



202212150077

12/15/2022 03:18 PM Pages: 1 of 10 Fees: \$212.50
Skagit County Auditor

WHEN RECORDED RETURN TO:

Shawn Raymond
11769 Samish Island Road
Bow, WA. 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022 4914
DEC 15 2022

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

QUIT CLAIM DEED

THE GRANTOR, DAVID G. SQUIRES, as his separate property, for ten dollars and other good and valuable consideration, conveys and quit claims to SHAWN H. RAYMOND AND KIMBERLY M. RAYMOND, a married couple, 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 the South 1051.16 feet of Government Lots 7 and 8 and of the Southwest ¼ of the Southeast ¼ of Section 36, Township 36 North, Range 2 East, W.M. as more completely described on Exhibit "A" attached hereto.
Subject to matters of record.

Also attached hereto are:

- Exhibit "B" - Description of Parcel #P47454 (Squires) BEFORE Boundary Line Adjustment
- Exhibit "C" - Description of Parcel #P32696 (Raymond) BEFORE Boundary Line Adjustment
- Exhibit "D" - Description of Parcel #P47454 (Squires) AFTER Boundary Line Adjustment
- Exhibit "E" - Description of Parcel #P32696 (Raymond) AFTER Boundary Line Adjustment
- Exhibit "F" - BEFORE Boundary Line Adjustment Sketch
- Exhibit "G" - AFTER Boundary Line Adjustment Sketch

Abbrev. Legal: Ptn of Gov't Lots 7 and 8 and the SW ¼ SE ¼; Sec 36-Twn 36N-Rg 2E, WM

Tax Account Numbers:

Squires: (P47454) #360236-0-015-0007
Raymond: (P32696) #350201-1-1-008-0008

The property being conveyed herein (Exhibit "A") will be combined or aggregated with the Grantee's adjoining property. This boundary line adjustment is not for the purposes of creating an additional building lot.

This boundary line adjustment is approved by Maureen Boedon of the Skagit County Planning Department this 2 day of December, 2022.

EXHIBIT "A"

DAVID G. SQUIRES
PTN. TAX PARCEL No. P47454

PROPERTY BEING CONVEYED TO

SHAWN & KIMBERLY RAYMOND, H & W
TAX PARCEL No. P32696

LEGAL DESCRIPTION

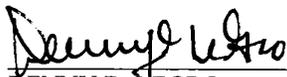
The South 230 feet of that portion of the South 1051.16 feet of Government Lot 8 and of the South 1051.16 feet of the Southwest ¼ of the Southeast ¼; all within Section 36, Township 36 North, Range 2 East, W.M., lying Easterly of the County Road and Westerly of the Easterly toe of the existing dike, and containing 1.1 acre, more or less;

SUBJECT TO the terms and conditions of the Dike and Drainage District No. 5 County of Skagit, State of Washington, Petition for Annexation of Contiguous Territory, recorded March 23, 1992 as Auditor's File No. 9203230075;

AND SUBJECT TO the terms and conditions of Notice on the Record by Joanne Squires for Public Record, by that instrument recorded January 19, 2016 as Auditor's File No. 201601190151, regarding Dike, Drainage, and Irrigation Improvement District No. 5 of Skagit County – Resolution No. 2015-4 adopted November 19, 2015;

AND SUBJECT TO the terms and conditions of Stipulation and Agreed Order Vacating and Setting Aside Judgment of Condemnation, Superior Court, Skagit County, Cause No. 16-2-0002-1, filed September 9, 2016 between Commissioners of Dike District No. 5 of Skagit County and Joanne Squires; AND FURTHER SUBJECT TO an easement affecting a portion of subject property for the purpose of "dike maintenance, repair, replacement, construction and general upkeep" including terms and provisions thereof granted to Dike District No. 5 recorded September 9, 2016 as Auditor's File No. 201609090016, said easement being filed in connection with the above referenced Notice on Record filed as Auditor's File No. 201601190151 and in connection with a Stipulation entered September 9, 2016 in Skagit County Cause No. 3050;

