

AFTER RECORDING RETURN TO:

Robert A. Sward
15378 Sunset Lane
Mount Vernon, WA 98273



200312030105

Skagit County Auditor

12/3/2003 Page 1 of 8 3:55PM

Grantor. Sward, Elizabeth J.
Grantee. Sward, Robert A.
Abbrev. Leg. Pin. of Gov. Lots 1 and 2, Sec. 30, T34N, R4E, W.M.
Tax Parcel Nos. 340430-0-003-0007/P28769

QUIT CLAIM DEED FOR BOUNDARY LINE ADJUSTMENT

RECITALS

ELIZABETH J. SWARD, as her separate estate, is the owner of the real property currently described on EXHIBIT A, which is attached hereto and by this reference incorporated herein.

ROBERT A. SWARD, as his separate estate, is the owner of the real property currently described on EXHIBIT B, which is attached hereto and by this reference incorporated herein.

The above named owners wish to adjust the boundaries to their properties by transferring a portion of the Grantor's property to the Grantees property. That portion of the Grantor's property described as "Tract X" on EXHIBIT C will be adjusted to the Grantees property.

A sketch is attached hereto as EXHIBIT D.

Following the adjustment, the Grantor's property will be as described on EXHIBIT E, attached hereto and incorporated by this reference, and the Grantees property will be as described on EXHIBIT F, which is attached hereto and incorporated by this reference.

THEREFORE:

THE GRANTOR, ELIZABETH J. SWARD, as her separate estate, for and in consideration of Ten and NO/100 Dollars (\$10.00) and other valuable consideration in hand paid, convey and quitclaim to:

THE GRANTEE, ROBERT A. SWARD, as his separate estate, those parcels of real property described as "Tract X" on EXHIBIT C, which is attached hereto and by this reference incorporated herein, together with all after acquired title of the Grantor therein.

The above described property (boundary adjustment parcel described on EXHIBIT C) will be combined or aggregated with contiguous property owned by the Grantee (described on EXHIBIT B). This boundary line adjustment is not for the purpose of creating an additional building lot.

EXHIBIT A
Elizabeth Sward Property Before Adjustment

That portion of the West 103.87 feet of the East 935.87 feet of Government Lots 1 and 2, Section 30, Township 34 North, Range 4 East, W.M., lying South of that certain County Road known as Kimble Road XCV,

Together with that portion of the East 832.00 feet of Government Lots 1 and 2, Section 30, Township 34 North, Range 4 East, W.M, described as follows:

Commencing at the Southwest corner of said Government Lot 2, (West 1/4 corner);
thence North 1°36'30" East along the West line of said Government Lot 2 for a distance of 1,387.43 feet to a point on the centerline of that certain County road known as Kimble Road No. XCV;
thence South 89°57'21" East along said centerline of Kimble Road No. XCV for a distance of 498.80 feet;
thence South 2°01'24" West for a distance of 20.01 feet, to the southerly margin of said Kimble Road No. XCV, being the Northwest corner of that certain parcel described on Deed of Trust recorded under Skagit County Auditor's File No. 8812060034 and being the TRUE POINT OF BEGINNING;
thence continue South 2°01'24" West along the West line of said parcel described on document recorded under Skagit County Auditor's File No. 8812060034 for a distance of 129.99 feet to the Southwest corner of said parcel;
thence South 1°54'00" West for a distance of 1,230.63 feet, more or less, to the Southeast corner of the West 103.87 feet of the East 935.87 feet of said Government Lot 2;
thence North 1°01'48" East along the East line of said West 103.87 feet of the East 935.87 feet of Government Lot 2, or East line extended, for a distance of 1,360.10 feet, more or less, to said southerly margin of Kimble Road No. XCV at a point bearing North 89°57'21" West from the TRUE POINT OF BEGINNING;
thence South 89°57'21" East along said southerly margin for a distance of 20.94 feet, more or less, to the POINT OF BEGINNING.



200312030105
Skagit County Auditor

EXHIBIT B
Robert Sward Property Before Adjustment

That portion of the West 103.76 feet of the East 1,039.63 feet (as measured perpendicular) of Government Lots 1 and 2, Section 30, Township 34 North, Range 4 East, W.M., lying South of that certain County Road known as Kimble Road XCV.

