



20211170033

11/17/2021 09:58 AM Pages: 1 of 13 Fees: \$285.50  
Skagit County Auditor

Document Title: Quit Claim Deed

Reference Number :

Grantor(s):  additional grantor names on page \_\_\_

- 1. Jack Power
- 2. Geraldine Power

Grantee(s):  additional grantee names on page \_\_\_

- 1. Jack Power
- 2. Geraldine Power

Abbreviated legal description:  full legal on page(s) 2

SWSE 21/35/04

Assessor Parcel / Tax ID Number:  additional tax parcel number(s) on page \_\_\_

P37037

I, Jack Power, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$203.50 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed Jack Power Dated \_\_\_\_\_

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2021-5262  
NOV 17 2021

Upon recording return to:  
Northwest Datum & Design, Inc.  
2209 Monica Drive  
Mount Vernon, Washington 98273

Amount Paid \$  
Skagit Co. Treasurer  
By DHS Deputy

Tax Account No.: 350421-4-004-0008, P37037

Abbreviated Legal Description – Portion of the SW 1/4 of the SE 1/4 of Sec 21, T35N, R4E

**QUIT CLAIM DEED**

The GRANTORs, **Jack Power & Geraldine Power**, as their separate estate, for and in consideration of Establishing a Boundary Line Adjustment, Conveys and quit claims to **Jack Power & Geraldine Power**, as their separate estate, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor(s) therein:

**LEGAL DESCRIPTION**

A portion of the Southwest 1/4 of the Southeast 1/4 of Section 21, Township 35 North, Range 4 East, W.M. more particularly described as follows:

Beginning at the Northeast Corner of the Southwest 1/4 of the Southeast 1/4 of Section 21, the True Point of Beginning; thence South 01° 43' 59" West on the east line of the Southwest 1/4 a distance of 1321.29 feet to the Southeast corner of said SW 1/4; thence North 89° 07' 01" West on the South line of said 1/4 a distance of 391.05 feet to a point on the West side of the existing drainage ditch as it existing in June 2020; thence on the following course located west of the said drainage ditch; thence North 37° 30' 00" West a distance of 7.52; thence North 57° 00' 46" West a distance of 33.06; thence North 51° 28' 27" West a distance of 20.47; thence North 43° 20' 54" West a distance of 22.08; thence North 31° 10' 00" West a distance of 108.89; thence North 09° 40' 17" West a distance of 92.43; thence North 25° 04' 28" West a distance of 108.28; thence North 10° 41' 02" West a distance of 80.45; thence North 28° 16' 36" West a distance of 100.15; thence North 32° 41' 10" West a distance of 21.32; thence North 50° 49' 06" West a distance of 19.21; thence North 54° 49' 21" West a distance of 26.06; thence North 44° 14' 25" West a distance of 105.98; thence North 33° 23' 29" West a distance of 101.25; thence North 46° 26' 05" West a distance of 104.80; thence North 20° 23' 50" West a distance of 107.12; thence North 24° 28' 30" West a distance of 135.57; thence North 20° 29' 17" West a distance of 152.55; thence North 33° 25' 19" West a distance of 85.90; thence North 43° 08' 46" West a distance of 157.06; thence North 58° 14' 22" West a distance of 1.12 to the north line of the Southwest 1/4; thence on the north line of the Southwest 1/4 South 89° 06' 39" East a distance of 1230.60 feet to the northeast corner of the Southwest 1/4, the True Point of Beginning;

Said parcel containing 24.243 Acres



SUBJECT TO – a Non-exclusive access & utility easement established with this BLA described as follows:

Beginning at the Northeast Corner of the Southwest 1/4 of the Southeast 1/4 of Section 21, T 35 N, R 4 E, WM, thence on the north line of said Southwest 1/4 North 89° 06' 39" West a distance of 634.02 feet to the center line of a 30 ft. easement as recorded under Skagit County Auditors File #200104110069, the True Point of Beginning and center line of 50 foot easement; thence on the center line of the easement South 01° 33' 56" West a distance of 14.32 feet; thence South 70° 55' 04" West a distance of 472.26 feet to the intersection of the west boundary of the above describe Parcel D and the terminus of the 50 ft. easement;