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



DENNY D. LEGRO
Registered Professional Land Surveyor
License No. 37532
Date: December 1, 2022



EXHIBIT "B"

DAVID G. SQUIRES
TAX PARCEL No. P47454

BEFORE BOUNDARY LINE ADJUSTMENT

LEGAL DESCRIPTION

That portion of the South 1051.16 feet of Government Lots 7 and 8 and the South 1051.16 feet of the Southwest ¼ of the Southeast 1/4; all within Section 36, Township 36 North, Range 2 East, W.M.;

EXCEPT that portion thereof, if any, lying within those premises awarded to Muriel Squires Neely and Floyd G. Squires, Jr. as described on Exhibit "B" of an "Order Approving Final Account and Decree of Distribution" entered January 8, 1962 in Skagit County Probate Cause No. 11309 for the Estate of James T. Squires, Sr.;

AND FURTHER EXCEPT the as-built and existing right-of-way of Skagit County for the Samish Island Road, the origins of said right-of-way include an Agreement recorded February 15, 1932 as Auditor's File No. 248758 in Volume 159 of Deeds, page 221, records of Skagit County, Washington, and said origins include a declaration of "intention to establish and reestablish" as County Roads contained in Skagit County Commissioner's Resolution No. 03673 passed August 3, 1964 and executed August 25, 1964;

SUBJECT TO the terms and conditions of the Dike and Drainage District No. 5 County of Skagit, State of Washington, Petition for Annexation of Contiguous Territory, recorded March 23, 1992 as Auditor's File No. 9203230075;

AND SUBJECT TO the terms and conditions of Notice on the Record by Joanne Squires for Public Record, by that instrument recorded January 19, 2016 as Auditor's File No. 201601190151, regarding Dike, Drainage, and Irrigation Improvement District No. 5 of Skagit County – Resolution No. 2015-4 adopted November 19, 2015;

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Situate in the County of Skagit, State of Washington.



DENNY D. NEGRO
Registered Professional Land Surveyor
License No. 37532
Date: October 26, 2022

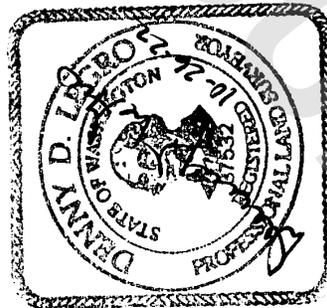


EXHIBIT "C"

SHAWN H. & KIMBERLY M. RAYMOND
HUSBAND & WIFE
TAX PARCEL No. P32696

BEFORE BOUNDARY LINE ADJUSTMENT

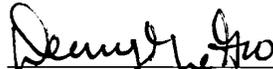
LEGAL DESCRIPTION

That portion of Government Lot 1, Section 1, Township 35 North, Range 2 East, W.M., described as follows:

Beginning at the intersection of the East line of the County Road as conveyed to Skagit County by deed recorded July 28, 1932, in Volume 161 of Deeds, page 301, and the North line of said Lot 1; thence Southeasterly along the East line of said road 200 feet; thence East parallel to the North line of said Lot 1 to the West line of the dike right of way; thence Northerly along the dike right of way to the North line of said Lot 1; thence West along said North line to the point of beginning.

TOGETHER WITH that portion of Tract "B" of Skagit County Short Plat No. 93-069, approved November 12, 1993 and recorded December 15, 1993 in Volume 11 of Short Plats, page 34, under Auditor's File No. 9312150105, records of Skagit County, Washington, being a portion of Government Lots 1, 2 and 3 of Section 1, Township 35 North, Range 2 East, W.M., lying Easterly of Samish Island Road.

