



202310260027

10/26/2023 10:38 AM Pages: 1 of 12 Fees: \$214.50
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 8520

OCT 26 2023

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

Quitclaim Deed

(Boundary Line Adjustment)

Grantor: Tracey Nimmerrichter-Burgess
Grantee: Duane A. Melcher
Legal Description: ptn S $\frac{1}{2}$ N $\frac{1}{2}$ S $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ 12-34N-3EWM
Assessor's Property Tax Parcel or Account Nos.: P21647; P21661
Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE is made this 27 day of SEPTEMBER, 2023, between Tracey Nimmerrichter-Burgess, an unmarried person, Grantor, and Duane A. Melcher, an unmarried person, Grantee.

Recitals

- a. Grantor is the owner of the property bearing Skagit County Assessor's parcel no. P21647, more particularly described in the attached Exhibit A.
- b. Grantee is the owner of the property bearing Skagit County Assessor's parcel no. P21661, more particularly described in the attached Exhibit B.
- c. The parties wish to reconfigure and adjust the boundaries amongst the said parcels, with a portion of Grantor's property, described in the attached Exhibit C, to be incorporated into Grantee's property.
- d. The adjusted description of Grantor's property is set forth in the attached Exhibit D.

- e. The adjusted description of Grantee's property is set forth in the attached Exhibit E.
- f. A diagram showing the adjusted boundaries of the two parcels is attached as Exhibit F.

Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, and for no monetary consideration, grantor does hereby QUIT CLAIM to the grantee all of her interest in the real property lying and being in the county of Skagit and State of Washington, and described in the attached Exhibit C.

This boundary adjustment is not for the purpose of creating an additional building lot.


TRACEY NIMMERRICHTER-BURGESS

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

On this day personally appeared before me Tracey Nimmerrichter-Burgess, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 27 day of SEPTEMBER, 2023.





NOTARY PUBLIC in and for the State of Washington, residing at
MOUNT VERNON
My commission expires: 3-15-26
Name: KEVIN LISSNER

Exhibit "A"**Tracey Nimmerichter-Burgess, an unmarried person, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-21647)**

Tract 2 of Skagit County Short Plat No. 45-76, approved September 13, 1976, recorded September 14, 1976 in Book 1 of Short Plats, page 169, under Auditor's File No. 842561, being a portion of Government Lot 3, of Section 12, Township 34 North, Range 3 East, W.M.;

EXCEPT THEREFROM the following described tract:

BEGINNING at a point on the West line of said Government Lot 3 which is North 0°04'54" East 170.07 feet from the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 12;
thence North 88°22'52" East 237.38 feet to the TRUE POINT OF BEGINNING;
thence South 27°24'00" East 453.05 feet to the North line of Second Street as shown on "Plat of River View Addition, Town of Avon", as per plat recorded in Volume 3 of Plats, page 21, records of Skagit County, Washington;
thence Northeasterly along the North line of said Second Street 266.77 feet;
thence North 27°24'00" West a distance of 454.75 feet;
thence Southwesterly parallel to the North line of said Second Street to a point which lies North 27°24'00" West from the TRUE POINT OF BEGINNING;
thence South 27°24'00" East to the TRUE POINT OF BEGINNING.

AND EXCEPT that portion of said Tract 2 of Skagit County Short Plat No. 45-76, lying Easterly of the following described line:

Line Description

BEGINNING at a point on the West line of Government Lot 3, which is North 0°04'54" East 170.07 feet from the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 12;
thence North 88°22'52" East 237.38 feet to the TRUE POINT OF BEGINNING;
thence North 0°04'54" East, parallel with the West line of Government Lot 3 to a point on the Northerly line of said "Tract 2 of Skagit County Short Plat No. 45-76" and the terminus of this line description;

AND ALSO EXCEPT that portion as granted to Glen K. Loy and Betty R. Loy, by Boundary Line Adjustment Deed recorded December 12, 1992, under Skagit County Auditor's File No. 9212240089;

TOGETHER WITH the South 1/2 of the North 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 12, Township 34 North, Range 3 East, W.M.;

EXCEPT roads (being the West 30.00 feet thereof);

AND EXCEPT the South 73.00 feet, (as measured perpendicular to the South line of said subdivision) of the West 200.00 feet (as measured perpendicular to the East line of the West 30.00 feet of said subdivision), (said subdivision being the South 1/2 of the North 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 12, Township 34 North, Range 2 East, W.M.)

