



202409120018

09/12/2024 11:17 AM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor

When recorded return to:
Gregory Higgins
7208 Thistle Lane
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20242120
SEP 12 2024

Amount Paid \$0
Skagit Co. Treasurer
By Deputy

Filed for record at request of:
Gregory Higgins

Quit Claim Deed

THE GRANTORS **Gregory Higgins and Kimberly Higgins**

for and in consideration of **Boundary Line Adjustment, 58-61A-109(2)(b)**

grants and conveys to

THE GRANTEES **Gregory Higgins and Kimberly Higgins**

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.

- Exhibit 'A' – Legal Descriptions BEFORE Boundary Line Adjustment**
- Exhibit 'B' - Legal Descriptions AFTER Boundary Line Adjustment**
- Exhibit 'C' – BEFORE Adjustment Map**
- Exhibit 'D' – AFTER Adjustment Map**

(P71461) 4076-026-006-0000

Abbrev. Legal: Lots 5 & 6, Amended Plat of Burlington, Vol 3 of Plats, Page 17, Skagit County, NE 1/4 of SW 1/4 of Section 32, Township 35 North, Range 4 East, W.M.

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.

Dated: 3-6, 2024.

Gregory Higgins

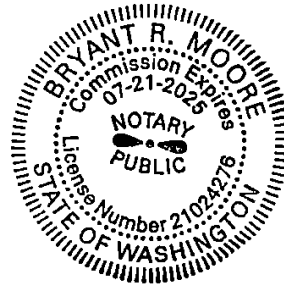
Kimberly Higgins

STATE OF WASHINGTON }
)ss
County of Skagit }

I certify that I know or have satisfactory evidence that **Gregory Higgins** 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 with full authority in his capacity as owner of the subject property.

Dated this 6th day of MARCH, 2024.

Bryant R. Moore
Notary Public in and for the
State of Washington, residing at SEDRO-Woolley,
My appointment expires 7-21-25.



STATE OF WASHINGTON }
)ss
County of Skagit }

I certify that I know or have satisfactory evidence that **Kimberly Higgins** is the individual who appeared before me and said individual acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument with full authority in his capacity as owner of the subject property.

Dated this 6th day of MARCH, 2024.

Bryant R. Moore
Notary Public in and for the
State of Washington, residing at SEDRO-Woolley,
My appointment expires 7-21-25.



EXHIBIT A

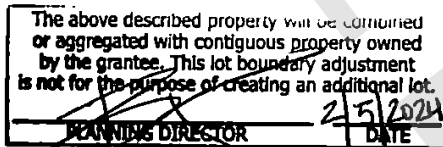
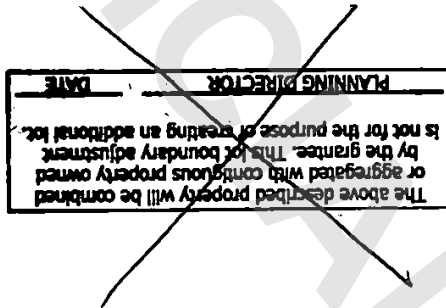
Legal Descriptions BEFORE Boundary Line Adjustment

(Note the following description is from Statutory Warranty Deed recorded under Auditor's File No. 202002280009)

PARCEL P71461

Lots 5 and 6, Block 26, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

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



APPROVED FOR BOUNDARY LINE
ADJUSTMENT ONLY. NO OTHER DEVELOPMENT
AUTHORIZED. NO CRITICAL AREAS REVIEW
PERFORMED.

EXHIBIT B

Legal Descriptions AFTER Boundary Line Adjustment

AFTER ADJUSTMENT (New Lot 5)

Lot 5, Block 26, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASHINGTON", Volume 3 of Plats, Page 17, Records of Skagit County, Washington;

EXCEPT that portion of Lot 5, described as follows:

Beginning at the Southwest corner of Lot 5,

Thence South 88°27'39" East a distance of 5.34 feet along the south line thereof;

Thence North 1°32'37" East a distance of 46.45 feet;

Thence North 78°11'45" East a distance of 5.43 feet more or less to the West line of Lot 5;

Thence South 1°32'37" West a distance of 47.42 feet more or less to the **POINT OF BEGINNING**.

TOGETHER WITH that portion of Lot 6, Block 26, of said plat, described as follows:

Beginning at the Northeast corner of Lot 6,

Thence North 88°27'35" West a distance of 10.17 feet along the North line thereof;

Thence South 1°32'37" West a distance of 50.74 feet;

Thence South 78°11'45" East a distance of 10.34 feet more or less to the East line of Lot 6;

Thence North 1°32'37" East a distance of 52.59 feet more or less to the **POINT OF BEGINNING**.

Situate in the County of Skagit, State of Washington.

AFTER ADJUSTMENT (New Lot 6)

Lot 6, Block 26, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASHINGTON", Volume 3 of Plats, Page 17, Records of Skagit County, Washington;

EXCEPT that portion of Lot 6, described as follows:

Beginning at the Northeast corner of Lot 6,

Thence North 88°27'35" West a distance of 10.17 feet along the North line thereof;

Thence South 1°32'37" West a distance of 50.74 feet;

Thence South 78°11'45" East a distance of 10.34 feet more or less to the East line of Lot 6;

Thence North 1°32'37" East a distance of 52.59 feet more or less to the **POINT OF BEGINNING**.

