



202209150015

09/15/2022 10:39 AM Pages: 1 of 9 Fees: \$211.50
Skagit County Auditor

Return Address:

Document Title:

Deed

Reference Number (if applicable): _____

Grantor(s):

additional grantor names on page ____.

1) G4 D Wallace, Inc _____

2) _____

Grantee(s):

additional grantor names on page ____.

1) Keith Gundersen _____

2) Glenda Gundersen _____

Abbreviated Legal Description:

full legal on page(s) ____.

10/35/03

Assessor Parcel /Tax ID Number:

additional parcel numbers on page ____.

P 34038

When recorded return to

G & D Wallace
P.O. Box 569
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2022 3198
SEP 15 2022

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

QUIT CLAIM DEED

THE GRANTOR G & D WALLACE INC., a Washington corporation, for ten dollars and other good and valuable consideration, conveys and quit claims to KEITH GUNDERSEN AND GLENDA GUNDERSEN, husband and wife, the real estate described on Exhibit "A", attached hereto and incorporated herein by this reference, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein and subject to all matters of record.

The following Exhibits are also attached hereto; Exhibit "B" is the Grantor's property before the BLA; Exhibit "C" is the Grantee's property before the BLA; Exhibit "D" is the Grantor's property after the BLA; Exhibit "E" is the Grantee's property after the BLA; Exhibit "F" is the before BLA Map; and Exhibit "G" is the after BLA Map.

The property described on Exhibit "A" will be combined or aggregated with the Grantee's adjoining property. This boundary line adjustment is not for the purpose of creating an additional building lot. The boundary line adjustment is approved by *Alan Roeder* of the Skagit County Planning Department. *8/31/2022*

Tax Parcel Number(s): portion P34038 and P34043 to ~~P34036~~ *W*

Dated: *July 29*, 2022.

[Signature]

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Jack Wallace is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated he was authorized to execute the instrument and acknowledged it as the managing member of G & D Wallace, Inc., to be the free and voluntary act of such party for the uses and purposes mention in this instrument.

Dated: *July 29, 2022*



Denise McDonald
Notary Public in and for the State of Washington
Residing at: *14 Vernon WA*
My Appointment expires: *06-06-2024*

EXHIBIT "A"

G & D WALLACE, INC.
PTN. TAX PARCEL No's. P34038 & P34043

PROPERTY BEING CONVEYED TO

KEITH R. & GLENDA R. GUNDERSEN, H & W
TAX PARCEL No. P34036

LEGAL DESCRIPTION

That portion of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, all in Section 10, Township 35 North, Range 3 East, W.M., described as follows:

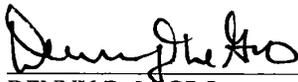
PARCEL "A":

Commencing at the Southwest corner of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 10; thence S $89^{\circ}39'36''$ E along the South line of said subdivision, a distance of 340.01 feet, more or less, to the point of intersection with the East line of the South 240 feet of the West 340 feet of said North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, and which point is the True Point of Beginning of this property description; thence N $0^{\circ}07'47''$ W along the East line of said West 340 feet, a distance of 240.01 feet, more or less, to the North line of the South 240 feet of said West 340 feet; thence S $89^{\circ}39'36''$ E along a line parallel to the South line of said subdivision, a distance of 26.41 feet to the intersection of an existing board fence; thence S $0^{\circ}52'49''$ W along said board fence, a distance of 240.01 feet, more or less, to a point on the South line of said subdivision; thence N $89^{\circ}39'36''$ W along the South line of said subdivision, a distance of 22.17 feet, more or less, to the point of beginning.

PARCEL "B":

Beginning at the Northwest corner of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 10; thence S $89^{\circ}39'36''$ E along the North line of said subdivision, a distance of 362.19 feet, more or less, to the intersection of an existing board fence; thence S $0^{\circ}52'49''$ W along said fence and the Southerly projection thereof, a distance of 21.86 feet; thence N $89^{\circ}39'36''$ W along a line parallel to the North line of said subdivision, a distance of 361.80 feet, more or less, to the West line of said subdivision, thence N $0^{\circ}07'47''$ W along the West line of said subdivision, a distance of 21.86 feet, more or less, to the point of beginning; EXCEPT the West 40 feet thereof, AND EXCEPT road and ditch rights-of-way.

