



202205130047

05/13/2022 12:10 PM Pages: 1 of 7 Fees: \$209.50
Skagit County Auditor

When recorded return to:
Kreider, Greg
1010 22nd Ave.,
Anacortes, WA 98221

Filed for record at request of:
Kreider, Greg
Land Title No: M-22472

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022 1987
MAY 13 2022

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

Quit Claim Deed

THE GRANTOR

Terrell R. Culbertson

for and in consideration of **Boundary Line Adjustment, 458-61A-109(2)(b)**
grants and conveys to

THE GRANTEE

Greg A. Kreider

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, described as follows:

See attached EXHIBIT 'A': Legal Description Before Boundary Line Adjustment
See attached EXHIBIT 'B': Legal Description After Boundary Line Adjustment
See attached EXHIBIT 'C': Survey/Map Before Boundary Line Adjustment
See attached EXHIBIT 'D': Survey/Map After Boundary Line Adjustment

Abbrev.: Ptn. Tract B, 'Woods Add to Anacortes, WA'

Tax Parcels: (P60629) 3839-003-001-0004 & (P60636) 3839-003-999-0404

*The herein described property will be combined or aggregated with contiguous
property owned by the parties. This boundary adjustment is not for the purposes of
creating an additional building lot.*

Date: May 5, 2022

Terrell R. Culbertson
Terrell R. Culbertson

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that **Terrell R. Culbertson** is the individual who appeared before me, and said individual acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 5th day of May, 2022

Lindsey Jo Rude
Notary Public in and for the
State of Washington, residing at

Skagit County, WA
My appointment expires 10/31/23

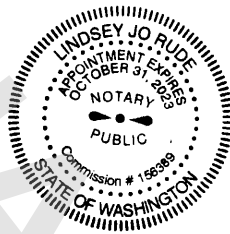


EXHIBIT "A"**LEGAL DESCRIPTION BEFORE BOUNDARY LINE ADJUSTMENT****PARCEL "A" (P60629):**

Tract "B", "WOODS ADDITION TO ANACORTES, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 35, records of Skagit County, Washington, EXCEPT the Westerly 30 feet thereof, AND EXCEPT those portions thereof described as follows:

a.) Beginning at the Northwest corner of Tract "B";
thence South 89°53' East for a distance of 30 feet to the true point of beginning;
thence South 89°53' East for a distance of 445.38 feet along the Northern boundary of the tract;
thence South 0°07' West for a distance of 125 feet;
thence North 89°53' West for a distance of 446.86 feet;
thence North 0°47' East for a distance of 125.01 feet to the true point of beginning.

b.) Beginning at the Northwest corner of Tract "B";
thence South 89°53' East for a distance of 30 feet;
thence South 0°47' West for a distance of 125.01 feet to the true point of beginning;
thence South 0°47' West for a distance of 373.43 feet;
thence South 89°53' East for a distance of 131.20 feet;
thence North 0°07' East for a distance of 373.4 feet;
thence North 89°53' West for a distance of 126.86 feet to the true point of beginning.

c.) Beginning at the Southwest corner of Tract "B";
thence South 89°53' East for a distance of 161.20 feet;
thence North 0°07' East for a distance of 124.5 feet to the true point of beginning;
thence North 0°07' East for a distance of 124.5 feet;
thence South 89°53' East for a distance of 135 feet;
thence South 0°7' West for a distance of 124.5 feet;
thence North 89°53' West for a distance of 135 feet to the true point of beginning.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "B" (P60636):

That portion of Tract B, "WOODS ADDITION TO ANACORTES, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 35, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of said Tract B;
thence South 89°53' East along the South line of said Tract B, a distance of 30.0 feet to the true point of beginning; thence continue South 89°53' East along said South line a distance of 131.30 feet;

thence North 0°07' East a distance of 124.50 feet, more or less, to the Southeast corner of that certain tract conveyed to Gladys O'Brien, a widow, by deed dated May 30, 1962 and recorded December 4, 1964 under Auditor's File No. 639262;
thence North 89°53' West along the South line of said O'Brien Tract, a distance of 129.75 feet, more or less to a point that is 30.0 feet East of the West line of said Tract B;
thence South 0°47' West parallel to and 30.0 feet East of the West line of said Tract B, a distance of 124.51 feet, more or less, to the true point of beginning.

Situate in the City of Anacortes, County of Skagit, State of Washington.

EXHIBIT "B"**LEGAL DESCRIPTION AFTER BOUNDARY LINE ADJUSTMENT****LOT A (P60629):**

That portion of Tract "B", "WOODS ADDITION TO ANACORTES, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 35, records of Skagit County, Washington, described as follows:

COMMENCING at the Northwest corner of said Tract "B";
thence North 89°40'16" East for a distance of 30.01 feet;
thence North 89°40'16" East for a distance of 125.38 feet along the Northern boundary of said tract B;
thence South 0°04'00" West for a distance of 124.99 feet to the TRUE POINT OF BEGINNING;
thence North 89°40'16" East for a distance of 316.92 feet;
thence South 0°03'55" East for a distance of 237.51 feet;
thence South 89°56'05" West for a distance of 182.85 feet;
thence North 00°03'55" West for a distance of 124.50 feet;
thence South 89°56'05" West for a distance of 134.32 feet;
thence North 0°04'00" East for a distance of 111.55 feet to the POINT OF BEGINNING.

Situate in the City of Anacortes, County of Skagit, State of Washington.

LOT B (P60636):

That portion of Tract B, "WOODS ADDITION TO ANACORTES, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 35, records of Skagit County, Washington, described as follows:

COMMENCING at the Southwest corner of said Tract B;
thence North 89°56'05" East along the South line of said Tract B, a distance of 30.0 feet to the TRUE POINT OF BEGINNING;
thence continue North 89°56'05" East along said South line a distance of 449.05 feet;
thence North 00°03'55" West for a distance of 124.50 feet;
thence South 89°56'05" West for a distance of 317.46 feet;
thence South 0°04'00" West for a distance of 12.85 feet;
thence South 89°40'16" West for a distance of 129.95 feet;
thence South 0°45'59" West for a distance of 111.02 feet to the POINT OF BEGINNING;

Situate in the City of Anacortes, County of Skagit, State of Washington.