AND TOGETHER WITH the North 1/2 of the North 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 12, Township 34 North, Range 3 East, W.M.;

EXCEPT roads;

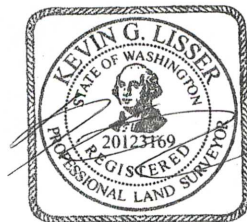
AND EXCEPT the West 200 feet of the remainder;

AND ALSO TOGETHER WITH a 10-foot wide non-exclusive easement for ingress, egress and utilities as described on document recorded under Skagit County Auditor's File No. 9806250119.

ALL BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Containing 276,047 sq ft, 6.34 acres



8-24-23

Exhibit "B"**Duane A. Melcher, an unmarried person, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-21661)**

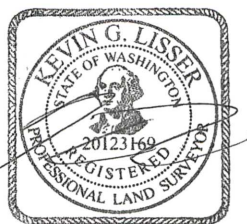
The South 73.00 feet (as measured perpendicular to the South line) of the West 230.00 feet (as measured perpendicular to the West line) of the South 1/2 of the North 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 12, Township 34 North, Range 3 East, W.M.

EXCEPT the West 30.00 feet (as measured perpendicular to the West line) thereof for road.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Containing 14,611 sq ft, 0.34 acres



8-24-23

Exhibit "C"

Portion of Tracey Nimmerrichter-Burgess, an unmarried person, Parcel
(Skagit County Assessor's Parcel Number P-21647)
To be Boundary Line Adjusted into
Duane A. Melcher, an unmarried person, Parcel
(Skagit County Assessor's Parcel No. P-21661)

The South 73.00 feet (as measured perpendicular to the South line) of the East 60.00 feet of the West 290.00 feet (as measured perpendicular to the West line) of the South 1/2 of the North 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 12, Township 34 North, Range 3 East, W.M.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Containing 4,383 sq. ft., 0.1 acres

The above described property is to be combined or aggregated with contiguous property to the west owned by the Grantee (Parcel No. P-21661).

This Boundary Line Adjustment is not for the purpose of creating an additional building lot.

APPROVED

Reviewed and approved in accordance with Skagit County Code, Chapter 14.18.700

Skagit County

By: Maureen Roeder
Title: Sanita Platter

Date: 9/29/2023



8-24-23

Exhibit "D"

**Tracey Nimmerrichter-Burgess, an unmarried person, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-21647)**

Tract 2 of Skagit County Short Plat No. 45-76, approved September 13, 1976, recorded September 14, 1976 in Book 1 of Short Plats, page 169, under Auditor's File No. 842561, being a portion of Government Lot 3, of Section 12, Township 34 North, Range 3 East, W.M.;

EXCEPT THEREFROM the following described tract:

BEGINNING at a point on the West line of said Government Lot 3 which is North 0°04'54" East 170.07 feet from the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 12;
thence North 88°22'52" East 237.38 feet to the TRUE POINT OF BEGINNING;
thence South 27°24'00" East 453.05 feet to the North line of Second Street as shown on "Plat of River View Addition, Town of Avon", as per plat recorded in Volume 3 of Plats, page 21, records of Skagit County, Washington;
thence Northeasterly along the North line of said Second Street 266.77 feet;
thence North 27°24'00" West a distance of 454.75 feet;
thence Southwesterly parallel to the North line of said Second Street to a point which lies North 27°24'00" West from the TRUE POINT OF BEGINNING;
thence South 27°24'00" East to the TRUE POINT OF BEGINNING.

AND EXCEPT that portion of said Tract 2 of Skagit County Short Plat No. 45-76, lying Easterly of the following described line:

Line Description

BEGINNING at a point on the West line of Government Lot 3, which is North 0°04'54" East 170.07 feet from the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 12;
thence North 88°22'52" East 237.38 feet to the TRUE POINT OF BEGINNING;
thence North 0°04'54" East, parallel with the West line of Government Lot 3 to a point on the Northerly line of said "Tract 2 of Skagit County Short Plat No. 45-76" and the terminus of this line description;

AND ALSO EXCEPT that portion as granted to Glen K. Loy and Betty R. Loy, by Boundary Line Adjustment Deed recorded December 12, 1992, under Skagit County Auditor's File No. 9212240089;

TOGETHER WITH the South 1/2 of the North 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 12, Township 34 North, Range 3 East, W.M.;

EXCEPT roads (being the West 30.00 feet thereof);

AND EXCEPT the South 73.00 feet, (as measured perpendicular to the South line of said subdivision) of the West 200.00 feet (as measured perpendicular to the East line of the West 30.00 feet of said subdivision), (said subdivision being the South 1/2 of the North 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 12, Township 34 North, Range 2 East, W.M.)