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



DENNY D. LEGRO

Registered Professional Land Surveyor

License No. 37532

Date: June 20, 2022

EXHIBIT "B"

G & D WALLACE, INC
TAX PARCEL No's. P34038 & P34043

BEFORE BOUNDARY LINE ADJUSTMENT

LEGAL DESCRIPTION

The following legal description for the "Before" Boundary Line Adjustment is taken from Statutory Warranty Deeds conveyed to G & D Wallace Inc. from Bernard Marvin Omdal and Jean Ann Omdal, husband and wife, by deeds recorded under Auditor's File Number 200310310172, Exhibit A, Parcel "J" upon page 2 of 2 thereof; and under Auditor's File No. 200211150073, Parcel "C" upon page 2 of 2 thereof as follows:

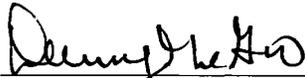
Parcel "J":

The North ½ of the Northwest ¼ of the Southwest ¼ of Section 10, Township 35 North, Range 3 East, W.M., EXCEPT the West 340 feet of the South 240 feet thereof, EXCEPT the West 40 feet thereof for County Road, as the same was conveyed to Skagit County by Deed dated March 27, 1911, and recorded February 27, 1913, under Auditor's File No. 95356, in Volume 91 of Deeds, Page 323, records of Skagit County, Washington; AND EXCEPT ditch rights-of-way.

Parcel "C":

The South ½ of the Northwest ¼ of the Southeast ¼ of Section 10, Township 35 North, Range 3 East, W.M.; EXCEPT the West 40 feet thereof; AND EXCEPT road and ditch rights-of-way.

Situate in the County of Skagit, State of Washington.



DENNY D. SAGRO

Registered Professional Land Surveyor

License No. 37532

Date: May 31, 2022

EXHIBIT "C"

KEITH R. GUNDERSEN & GLENDA R. GUNDERSEN
HUSBAND & WIFE
TAX PARCEL No. P34036

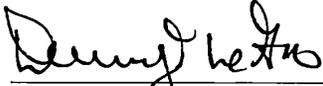
BEFORE BOUNDARY LINE ADJUSTMENT

LEGAL DESCRIPTION

Legal description rewritten from Deeds conveyed to Keith R. Gundersen and Glenda R. Gundersen, husband and wife, from Norma Anderson and from B. Marvin and Jeannie Omdal by deeds recorded under Skagit County Auditor's File No's. 8008280001 and 9005100029, respectively, as follows:

The South 240 feet of the West 340 feet of the North ½ of the Northwest ¼ of the Southeast ¼ of Section 10, Township 35 North, Range 3 East of W.M.; EXCEPT the West 40 feet for county road as conveyed to Skagit County by Deed dated March 27, 1911 and recorded February 27, 1913, under Auditor's File No. 95356, in Volume 91 of Deeds, page 323, records of Skagit County, Washington, and EXCEPT ditch rights-of-way.

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



DENNY D. LEGRO

Registered Professional Land Surveyor

License No. 37532

Date: May 31, 2022

EXHIBIT "D"

G & D WALLACE, INC.
TAX PARCEL No's. P34038 & P34043

AFTER BOUNDARY LINE ADJUSTMENT

LEGAL DESCRIPTION

P34038:

The North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 10, Township 35 North, Range 3 East, W.M., EXCEPT the West 340 feet of the South 240 feet thereof, EXCEPT the West 40 feet thereof for County Road, as the same was conveyed to Skagit County by Deed dated March 27, 1911, and recorded February 27, 1913, under Auditor's File No. 95356, in Volume 91 of Deeds, Page 323, records of Skagit County, Washington;

EXCEPT ditch rights-of-way;

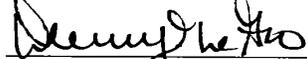
AND EXCEPT the following described tract of land: Commencing at the Southwest corner of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 10; thence S $89^{\circ}39'36''$ E along the South line of said subdivision, a distance of 340.01 feet, more or less, to the point of intersection with the East line of the South 240 feet of the West 340 feet of said North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, and which point is the True Point of Beginning of this property description; thence N $0^{\circ}07'47''$ W along the East line of said West 340 feet, a distance of 240.01 feet, more or less, to the North line of the South 240 feet of said West 340 feet; thence S $89^{\circ}39'36''$ E along a line parallel to the South line of said subdivision, a distance of 26.41 feet to the intersection of an existing board fence; thence S $0^{\circ}52'49''$ W along said board fence, a distance of 240.01 feet, more or less, to a point on the South line of said subdivision; thence N $89^{\circ}39'36''$ W along the South line of said subdivision, a distance of 22.17 feet, more or less, to the point of beginning.