EXCEPT the West 21.00 feet (as measured perpendicular) of the East 1,039.63 feet (as measured perpendicular) of said Government Lots 1 and 2, lying South of that certain County Road known as Kimble Road XCV.

Situate in Skagit County, Washington.



200312030105
Skagit County Auditor

12/3/2003 Page 4 of 8 3:55PM

EXHIBIT C
Boundary Line Adjustment Parcel

Tract X

The West 21.00 feet (as measured perpendicular) of the East 935.87 feet (as measured perpendicular) of Government Lots 1 and 2, Section 30, Township 34 North, Range 4 East, W.M., lying South of that certain County Road known as Kimble Road XCV.

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 28,590 square feet

The above described property is to be combined or aggregated with contiguous property to the West owned by the Grantee (Parcel No. P-28773 and P-28774).



200312030105

Skagit County Auditor

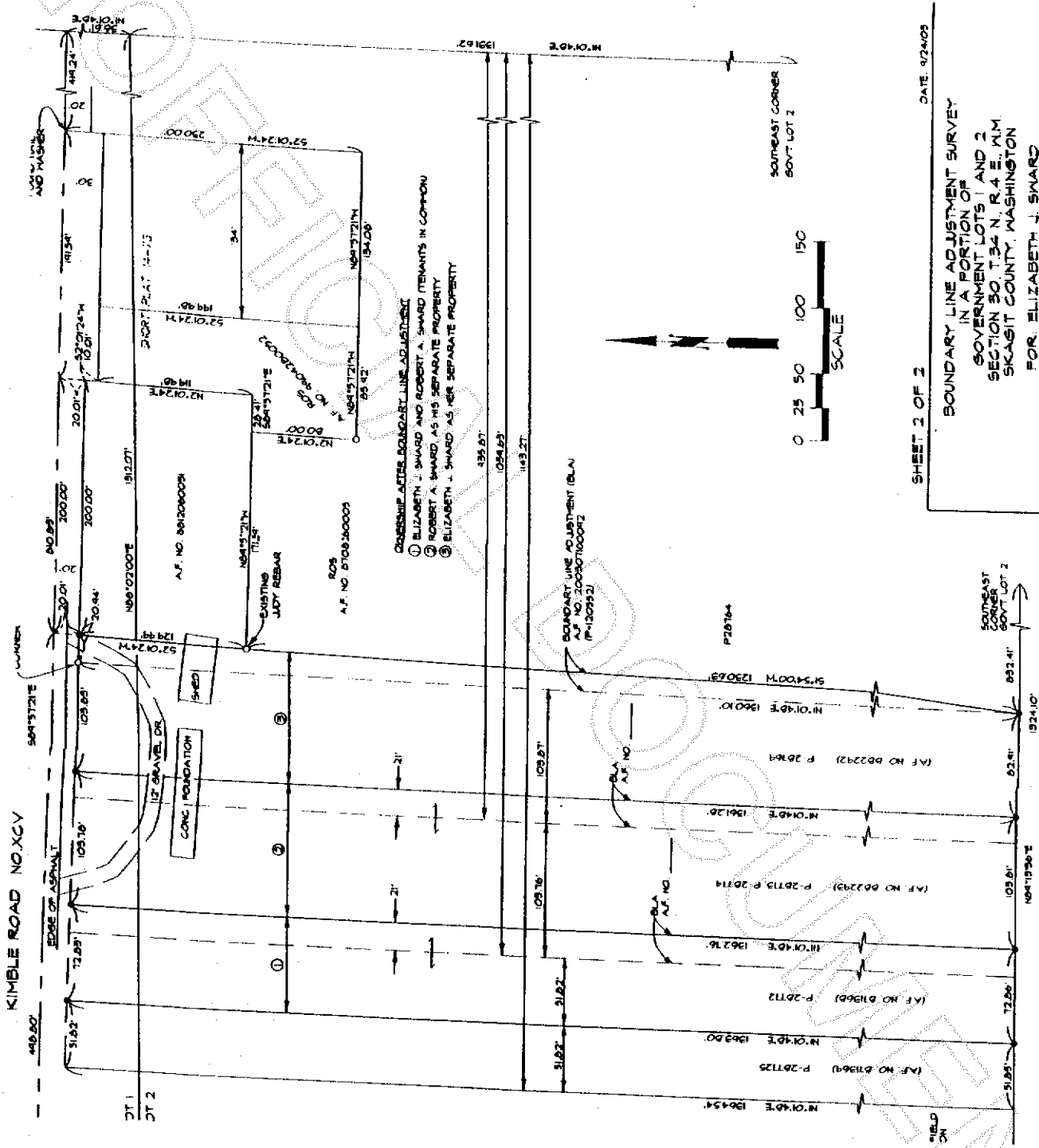
12/3/2003 Page

5 of

8

3:55PM

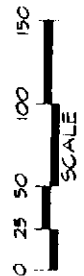
EXHIBIT D Sketch



SHEET 2 OF 2 DATE 9/24/03

BOUNDARY LINE ADJUSTMENT SURVEY
IN A PORTION OF
GOVERNMENT LOTS 1 AND 2
SECTION 30, T.34 N., R.4 E., 11M.
SKAGIT COUNTY, WASHINGTON

FOR: ELIZABETH J. SWARD
LISSE & ASSOCIATES, PLLC
SURVEYING & LAND CONSULTANTS
1001 W. 10TH ST., BELLINGHAM, WA 98225
PHONE: 360-738-1111 FAX: 360-738-1112



200312030105
Skagit County Auditor

EXHIBIT E
Elizabeth Sward Property After Adjustment

That portion of the West 103.87 feet of the East 935.87 feet of Government Lots 1 and 2, Section 30, Township 34 North, Range 4 East, W.M., lying South of that certain County Road known as Kimble Road XCV,

EXCEPT THE BELOW DESCRIBED "TRACT X:"

Tract X

The West 21.00 feet (as measured perpendicular) of the East 935.87 feet (as measured perpendicular) of Government Lots 1 and 2, Section 30, Township 34 North, Range 4 East, W.M., lying South of that certain County Road known as Kimble Road XCV.

AND TOGETHER WITH that portion of the East 832.00 feet of Government Lots 1 and 2, Section 30, Township 34 North, Range 4 East, W.M, described as follows:

Commencing at the Southwest corner of said Government Lot 2, (West 1/4 corner);
thence North 1°36'30" East along the West line of said Government Lot 2 for a distance of 1,387.43 feet to a point on the centerline of that certain County road known as Kimble Road No. XCV;
