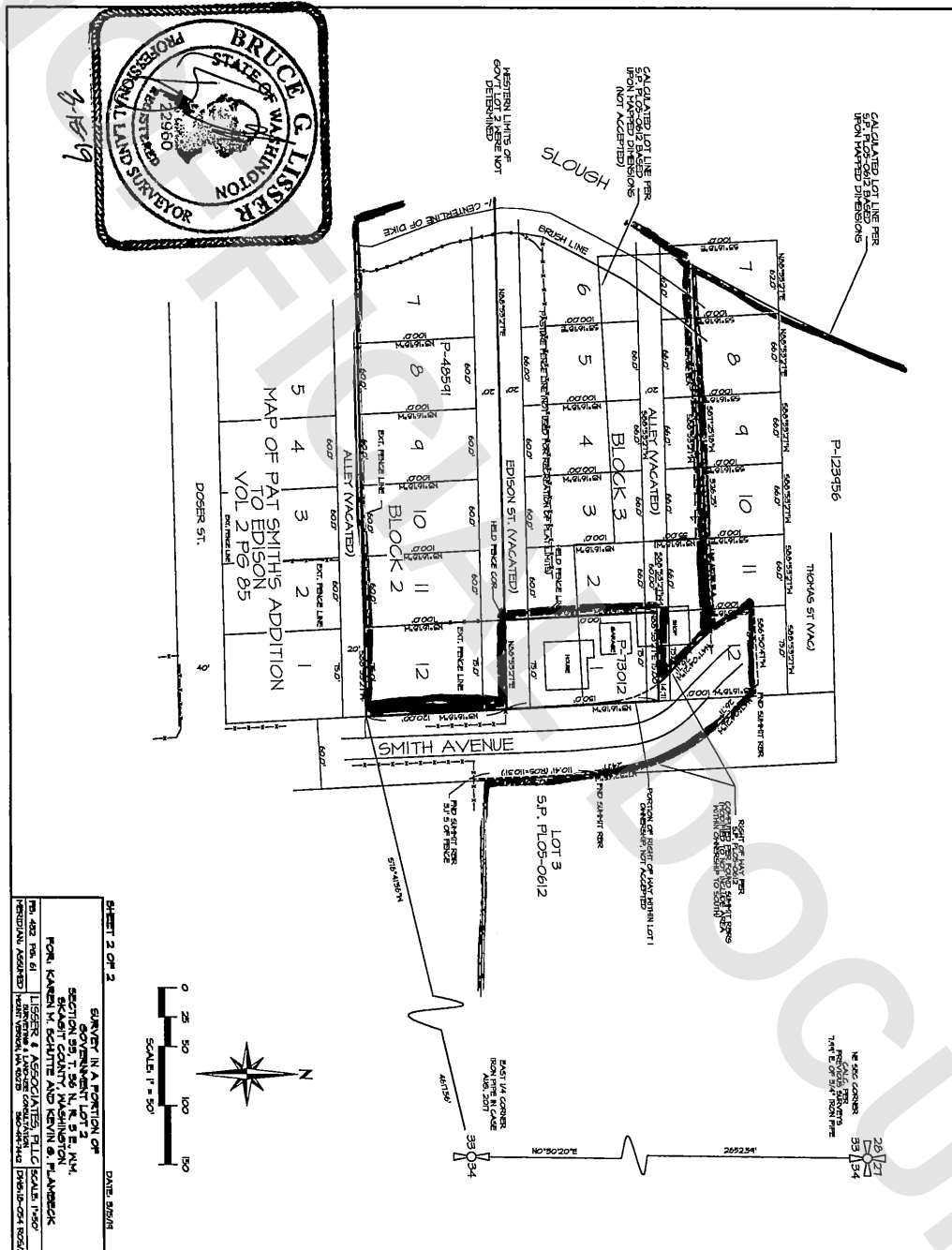


315-19

SEE RECORDED MAP FOR FULL SCALE

EXHIBIT "F"

AFTER



SEE RECORDED MAP FOR FULL SCALE

[illegible]

SEE RECORDED MAP FOR FULL SCALE