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



DENNY D. LEGRO
Registered Professional Land Surveyor
License No. 37532
Date: October 13, 2022

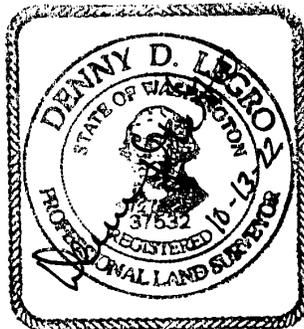


EXHIBIT "D"

DAVID G. SQUIRES
TAX PARCEL No. P47454

AFTER BOUNDARY LINE ADJUSTMENT

LEGAL DESCRIPTION

That portion of the South 1051.16 feet of Government Lots 7 and 8 and the South 1051.16 feet of the Southwest ¼ of the Southeast ¼; all within Section 36, Township 36 North, Range 2 East, W.M.; EXCEPT that portion thereof described as follows:

The South 230 feet of that portion of the South 1051.16 feet of Government Lot 8 and of the South 1051.16 feet of the Southwest ¼ of the Southeast ¼; all within Section 36, Township 36 North, Range 2 East, W.M., lying Easterly of the County Road and Westerly of the Easterly toe of the existing dike, and containing 1.1 acre, more or less;

AND EXCEPT that portion thereof, if any, lying within those premises awarded to Muriel Squires Neely and Floyd G. Squires, Jr. as described on Exhibit "B" of an "Order Approving Final Account and Decree of Distribution" entered January 8, 1962 in Skagit County Probate Cause No. 11309 for the Estate of James T. Squires, Sr.;

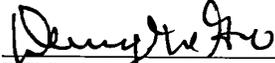
AND FURTHER EXCEPT the as-built and existing right-of-way of Skagit County for the Samish Island Road, the origins of said right-of-way include an Agreement recorded February 15, 1932 as Auditor's File No. 248758 in Volume 159 of Deeds, page 221, records of Skagit County, Washington, and said origins include a declaration of "intention to establish and reestablish" as County Roads contained in Skagit County Commissioner's Resolution No. 03673 passed August 3, 1964 and executed August 25, 1964;

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



DENNY D. LEGRO
Registered Professional Land Surveyor
License No. 37532
Date: December 1, 2022



EXHIBIT "E"

SHAWN H. & KIMBERLY M. RAYMOND
HUSBAND & WIFE
TAX PARCEL No. P32696

AFTER BOUNDARY LINE ADJUSTMENT

LEGAL DESCRIPTION

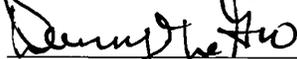
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TOGETHER WITH that portion of Tract "B" of Skagit County Short Plat No. 93-069, approved November 12, 1993 and recorded December 15, 1993 in Volume 11 of Short Plats, page 34, under Auditor's File No. 9312150105, records of Skagit County, Washington, being a portion of Government Lots 1, 2 and 3 of Section 1, Township 35 North, range 2 East, W.M., lying Easterly of Samish Island Road.