P34043:

The South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 10, Township 35 North, Range 3 East, W.M.; EXCEPT the West 40 feet thereof; EXCEPT road and ditch rights-of-way.

AND EXCEPT that portion of the following described tract of land lying East of the County road: Beginning at the Northwest corner of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 10; thence S $89^{\circ}39'36''$ E along the North line of said subdivision, a distance of 362.19 feet, more or less, to the intersection of an existing board fence; thence S $0^{\circ}52'49''$ W along said fence and the Southerly projection thereof, a distance of 21.86 feet; thence N $89^{\circ}39'36''$ W along a line parallel to the North line of said subdivision, a distance of 361.80 feet, more or less, to the West line of said subdivision, thence N $0^{\circ}07'47''$ W along the West line of said subdivision, a distance of 21.86 feet, more or less, to the point of beginning;

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



DENNY D. LEGRO

Registered Professional Land Surveyor

License No. 37532

Date: June 20, 2022

EXHIBIT "E"

KEITH R. GUNDERSEN & GLENDA R. GUNDERSEN
HUSBAND & WIFE
TAX PARCEL No. P34036

AFTER BOUNDARY LINE ADJUSTMENT

LEGAL DESCRIPTION

That portion of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, all in Section 10, Township 35 North, Range 3 East, W.M., described as follows:

The South 240 feet of the West 340 feet of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 10; EXCEPT the West 40 feet for county road as conveyed to Skagit County by Deed dated March 27, 1911 and recorded February 27, 1913, under Auditor's File No. 95356, in Volume 91 of Deeds, page 323, records of Skagit County, Washington, and EXCEPT ditch rights-of-way. TOGETHER WITH the following described tracts of land:

PARCEL "A":

Commencing at the Southwest corner of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 10; thence S $89^{\circ}39'36''$ E along the South line of said subdivision, a distance of 340.01 feet, more or less, to the point of intersection with the East line of the South 240 feet of the West 340 feet of said North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, and which point is the True Point of Beginning of this property description; thence N $0^{\circ}07'47''$ W along the East line of said West 340 feet, a distance of 240.01 feet, more or less, to the North line of the South 240 feet of said West 340 feet; thence S $89^{\circ}39'36''$ E along a line parallel to the South line of said subdivision, a distance of 26.41 feet to the intersection of an existing board fence; thence S $0^{\circ}52'49''$ W along said board fence, a distance of 240.01 feet, more or less, to a point on the South line of said subdivision; thence N $89^{\circ}39'36''$ W along the South line of said subdivision, a distance of 22.17 feet, more or less, to the point of beginning.

PARCEL "B":

Beginning at the Northwest corner of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 10; thence S $89^{\circ}39'36''$ E along the North line of said subdivision, a distance of 362.19 feet, more or less, to the intersection of an existing board fence; thence S $0^{\circ}52'49''$ W along said fence and the Southerly projection thereof, a distance of 21.86 feet; thence N $89^{\circ}39'36''$ W along a line parallel to the North line of said subdivision, a distance of 361.80 feet, more or less, to the West line of said subdivision, thence N $0^{\circ}07'47''$ W along the West line of said subdivision, a distance of 21.86 feet, more or less, to the point of beginning; EXCEPT the West 40 feet thereof, AND EXCEPT road and ditch rights-of-way.