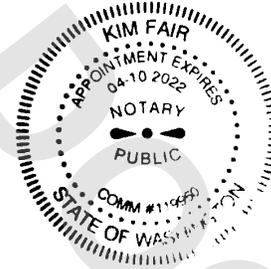
<u>Jack Power</u>	<u>7/15/21</u>	_____	Date
Name	Date		
<u>Geraldine E. Power</u>	<u>7/15/21</u>	_____	Date
Name	Date		

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that **Jack Power & Geraldine Power** is the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated 07/15/21

Kim Fair  
 Notary Public in and for the State of Washington  
 Residing at Burlington  
 My appointment expires: 04-10-22



The above described property will be combined or aggregated with contiguous property owned by the grantee and described on "Exhibit A" attached hereto. This boundary line adjustment is hereby approved.

How Roden 7/15/2021  
 Skagit County Official Dated

The above described property will be combined or aggregated with contiguous property owned by the grantee and described on "Exhibit A" attached hereto. This boundary line adjustment is hereby approved.

## Exhibit A

P37038 (350421-4-005-0007) & P37039 (350421-4-006-0006)

The North 1/2 of the Southeast 1/4 of the Southeast 1/4, of Section 21, Township 35 North, Range 4 East, W.M., EXCEPT that portion lying within the boundaries of the as built and existing County road commonly known as District Line Road, AND EXCEPT that portion described as follows:

Beginning at the Southeast corner of said Section 21; thence North 0° 39' 30" East along the east line of said Section, a distance of 830.00 feet to the True Point of Beginning; thence North 89° 20' 30" West a distance of 147.58 feet; thence North 0° 39' 30" East a distance of 147.58 feet; thence South 89° 20' 30" East a distance of 147.58 feet to the East line of the said Section 21; thence South 0° 39' 30" West a distance of 147.58 feet to the true point beginning, EXCEPT the East 20 feet for County road right of way.

Situated in the County of Skagit, State of Washington.

Subject to: Continuation of Farm and Agriculture tax classification as disclosed by notice recorded January 18, 1972, under Auditor's File No. 763092 and subject to the provisions of RCW 84.34; Easement recorded June 2, 1975, under Auditor's File No. 818230; Easement Recorded December 1, 1981, under Auditor's File No. 8112010006; Lot Certification recorded April 16, 2001, under Auditor's File No. 200104160113.

**LEGAL DESCRIPTIONS TITLE POLICY NO. 5003353-0002672E****BEFORE LEGAL DESCRIPTION – Jack Power**

Parcel Number P37037 (350421-4-004-0008)

**Parcel "A":**

The Southwest 1/4 of the Southeast 1/4 of Section 21, Township 35 North, Range 4 East, W.M.

Situated in the County of Skagit, State of Washington.

**Parcel "B":**

A non-exclusive easement to construct, maintain, inspect and operate utilities over, under and across the South 20 feet of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 21, Township 35 North, Range 4 East, W.M., as grated to Chukluck Farms, Inc., a Washington Corporation by easement recorded October 10, 2001, under Skagit County Auditor's File No. 200110100141.

Situated in the County of Skagit, State of Washington.

**Parcel "C":**

A non-exclusive easement for ingress, egress and utilities over, under and across the West 30 feet of the following described parcel (as reserved by instrument recorded April 11, 2001, under Skagit County Auditor's File No. 200104110069):

The East 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 21, Township 35 North, Range 4 East, W.M.,

Except the North 400 feet of the East 600 feet thereof,

AND EXCEPT the North 25 feet thereof conveyed to Skagit County for road purposes by Deed recorded April 25, 1894, in Volume 29 of Deeds, Page 553, and by Deed recorded June 28, 1972, under Auditor's File No. 770332, records of Skagit County, Washington,

AND ALSO EXCEPT the North 21 feet of the remainder, as conveyed to the Skagit County by deed recorded September 23, 1999, under Auditor's File No. 199909230057.

Situated in the County of Skagit, State of Washington.

