

Order No:



202202090080

02/09/2022 04:02 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

When recorded return to:

Stephen James Yzaquirre
Christine Yzaquirre
PO Box 405
Conway, WA 98238

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2022-487
FEB 09 2022

Escrow Number: JM2200

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

QUIT CLAIM DEED

THE GRANTOR ROBERTO SALAZAR AND IMELDA BAUTISTA, HUSBAND AND WIFE, for and in consideration of boundary line adajusment for owner convenience conveys and quit claims to STEPHEN JAMES YZAGUIRRE AND CHRISTINE YZAGUIRRE, HUSBAND AND WIFE, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

That portion of Lot 77 First Add to Big Lake Waterfront Tracts as described on Exhibit "A" attached hereto.

Subject to matter of record

The herein combined property will be recombined or reaggregated with the Grantee's adjoining property to the North and West. This boundary line adjustment is not for the purposes of creating an additional building lot.

This boundary line adjustment is approved by Alice Roder of the Skagit County Planning Department.

Tax Parcel Number(s): portion P62096 to P30824

Dated: February 9, 2022
December 9, 2021

[Signature]

Roberto Salazar
State of Washington
County of Skagit } SS:

[Signature]

Imelda Bautista

I certify that I know or have satisfactory evidence that Roberto Salazar and Imelda Bautista are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 2/9/2022

[Signature]

Notary Public in and for the State of Washington

Residing at: 2700 Urban Ave Mount Vernon

My appointment expires: 10/22/2024

NOTARY PUBLIC
STATE OF WASHINGTON
JACOB I. MATSON
Lic. No 139176
My Appointment Expires
OCTOBER 22, 2024

SALAZAR to YZAGUIRRE**Exhibit "A" CONVEYANCE PARCEL:**

That portion of Lot 77 of First Addition to Big Lake Waterfront Lots, Skagit County, Washington" as per plat recorded in Volume 4 of Plats, Page 15, records of Skagit County, Washington described as follows:

Begin at the Easterlymost corner of said Lot 77; thence Southeasterly along the Southwesterly line of said lot a distance of 54 feet; thence Northerly in a straight line to a point on the Northwesterly line of said Lot 77 which is 36 feet Northeasterly of the Easterlymost corner of said Lot 77; thence Southwesterly to said Easterlymost corner.

Exhibit "B" Grantor's BEFORE LEGAL:

Lot 77 "First Addition to Big Lake Waterfront Lots, Skagit County, Washington" as per plat recorded in Volume 4 of Plats, Page 15, records of Skagit County, Washington except those portions thereof lying within West Big Lake Blvd.

Exhibit "C" Grantee's BEFORE LEGAL:

That portion of Lot 76 "First Addition to Big Lake Waterfront Lots, Skagit County, Washington" as per plat recorded in Volume 4 of Plats, Page 15, records of Skagit County, Washington lying Westerly of West Big Lake Blvd.

TOGETHER WITH that portion of Government Lot 2 of Section 1, Township 33 North, Range 4 East, W.M. that lies Southwesterly of "FIRST ADDITION TO BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON" AS PER PLAT RECORDED IN Volume 4 of Plats, Page 15, records of Skagit County, Washington described as follows:

Begin at the Westerlymost corner (Southwest corner on some prior documents) of Lot 76 of said plat; thence South 39° 05' 35" East along the Southwesterly line of said plat, a distance of 300 feet to the Southerlymost corner (Southeast corner on some prior documents) of Lot 78 of said plat; thence South 44° 42' 50" West, parallel with the Northwesterly (Northerly on some prior documents) line of said Lot 76, a distance of 123.98 feet; thence Northwesterly along a curve to the left, which center to said curve bears South 64° 33' 36" West, having a radius of 254.47 feet; thence South 45° 07' 32" West, a distance of 102.57 feet; thence Northwesterly along a curve to the right, having a radius of 554.60 feet, an arc distance of 112.5 feet to the Southwesterly extension of the Northwesterly (Northerly on some prior documents) line of said Lot 76; thence North 44° 42' 50" East along said extension to he point of beginning.

SALAZAR TO YZAGUIRRE continued on next page.

SALAZAR TO YZAGUIRRE continued

EXHIBIT "D" Grantor's AFTER LEGAL:

That portion of Lot 76 "First Addition to Big Lake Waterfront Lots, Skagit County, Washington" as per plat recorded in Volume 4 of Plats, Page 15, records of Skagit County, Washington described as follows:

Begin at the Easterlymost corner of said Lot 76 lying Westerly of West Big Lake Blvd.; thence Southwesterly along the Southeasterly line of said Lot 76, a distance of 54 feet; thence Northwesterly parallel with the Southwesterly line of said West Big Lake Blvd., a distance of 18 feet; thence Northeasterly parallel with the Southeasterly line of said Lot 76, a distance of 54 feet to the Southwesterly line of said West Big Lake Blvd. thence Southeasterly 18 feet to the Point of Beginning.

TOGETHER WITH that Lot 77 of said plat EXCEPT those portions lying within West Big Lake Blvd, and ALSO EXCEPT that portion described as follows; Begin at the Westerlymost corner of said Lot 77; thence Southeasterly along the Southwesterly line of said lot a distance of 54 feet; thence Northerly in a straight line to a point on the Northwesterly line of said Lot 77 which is 36 feet Northeasterly of the Westerlymost corner of said Lot 77; thence Southwesterly to said Easterlymost corner.