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



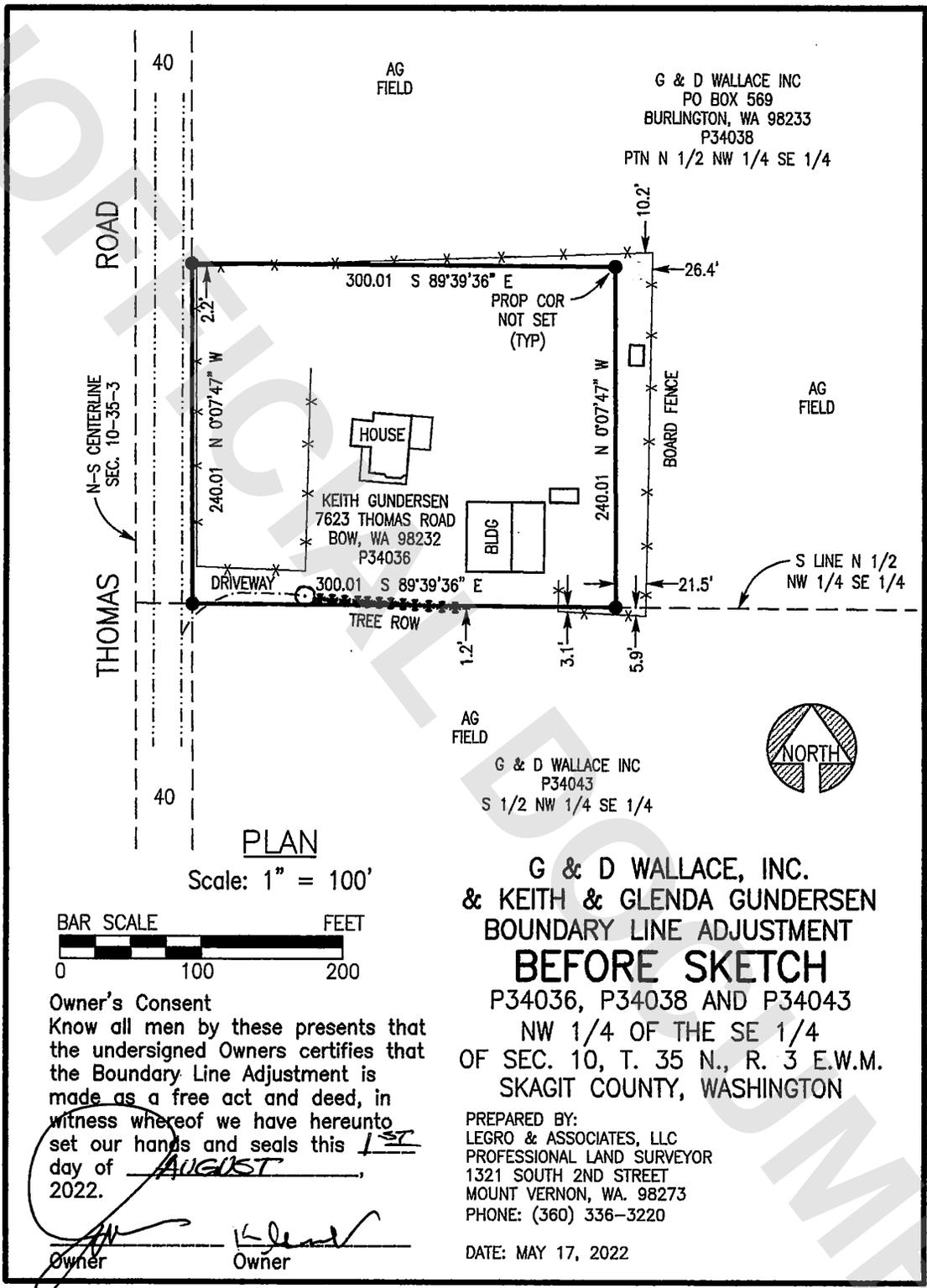
DENNY D. LEGRO

Registered Professional Land Surveyor

License No. 37532

Date: June 20, 2022

EXHIBIT "F"



Owner's Consent
 Know all men by these presents that the undersigned Owners certifies that the Boundary Line Adjustment is made as a free act and deed, in witness whereof we have hereunto set our hands and seals this 1ST day of AUGUST, 2022.

G & D WALLACE, INC.
& KEITH & GLENDA GUNDERSEN
BOUNDARY LINE ADJUSTMENT
BEFORE SKETCH
 P34036, P34038 AND P34043
 NW 1/4 OF THE SE 1/4
 OF SEC. 10, T. 35 N., R. 3 E.W.M.
 SKAGIT COUNTY, WASHINGTON

PREPARED BY:
 LEGRO & ASSOCIATES, LLC
 PROFESSIONAL LAND SURVEYOR
 1321 SOUTH 2ND STREET
 MOUNT VERNON, WA. 98273
 PHONE: (360) 336-3220

DATE: MAY 17, 2022

EXHIBIT "G"

