UNOFFICIAL DOCUMENT

201901220091
01/22/2019 12:05 PM Pages: 1 of 9 Fees: $107.00
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Quitclaim Deed

(Boundary Line Adjustment)

Grantor: **Megan Jones**

Grantee: **Anna Nicole Martin**

Legal Description: ptn Lot 5, Block 2, Bingham Acreage

Assessor's Property Tax Parcel or Account Nos. P62173; P62175

Reference Nos of Documents Assigned or Released: N/A

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019204
JAN 22 2019
Amount Paid $ 0
Skagit Co. Treasurer
By HB Deputy

THIS INDENTURE, is made this 14TH day of January, 2019, between Megan Jones, an unmarried person, Grantor, and Anna Nicole Martin, an unmarried person, Grantee.

Recitals

a. Grantor is the owner of the property bearing Skagit County Assessor's parcel no. P62173, described in the attached Exhibit A.

b. Grantee is the owner of the property bearing Skagit County Assessor's parcel no. P62175, described in the attached Exhibit B.

c. The parties wish to adjust the boundary between the various parcels, with a portion of P62173 (described in the attached Exhibit C) being incorporated into P62175.

d. The adjusted description of Grantor's property is attached hereto as Exhibit D.

e. The adjusted description of Grantee's property is attached hereto as Exhibit E.

f. A diagram showing the adjustment is attached hereto as Exhibit F.

Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, and for other good and valuable consideration in hand paid, 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 conveyance is not for the purpose of creating an additional building lot.

DATED: Jan. 14, 2019

Megan Jones
MEGAN JONES

STATE OF WASHINGTON)
:ss
COUNTY OF SKAGIT)

On this day personally appeared before me Megan Jones, 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 14TH day of January, 2019.

BRUCE G. LISSER
STATE OF WASHINGTON
NOTARY --♦-- PUBLIC
My Commission Expires 07-14-2020

NOTARY PUBLIC in and for the State of Washington, residing at Mount Vernon.
My commission expires: 7-14-20
Name: Bruce G. Lisser

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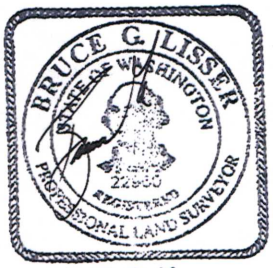
Exhibit "A"

Megan Jones, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-62173)

Lot 5, Block 2, Plat of Bingham Acreage, as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

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.



12-21-18

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Exhibit "B"

Anna Nicole Martin, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-62175)

Lot 6, Block 2, "Bingham Acreage", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington;

EXCEPT the following described property:

BEGINNING at the Northwest corner of Lot 3, Block 2, "Bingham Acreage";
thence 168 feet Easterly along the Northern boundary line of said Lot 3 to the Northeast corner thereof;
thence Southerly along the Eastern boundary line of said Lot 3, a distance of 307.40 feet to the Southeast corner thereof;
thence continue Southerly a distance of 220.60 feet along the said East line of said Lot 3 projected in a straight line Southerly;
thence due West 168 feet;
thence Northerly 528 feet, more or less, to the POINT OF BEGINNING;

ALSO EXCEPT that parcel conveyed under Skagit County Auditor's File No. 8809120002, records of Skagit County, Washington, described as follows:

That portion of Lots 4, 6 and 9 of Block 2, of the Plat of Bingham Acreage recorded in Volume 4 of Plats at page 24, records of Skagit County, Washington, described as follows:

BEGINNING at the Northwest corner of Lot 4 of Block 2 of said plat;
thence North 89°33'49" East along the North line thereof, a distance of 22.00 feet;
thence South 2°19'10" West, a distance of 495.02 feet;
thence North 89°57'01" West, a distance of 1.43 feet to the Southerly projection of the West line of said Lot 4;
thence North 0°03'44" West along said Southerly projection and the West line of said Lot 4, a distance of 494.45 feet to the POINT OF BEGINNING of this description.

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.



