



200704040083

Skagit County Auditor

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5 1:13PM

AFTER RECORDING MAIL TO:Name BEN THOMASAddress 3412 W. 2ND STREETCity/State ANACORTES, WA 98221

Statutory Warranty Deed

THE GRANTOR RUTH THOMAS AS AN
UNMARRIED PERSON
for and in consideration of LOVE AND AFFECTION

in hand paid, conveys and warrants to BENJAMIN N. THOMAS
AND PAMELA K. THOMAS, HUSBAND & WIFE
the following described real estate, situated in the County of SKAGIT

, State of Washington:

SEE EXHIBIT "C" HERETO ATTACHED AND MADE A
PART HEREOF

Lot 1 SP NO 95-008

First American Title
Insurance Company

(this space for title company use only)

1549
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 04 2007

Amount Paid \$
By Skagit Co. Treasurer
Deputy
LP

Assessor's Property Tax Parcel/Account Number(s):

P18092

AND P18124

Dated March 5, 19 2007Ruth M. Thomas
Grantor

Exhibit "C"

Portion of Parcel 1 to be Boundary Line Adjusted to Parcel 2

That portion of Lot 1, Short Plat No. 95-008 recorded in Volume 13 of Short Plats, pages 20-21 (inclusive), under Skagit County Auditor's File No. 9707150040, being in portions of the Northwest 1/4 and the Southwest 1/4 of Section 17, Township 33 North, Range 5 East, W.M. lying Southeasterly of the following described line:

Commencing at the Easterly most corner common to Lots 1 and 4 of said Short Plat No. 95-008, also being a point on the Westerly margin of the Northern Pacific Railroad right-of-way and being on the East-West center line of said Section 17, Township 33 North, Range 5 East, W.M.; thence South 89°23'42" West along said line common to said Lots 1 and 4, also being the East-West centerline of said Section 17 for a distance of 409.92 feet and being the TRUE POINT OF BEGINNING of said line description; thence South 57°24'07" West for a distance of 744.49 feet, more or less, to the Southwesterly line of said Lot 1, Short Plat No. 95-008 being on the agreement line between Thomas and Lindquist per Boundary Line Adjustment Deeds recorded under Skagit County Auditor's File Numbers. 9410050066 and 9410050067 and being the terminus of said line description.

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.

The above-described parcel will be combined or aggregated with contiguous property to the Southeast (P-18124) owned by the grantee.

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: *David Reed*
Title: *Senior Planner*

Date: *3/5/2007*



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5 1:13PM

STATE OF WASHINGTON }

ACKNOWLEDGMENT - Individual

County of }

On this day personally appeared before me

Ruth Thomas

to me known

to be the individual(s) 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.

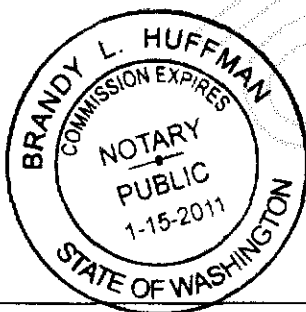
GIVEN under my hand and official seal this

5

day of

3

20 07



Brandy L. Huffman

Notary Public in and for the State of Washington

Residing at Burlington, WA

My appointment expires

1-15-2011

STATE OF WASHINGTON }

ACKNOWLEDGMENT - Individual

County of }

On this day personally appeared before me

to me known

to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that _____ signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _____ day of _____, 20_____.

Notary Public in and for the State of Washington

Residing at _____

My appointment expires _____



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Calculating Area...Parcel 1 after Boundary Line Adjustment

15	N89°18'08"E	746.859	10386.117	10762.220	16 T
16	N89°18'08"E	144.415	10387.876	10906.624	144 T
144	S44°27'51"W	383.067	10114.485	10638.300	154 T
154	S45°32'09"E	176.482	9990.866	10764.253	9 T
9	N89°23'42"E	100.000	9991.922	10864.248	1000 T
1000	S57°24'07"W	744.486	9590.835	10237.041	4 T
4	N46°58'56"W	259.461	9767.846	10047.338	133 T
133	N88°23'46"W	1195.920	9801.318	8851.887	22 T
22	N86°34'00"E	1195.920	9872.939	10045.660	38 T
Chord Bearing: N00°54'53"W		Delta:	5.0214	Radius: 1195.920	
Chord: 105.106		Arc: 105.140	Tangent: 52.604		
38	N03°26'04"W	110.469	9983.210	10039.042	8 T
8	N03°26'00"W	394.520	10377.022	10015.416	15 T

Results:

Square Feet : 467337.9 Acres : 10.729
 Square Metres: 43417.11 Hectares : 4.342

Calculating Area...Parcel 2 after Boundary Line Adjustment

1000	N89°23'42"E	409.916	9996.249	11274.141	135 T
135	N67°45'18"W	1860.080	10700.413	9552.500	26 T
26	S43°35'19"E	1860.080	9353.141	10834.980	33 T
Chord Bearing: S34°19'41"W		Delta:	24.0959	Radius: 1860.080	
Chord: 778.750		Arc: 784.553	Tangent: 398.197		
33	N43°35'19"W	25.000	9371.249	10817.743	32 T
32	N43°35'19"W	1835.080	10700.413	9552.500	26 T
26	S35°59'32"E	1835.080	9215.656	10630.931	31 T
Chord Bearing: S50°12'34"W		Delta:	7.3547	Radius: 1835.080	
Chord: 243.120		Arc: 243.299	Tangent: 121.828		
31	S56°15'26"W	202.505	9103.172	10462.540	37 T
37	S32°49'04"E	25.000	9082.162	10476.090	36 T
36	S57°25'48"W	56.225	9051.894	10428.707	94 T
94	N24°31'50"W	79.681	9124.384	10395.625	93 T
93	N30°34'44"E	238.449	9329.671	10516.930	92 T
92	N46°58'56"W	382.811	9590.835	10237.041	4 T
4	N57°24'07"E	744.486	9991.922	10864.248	1000 T

Results:

Square Feet : 435600.0 Acres : 10.000
 Square Metres: 40468.56 Hectares : 4.047



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