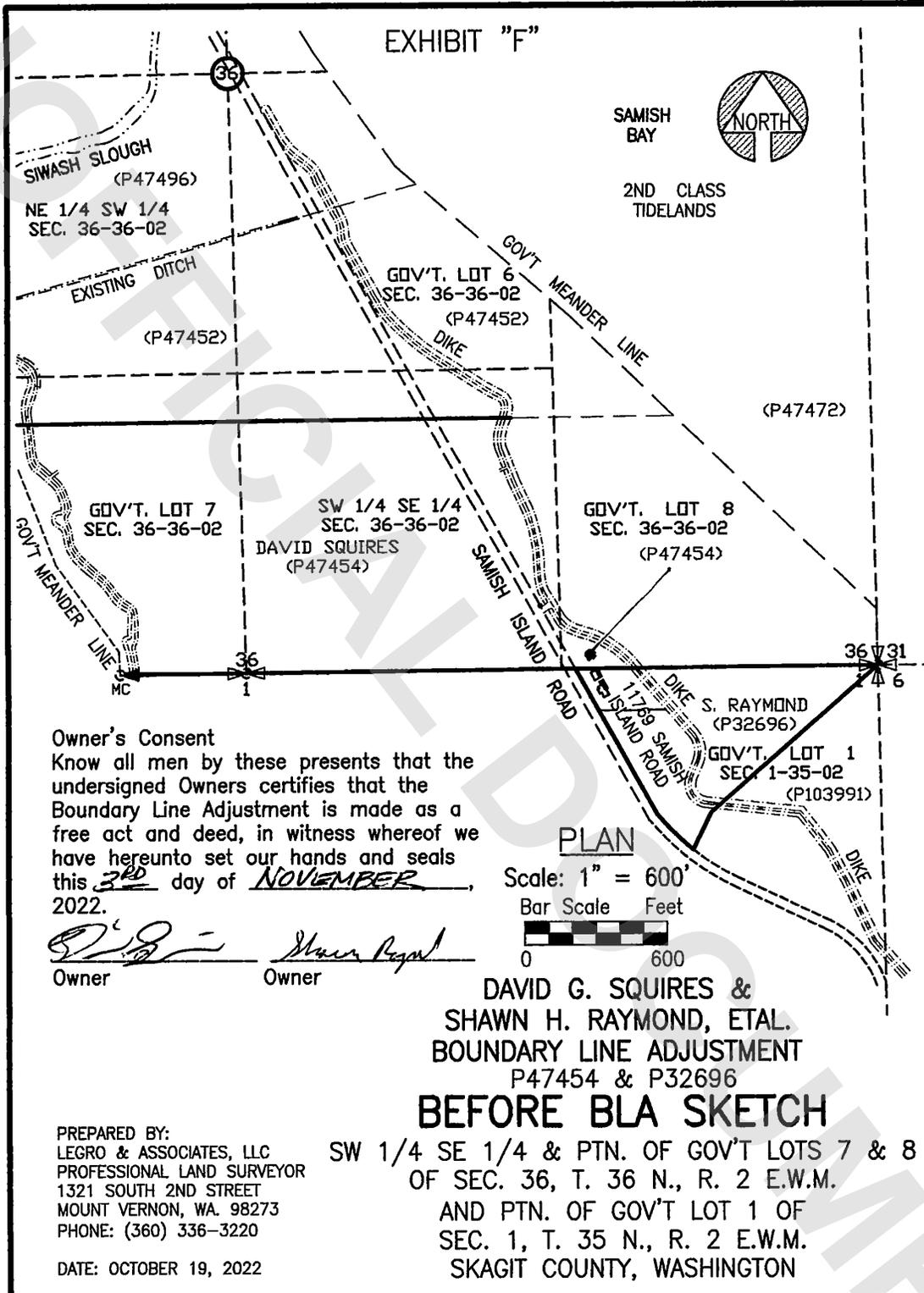
AND TOGETHER WITH the South 230 feet of that portion of the South 1051.16 feet of Government Lot 8 and of the South 1051.16 feet of the Southwest ¼ of the Southeast ¼; all within Section 36, Township 36 North, Range 2 East, W.M., lying Easterly of the County Road and Westerly of the Easterly toe of the existing dike, and containing 1.1 acre, more or less; AND SUBJECT to matters of record.