TOGETHER WITH that portion of Lot 5, Block 26, of said plat, described as follows:

Beginning at the Southwest corner of Lot 5,

Thence South 88°27'39" East a distance of 5.34 feet along the south line thereof;

Thence North 1°32'37" East a distance of 46.45 feet;

Thence North 78°11'45" East a distance of 5.43 feet more or less to the West line of Lot 5;

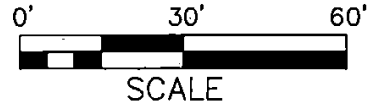
Thence South 1°32'37" West a distance of 47.42 feet more or less to the **POINT OF BEGINNING**.

Situate in the County of Skagit, State of Washington.

EXHIBIT D AFTER ADJUSTMENT MAP

The above described property will be combined or aggregated with contiguous property owned by the grantee. This lot boundary adjustment is not for the purpose of creating an additional lot.

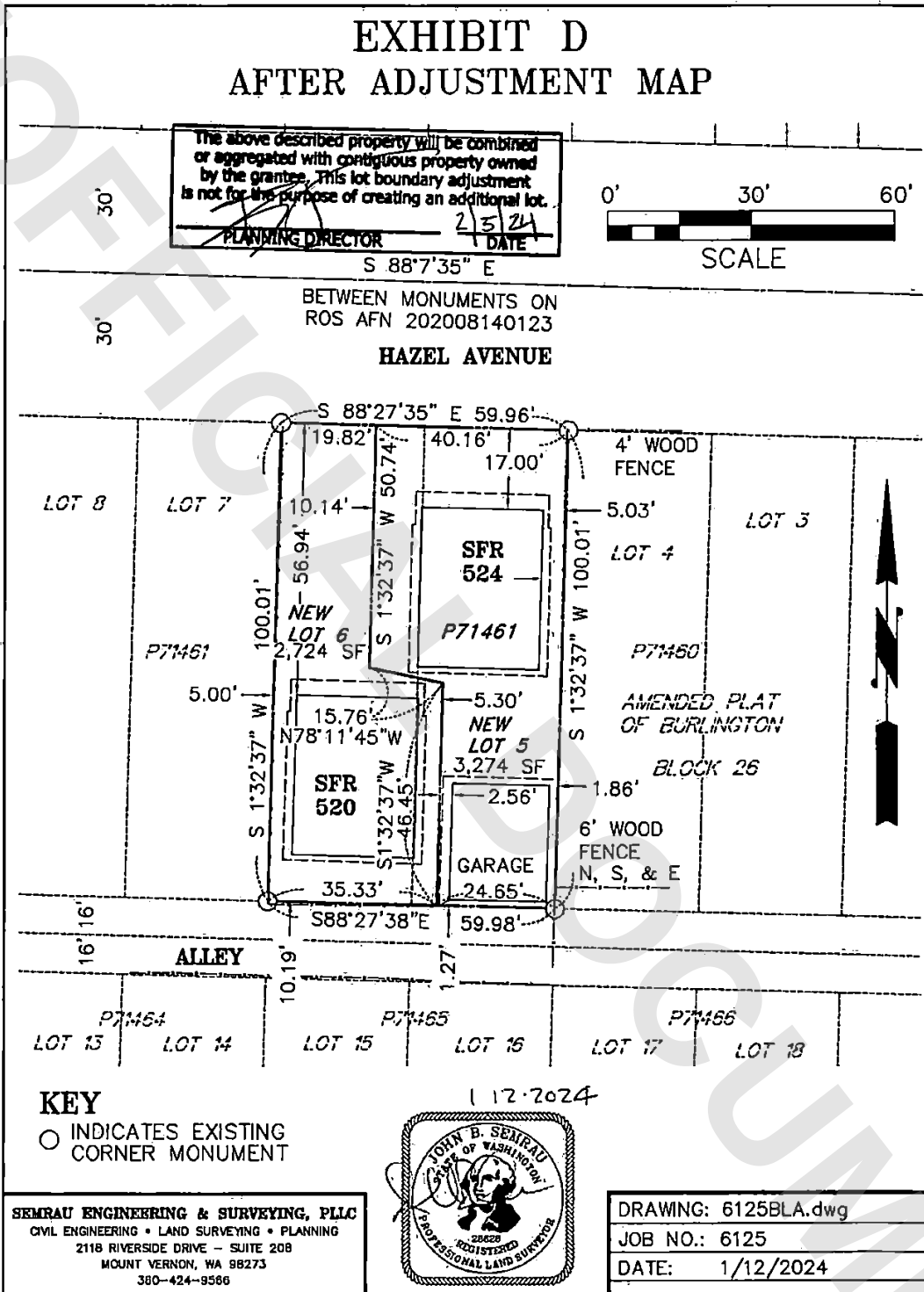
PLANNING DIRECTOR *[Signature]* DATE 2/5/24



S 88°7'35" E

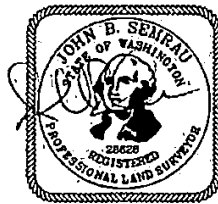
BETWEEN MONUMENTS ON
ROS AFN 202008140123

HAZEL AVENUE



KEY
○ INDICATES EXISTING CORNER MONUMENT

SEMRAU ENGINEERING & SURVEYING, PLLC
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
2118 RIVERSIDE DRIVE - SUITE 208
MOUNT VERNON, WA 98273
380-424-9566



DRAWING: 6125BLA.dwg
JOB NO.: 6125
DATE: 1/12/2024