EXHIBIT "E" Grantee's AFTER LEGAL

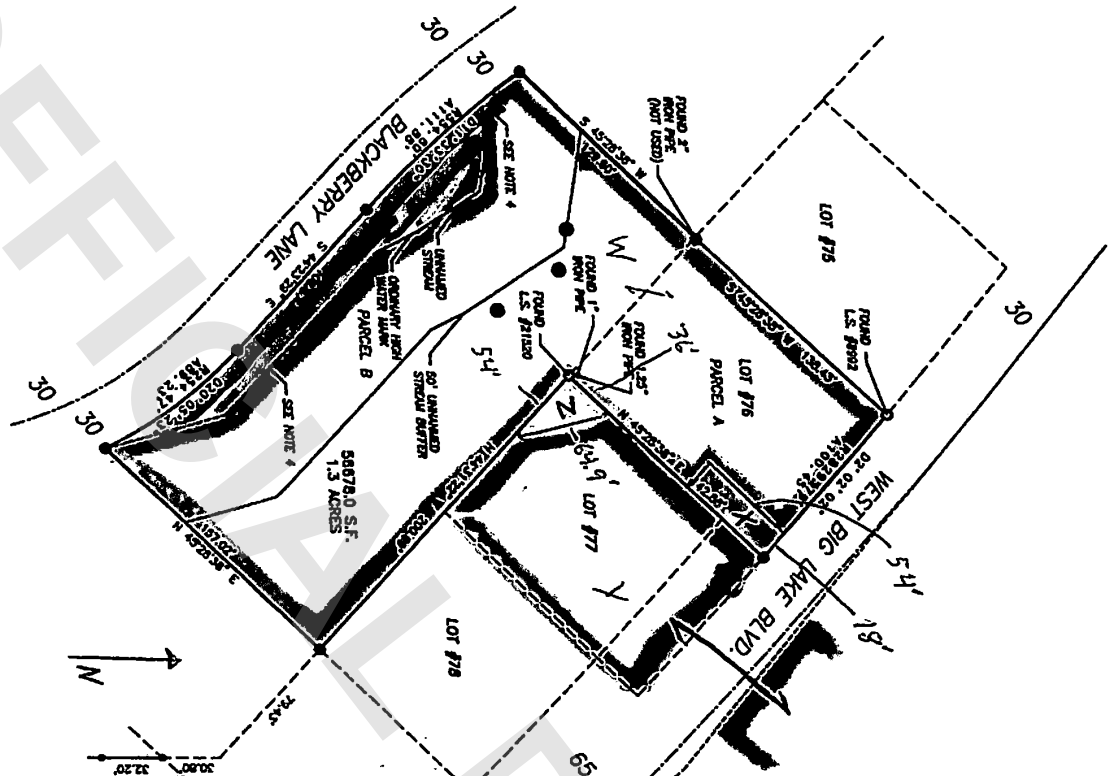
That portion of Lot 76 "First Addition to Big Lake Waterfront Lots, Skagit County, Washington" as per plat recorded in Volume 4 of Plats, Page 15, records of Skagit County, Washington described as follows:

Begin at the Easterlymost corner of said Lot 76 lying Westerly of West Big Lake Blvd.; thence Southwesterly along the Southeasterly line of said Lot 76, a distance of 54 feet; thence Northwesterly parallel with the Southwesterly line of said West Big Lake Blvd., a distance of 18 feet; thence Northeasterly parallel with the Southeasterly line of said Lot 76, a distance of 54 feet to the Southwesterly line of said West Big Lake Blvd. thence Southeasterly 18 feet to the Point of Beginning.

TOGETHER WITH that Lot 77 of said plat EXCEPT those portions lying within West Big Lake Blvd, and ALSO EXCEPT that portion described as follows; Begin at the Westerlymost corner of said Lot 77; thence Southeasterly along the Southwesterly line of said lot a distance of 54 feet; thence Northerly in a straight line to a point on the Northwesterly line of said Lot 77 which is 36 feet Northeasterly of the Westerlymost corner of said Lot 77; thence Southwesterly to said Easterlymost corner.

TOGETHER WITH that portion of Government Lot 2 of Section 1, Township 33 North, Range 4 East, W.M. that lies Southwesterly of "FIRST ADDITION TO BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON" AS PER PLAT RECORDED IN Volume 4 of Plats, Page 15, records of Skagit County, Washington described as follows:

Begin at the Westerlymost corner (Southwest corner on some prior documents) of Lot 76 of said plat; thence South $39^{\circ} 05' 35''$ East along the Southwesterly line of said plat, a distance of 300 feet to the Southerlymost corner (Southeast corner on some prior documents) of Lot 78 of said plat; thence South $44^{\circ} 42' 50''$ West, parallel with the Northwesterly (Northerly on some prior documents) line of said Lot 76, a distance of 123.98 feet; thence Northwesterly along a curve to the left, which center to said curve bears South $64^{\circ} 33' 36''$ West, having a radius of 254.47 feet: thence South $45^{\circ} 07' 32''$ West, a distance of 102.57 feet; thence Northwesterly along a curve to the right, having a radius of 554.60 feet, an arc distance of 112.5 feet to the Southwesterly extension of the Northwesterly (Northerly on some prior documents) line of said Lot 76; thence North $44^{\circ} 42' 50''$ East along said extension to the point of beginning.



Pre-BLA
1st Lot ~~W~~ + ~~X~~
2nd Lot ~~W~~ + ~~Z~~

Post-BLA
1st Lot ~~W~~ + ~~Z~~
1st Lot ~~W~~ + ~~X~~

This document is furnished as a courtesy only by the undersigned and is NOT a part of any title commitment or Policy of Title Insurance. The undersigned is furnished solely for the purpose of assisting in locating the premises and does not purport to show all highways, roads or easements affecting the property. No reliance should be placed upon this sketch for the location or dimensions of the property and no other use is assumed for the contents thereof.