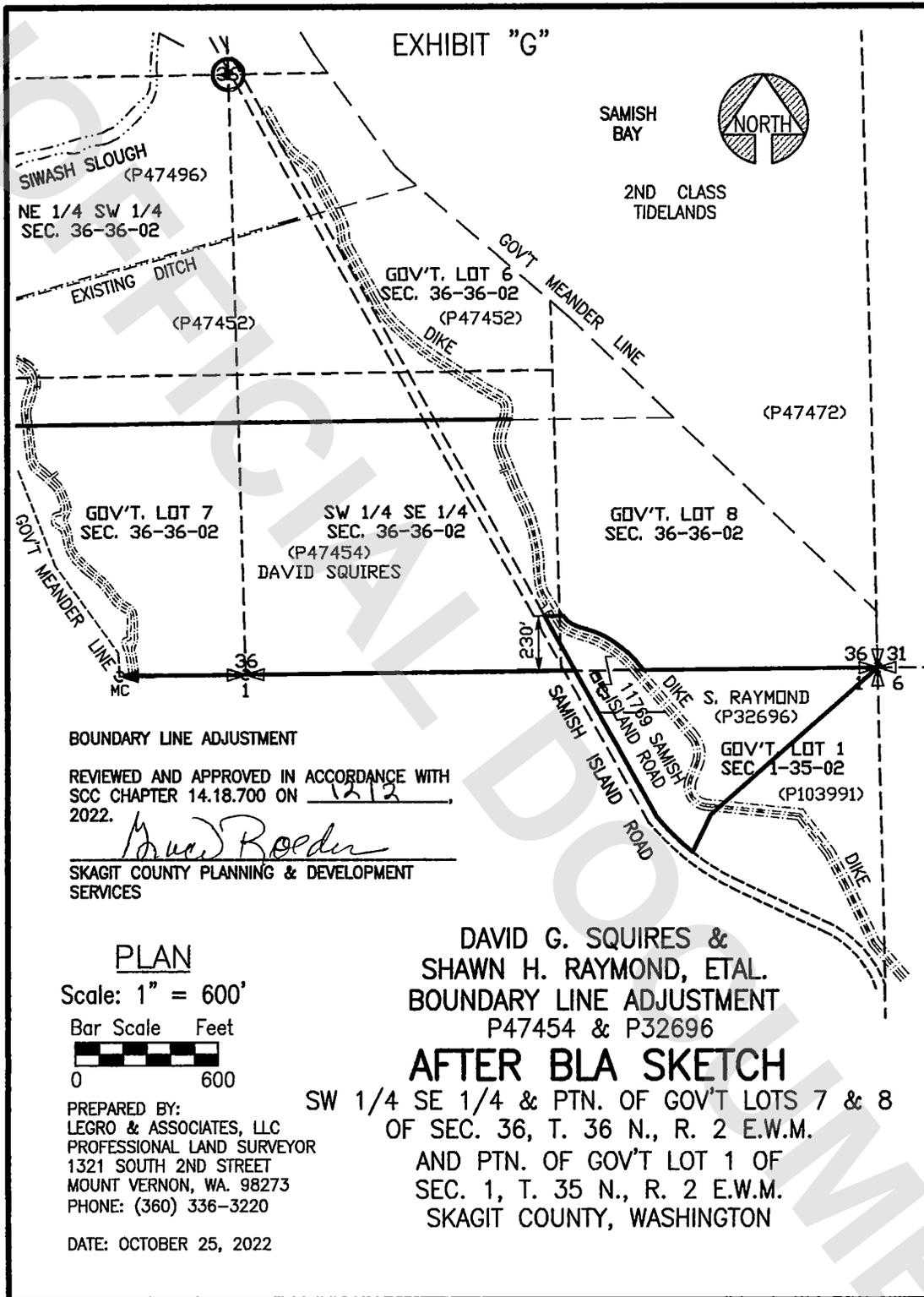
All situate in the County of Skagit, State of Washington.



DENNY D. LEGRO
Registered Professional Land Surveyor
License No. 37532
Date: October 25, 2022







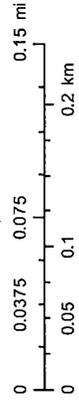


December 7, 2022

Legend

- County Boundary
- City Names
- Road Labels
- Hydro Labels
- Regional Labels

1:4,514



Data Accuracy Warning: All GIS data was created from available public records and existing map sources. Map features have been adjusted to achieve a best-fit registration. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. Map discrepancies can be as great as 300 feet.

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