thence South 89°57'21" East along said centerline of Kimble Road No. XCV for a distance of 498.80 feet;
thence South 2°01'24" West for a distance of 20.01 feet, to the southerly margin of said Kimble Road No. XCV, being the Northwest corner of that certain parcel described on Deed of Trust recorded under Skagit County Auditor's File No. 8812060034 and being the TRUE POINT OF BEGINNING;
thence continue South 2°01'24" West along the West line of said parcel described on document recorded under Skagit County Auditor's File No. 8812060034 for a distance of 129.99 feet to the Southwest corner of said parcel;
thence South 1°54'00" West for a distance of 1,230.63 feet, more or less, to the Southeast corner of the West 103.87 feet of the East 935.87 feet of said Government Lot 2;
thence North 1°01'48" East along the East line of said West 103.87 feet of the East 935.87 feet of Government Lot 2, or East line extended, for a distance of 1,360.10 feet, more or less, to said southerly margin of Kimble Road No. XCV at a point bearing North 89°57'21" West from the TRUE POINT OF BEGINNING;
thence South 89°57'21" East along said southerly margin for a distance of 20.94 feet, more or less, to the POINT OF BEGINNING.



EXHIBIT F
Robert Sward Property After Adjustment

That portion of the West 103.76 feet of the East 1,039.63 feet of Government Lots 1 and 2, Section 30, Township 34 North, Range 4 East, W.M., lying South of that certain County Road known as Kimble Road XCV,

EXCEPT the West 21.00 feet (as measured perpendicular) of the East 1,039.63 feet (as measured perpendicular) of said Government Lots 1 and 2, lying South of that certain County Road known as Kimble Road XCV.

AND TOGETHER WITH THE BELOW DESCRIBED "TRACT X:"

Tract X

The West 21.00 feet (as measured perpendicular) of the East 935.87 feet (as measured perpendicular) of Government Lots 1 and 2, Section 30, Township 34 North, Range 4 East, W.M., lying South of that certain County Road known as Kimble Road XCV.

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 property is to be combined or aggregated with contiguous property to the West owned by the Grantee (Parcel No. P-28773 and P-28774).

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: Gaert Roeder

Date: 12/2/2003

Title: Associate Planner