12-21-18

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Exhibit "C"

Portion of Megan Jones, Parcel
Skagit County Assessor's Parcel No. P-62173
To be Boundary Line Adjusted to
Anna Nicole Martin Parcel,
Skagit County Assessor's Parcel Number P-62175

That portion of Lot 5, Block 2, Plat of Bingham Acreage, as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington, being more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 5, Block 2, Plat of Bingham Acreage;
thence South 0°07'50" East along the West line of said Lot 5 for a distance of 269.80 to the TRUE POINT OF BEGINNING;
thence continue South 0°07'50" East along said West line of Lot 5, Block 2, Plat of Bingham Acreage for a distance of 39.78 feet, more or less, to the Southwest corner of said Lot 5;
thence South 89°57'01" East along the South line of said Lot 5 for a distance of 83.52 feet;
thence North 62°02'18" West for a distance of 75.20 feet, to a point bearing South 75°02'56" East from the TRUE POINT OF BEGINNING;
thence North 75°02'56" West for a distance of 17.78 feet, more or less to the TRUE POINT OF BEGINNING.

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 1,812 sq ft, 0.04 acres

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

The above described parcel will be combined or aggregated with contiguous property to the south (P-62175) owned by the grantee.

APPROVED

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

Skagit County
By: Anne Roaden Date: 1/16/2019
Title: Senior Planner



12-21-18

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Exhibit "D"

Megan Jones, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-62173)

Lot 5, Block 2, Plat of Bingham Acreage, as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

EXCEPT that portion of Lot 5, Block 2, Plat of Bingham Acreage, as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington, being more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 5, Block 2, Plat of Bingham Acreage;
thence South 0°07'50" East along the West line of said Lot 5 for a distance of 269.80 to the TRUE POINT OF BEGINNING;
thence continue South 0°07'50" East along said West line of Lot 5, Block 2, Plat of Bingham Acreage for a distance of 39.78 feet, more or less, to the Southwest corner of said Lot 5;
thence South 89°57'01" East along the South line of said Lot 5 for a distance of 83.52 feet;
thence North 62°02'18" West for a distance of 75.20 feet, to a point bearing South 75°02'56" East from the TRUE POINT OF BEGINNING;
thence North 75°02'56" West for a distance of 17.78 feet, more or less to the TRUE POINT OF BEGINNING.

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.



12-21-18

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Exhibit "E"

Anna Nicole Martin, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-62175)

Lot 6, Block 2, "Bingham Acreage", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington;

EXCEPT the following described property:

BEGINNING at the Northwest corner of Lot 3, Block 2, "Bingham Acreage";
thence 168 feet Easterly along the Northern boundary line of said Lot 3 to the Northeast corner thereof;
thence Southerly along the Eastern boundary line of said Lot 3, a distance of 307.40 feet to the Southeast corner thereof;
thence continue Southerly a distance of 220.60 feet along the said East line of said Lot 3 projected in a straight line Southerly;
thence due West 168 feet;
thence Northerly 528 feet, more or less, to the POINT OF BEGINNING;

ALSO EXCEPT that parcel conveyed under Skagit County Auditor's File No. 8809120002, records of Skagit County, Washington, described as follows:

That portion of Lots 4, 6 and 9 of Block 2, of the Plat of Bingham Acreage recorded in Volume 4 of Plats at page 24, records of Skagit County, Washington, described as follows:

BEGINNING at the Northwest corner of Lot 4 of Block 2 of said plat;
thence North 89°33'49" East along the North line thereof, a distance of 22.00 feet;
thence South 2°19'10" West, a distance of 495.02 feet;
thence North 89°57'01" West, a distance of 1.43 feet to the Southerly projection of the West line of said Lot 4;
thence North 0°03'44" West along said Southerly projection and the West line of said Lot 4, a distance of 494.45 feet to the POINT OF BEGINNING of this description.

TOGETHER WITH that portion of Lot 5, Block 2, Plat of Bingham Acreage, as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington, being more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 5, Block 2, Plat of Bingham Acreage;
thence South 0°07'50" East along the West line of said Lot 5 for a distance of 269.80 to the TRUE POINT OF BEGINNING;
thence continue South 0°07'50" East along said West line of Lot 5, Block 2, Plat of Bingham Acreage for a distance of 39.78 feet, more or less, to the Southwest corner of said Lot 5;
thence South 89°57'01" East along the South line of said Lot 5 for a distance of 83.52 feet;
thence North 62°02'18" West for a distance of 75.20 feet, to a point bearing South 75°02'56" East from the TRUE POINT OF BEGINNING;
thence North 75°02'56" West for a distance of 17.78 feet, more or less to the TRUE POINT OF BEGINNING.