AND ALSO EXCEPT the South 73.00 feet (as measured perpendicular to the South line) of the East 60.00 feet of the West 290.00 feet (as measured perpendicular to the West line) of said South 1/2 of the North 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 12, Township 34 North, Range 3 East, W.M.

AND TOGETHER WITH the North 1/2 of the North 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 12, Township 34 North, Range 3 East, W.M.;

EXCEPT roads;

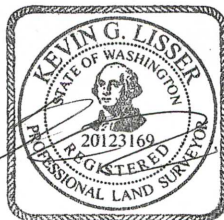
AND EXCEPT the West 200 feet of the remainder;

AND ALSO TOGETHER WITH a 10-foot wide non-exclusive easement for ingress, egress and utilities as described on document recorded under Skagit County Auditor's File No. 9806250119.

ALL BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Containing 271,663 sq ft, 6.24 acres



8-24-23

Exhibit "E"**Duane A. Melcher, an unmarried person, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-21661)**

The South 73.00 feet (as measured perpendicular to the South line) of the West 230.00 feet (as measured perpendicular to the West line) of the South 1/2 of the North 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 12, Township 34 North, Range 3 East, W.M.

TOGETHER WITH the South 73.00 feet (as measured perpendicular to the South line) of the East 60.00 feet of the West 290.00 feet (as measured perpendicular to the West line) of said South 1/2 of the North 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 12, Township 34 North, Range 3 East, W.M.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

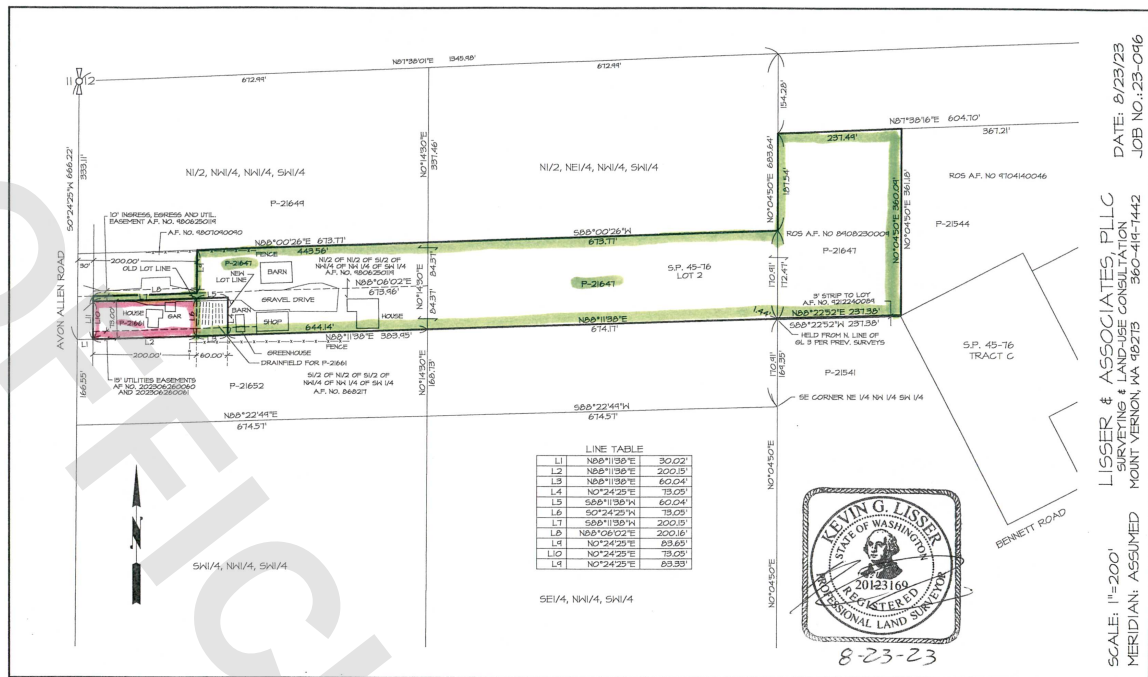
Situate in the County of Skagit, State of Washington.

Containing 18,994 sq ft, 0.44 acres



8-24-23

BEFORE



AFTER