BEFORE LEGAL DESCRIPTION – Lyle Heaton

P37038 (350421-4-005-0007) & P37039 (350421-4-006-0006)

The North 1/2 of the Southeast 1/4 of the Southeast 1/4, of Section 21, Township 35 North, Range 4 East, W.M., EXCEPT that portion lying within the boundaries of the as built and existing County road commonly known as District Line Road, AND EXCEPT that portion described as follows:

Beginning at the Southeast corner of said Section 21; thence North 0° 39' 30" East along the east line of said Section, a distance of 830.00 feet to the True Point of Beginning; thence North 89° 20' 30" West a distance of 147.58 feet; thence North 0° 39' 30" East a distance of 147.58 feet; thence South 89° 20' 30" East a distance of 147.58 feet to the East line of the said Section 21; thence South 0° 39' 30" West a distance of 147.58 feet to the true point beginning, EXCEPT the East 20 feet for County road right of way.

Situated in the County of Skagit, State of Washington.

Subject to: Continuation of Farm and Agriculture tax classification as disclosed by notice recorded January 18, 1972, under Auditor's File No. 763092 and subject to the provisions of RCW 84.34; Easement recorded June 2, 1975, under Auditor's File No. 818230; Easement Recorded December 1, 1981, under Auditor's File No. 8112010006; Lot Certification recorded April 16, 2001, under Auditor's File No. 200104160113.

AFTER LEGAL DESCRIPTION – Jack Power

Parcel "A":

The Southwest 1/4 of the Southeast 1/4 of Section 21, Township 35 North, Range 4 East, W.M.

Situated in the County of Skagit, State of Washington.

Parcel "B":

A non-exclusive easement to construct, maintain, inspect and operate utilities over, under and across the South 20 feet of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 21, Township 35 North, Range 4 East, W.M., as granted to Chukluck Farms, Inc., a Washington Corporation by easement recorded October 10, 2001, under Skagit County Auditor's File No. 200110100141.

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The East 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 21, Township 35 North, Range 4 East, W.M.,

Except the North 400 feet of the East 600 feet thereof,

AND EXCEPT the North 25 feet thereof conveyed to Skagit County for road purposes by Deed recorded April 25, 1894, in Volume 29 of Deeds, Page 553, and by Deed recorded June 28, 1972, under Auditor's File No. 770332, records of Skagit County, Washington,

AND ALSO EXCEPT the North 21 feet of the remainder, as conveyed to the Skagit County by deed recorded September 23, 1999, under Auditor's File No. 199909230057.

Situated in the County of Skagit, State of Washington.

EXCEPT Parcel D described as follows:

A portion of the Southwest 1/4 of the Southeast 1/4 of Section 21, Township 35 North, Range 4 East, W.M. more particularly described as follows:

Beginning at the Northeast Corner of the Southwest 1/4 of the Southeast 1/4 of Section 21, the True Point of Beginning;

thence South 01° 43' 59" West on the east line of the Southwest 1/4 a distance of 1321.29 feet to the Southeast corner of said SW 1/4;

thence North 89° 07' 01" West on the South line of said 1/4 a distance of 391.05 feet to a point on the West side of the existing drainage ditch as it existing in June 2020;

thence on the following course located west of the said drainage ditch

thence North 37° 30' 00" West a distance of 7.52;

thence North 57° 00' 46" West a distance of 33.06;

thence North 51° 28' 27" West a distance of 20.47;

thence North 43° 20' 54" West a distance of 22.08;

thence North 31° 10' 00" West a distance of 108.89;

thence North 09° 40' 17" West a distance of 92.43;

thence North 25° 04' 28" West a distance of 108.28;

thence North 10° 41' 02" West a distance of 80.45;

thence North 28° 16' 36" West a distance of 100.15;

thence North 32° 41' 10" West a distance of 21.32;

thence North 50° 49' 06" West a distance of 19.21;

thence North 54° 49' 21" West a distance of 26.06;

thence North 44° 14' 25" West a distance of 105.98;

thence North 33° 23' 29" West a distance of 101.25;

thence North 46° 26' 05" West a distance of 104.80;

thence North 20° 23' 50" West a distance of 107.12;

thence North 24° 28' 30" West a distance of 135.57;

thence North 20° 29' 17" West a distance of 152.55;

thence North 33° 25' 19" West a distance of 85.90;

thence North 43° 08' 46" West a distance of 157.06;

thence North 58° 14' 22" West a distance of 1.12 to the north line of the Southwest 1/4;

thence on the north line of the Southwest 1/4 South 89° 06' 39" East a distance of 1230.60 feet to the northeast corner of the Southwest 1/4, the True Point of Beginning;

Together with the following 50 ft. wide non-exclusive easement for ingress, egress and utilities:

Beginning at the Northeast Corner of the Southwest 1/4 of the Southeast 1/4 of Section 21, T 35 N, R 4 E, WM, thence on the north line of said Southwest 1/4 North 89° 06' 39" West a distance of 634.02 feet to the center line of a

30 ft. easement as recorded under Skagit County Auditors File #200104110069, the True Point of Beginning and center line of 50 foot easement; thence on the center line of the easement South 01° 33' 56" West a distance of 14.32 feet; thence South 70° 55' 04" West a distance of 472.26 feet to the intersection of the west boundary of the above describe Parcel D and the terminus of the 50 ft. easement;

AFTER LEGAL DESCRIPTION – Lyle Heaton

P37038 (350421-4-005-0007) & P37039 (350421-4-006-0006)

The North 1/2 of the Southeast 1/4 of the Southeast 1/4, of Section 21, Township 35 North, Range 4 East, W.M., EXCEPT that portion lying within the boundaries of the as built and existing County road commonly known as District Line Road, AND EXCEPT that portion described as follows:

Beginning at the Southeast corner of said Section 21; thence North 0° 39' 30" East along the east line of said Section, a distance of 830.00 feet to the True Point of Beginning; thence North 89° 20' 30" West a distance of 147.58 feet; thence North 0° 39' 30" East a distance of 147.58 feet; thence South 89° 20' 30" East a distance of 147.58 feet to the East line of the said Section 21; thence South 0° 39' 30" West a distance of 147.58 feet to the true point beginning, EXCEPT the East 20 feet for County road right of way.

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TOGETHER WITH Parcel D described as follows:

A portion of the Southwest 1/4 of the Southeast 1/4 of Section 21, Township 35 North, Range 4 East, W.M. more particularly described as follows:

Beginning at the Northeast Corner of the Southwest 1/4 of the Southeast 1/4 of Section 21, the True Point of Beginning;  
thence South 01° 43' 59" West on the east line of the Southwest 1/4 a distance of 1321.29 feet to the Southeast corner of said SW 1/4;  
thence North 89-07-01 West on the South line of said 1/4 a distance of 391.05 feet to a point on the West side of the existing drainage ditch as it existing in June 2020;  
thence on the following course located west of the said drainage ditch  
thence North 37° 30' 00" West a distance of 7.52;  
thence North 57° 00' 46" West a distance of 33.06;  
thence North 51° 28' 27" West a distance of 20.47;  
thence North 43° 20' 54" West a distance of 22.08;  
thence North 31° 10' 00" West a distance of 108.89;  
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thence North 25° 04' 28" West a distance of 108.28;  
thence North 10° 41' 02" West a distance of 80.45;  
thence North 28° 16' 36" West a distance of 100.15;  
thence North 32° 41' 10" West a distance of 21.32;  
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thence North 44° 14' 25" West a distance of 105.98;  
thence North 33° 23' 29" West a distance of 101.25;  
thence North 46° 26' 05" West a distance of 104.80;  
thence North 20° 23' 50" West a distance of 107.12;  
thence North 24° 28' 30" West a distance of 135.57;  
thence North 20° 29' 17" West a distance of 152.55;  
thence North 33° 25' 19" West a distance of 85.90;  
thence North 43° 08' 46" West a distance of 157.06;  
thence North 58° 14' 22" West a distance of 1.12 to the north line of the Southwest 1/4;  
thence on the north line of the Southwest 1/4 South 89° 06' 39 East a distance of 1230.60 feet to the northeast corner of the Southwest 1/4, the True Point of Beginning;

Said parcel containing 24.243 Acres

SUBJECT TO – a Non-exclusive access & utility easement described as follows:

Beginning at the Northeast Corner of the Southwest 1/4 of the Southeast 1/4 of Section 21, T 35 N, R 4 E, WM, thence on the north line of said Southwest 1/4 North 89° 06' 39" West a distance of 634.02 feet to the center line of a 30 ft. easement as recorded under Skagit County Auditors File #200104110069, the True Point of Beginning and center line of 50 foot easement; thence on the center line of the easement South 01° 33' 56" West a distance of 14.32 feet; thence South 70° 55' 04" West a distance of 472.26 feet to the intersection of the west boundary of the above describe Parcel D and the terminus of the 50 ft. easement;