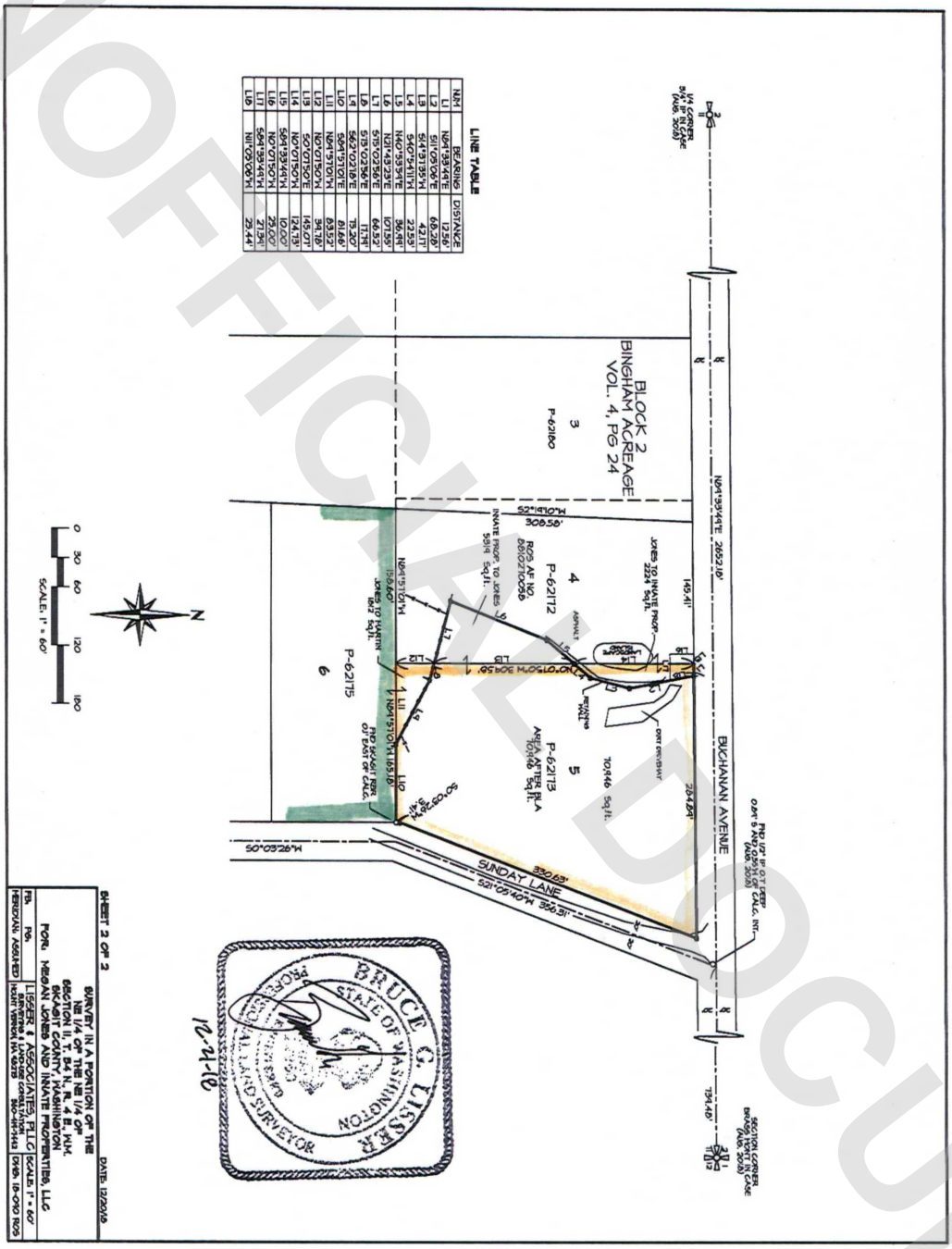
SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.



12-21-18

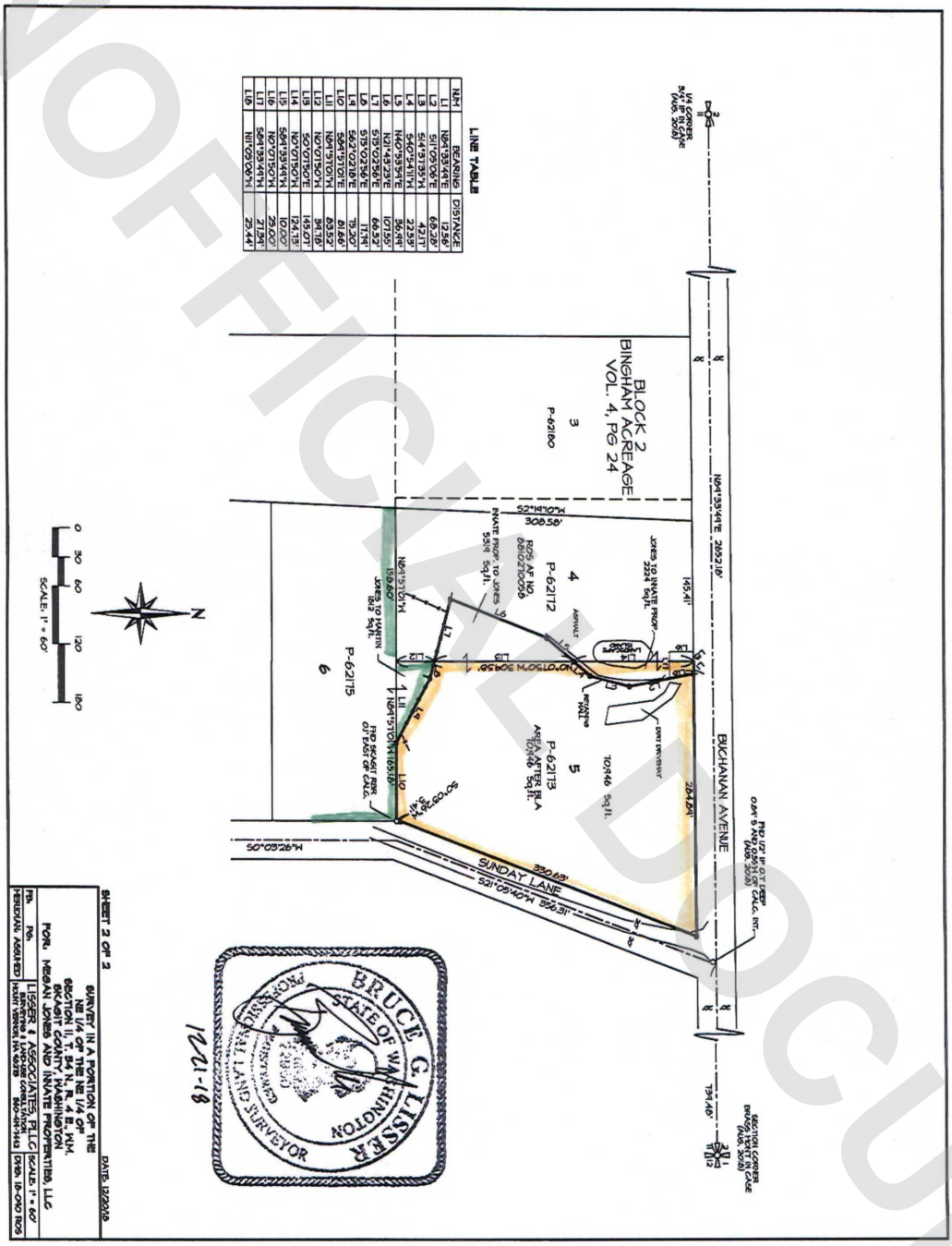
EXHIBIT "F"
BEFORE BLA



SEE RECORDED SURVEY FOR FULL SCALE MAPPING

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EXHIBIT "G"
AFTER BLA



SEE RECORDED SURVEY FOR FULL SCALE MAPPING

UNOFFICIAL DOCUMENT