

*John Brink*

**After Recording Return To:**  
SKAGIT LAW GROUP, PLLC  
ATTN: Brian E. Clark, Attorney  
P. O. Box 336  
Mount Vernon, WA 98273



200411120046  
Skagit County Auditor

11/12/2004 Page 1 of 7 10:55AM

## DEED FOR BOUNDARY LINE ADJUSTMENT

**GRANTOR:** HOHMANN, John, a single man 6088  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

**GRANTEES:** NELSON, James N. and  
NELSON, Jo G., husband and wife NOV 12 2004

**Legal Description:**  
Abbreviated Form: Ptn of SE Qtr of SE Qtr of 27-34N-2E, WM *hp* Amount Paid \$ 17.80  
Skagit Co. Treasurer  
By Deputy

Additional on Page: 4 (Exhibit "A") and 5 (Exhibit "B")

**Assessor's Tax Parcel Nos:** Grantor's Parcel - 4338-001-001-0002 (P79478)  
Grantees' Parcel - 340227-0-018-0106 (P20763)

**Reference Number(s) of Documents assigned or released:** N/A

THE GRANTOR, **JOHN HOHMANN**, a single man, for and in consideration of the exchange of land in the adjustment of the boundary line between adjoining parcels and other good and valuable consideration, does hereby convey and quitclaim to, **JAMES N. NELSON** and **JO G. NELSON**, husband and wife, as Grantees, the following described real estate situate in the County of Skagit, State of Washington, together with all after-acquired title of the Grantor therein, to-wit:

That certain tract of land listed and described on Exhibit "A" attached and incorporated herein by this reference as if fully set forth herein.

**SUBJECT TO:** Easements, restrictions and reservations of record.

### Boundary Line Adjustment Deed 1

FA\HOME\BRIANL - Z\NELSON, James N. & Jo\BLA deed (hohmann to nelson).doc

The above-described property shall be combined or aggregated with contiguous property to the west owned by the Grantees, legally described as follows:

That certain tract of land listed and described on Exhibit "B" attached and incorporated herein by this reference as if fully set forth herein.

**THIS BOUNDARY LINE ADJUSTMENT IS NOT FOR THE PURPOSE OF CREATING AN ADDITIONAL BUILDING LOT.**

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

**GRANTOR:**

*John B. Hohmann*  
\_\_\_\_\_  
**JOHN HOHMANN**

**GRANTEES:**

*James N. Nelson*  
\_\_\_\_\_  
**JAMES N. NELSON**  
*Jo G. Nelson*  
\_\_\_\_\_  
**JO G. NELSON**

**THE FOREGOING AGREEMENT AND DEED ADJUSTING BOUNDARY LINES IS HEREBY APPROVED THIS 4 DAY OF November 2004.**

**SKAGIT COUNTY PLANNING DEPT.**

By *Grand Roeder*  
\_\_\_\_\_  
Its *Associate Planner*  
\_\_\_\_\_



200411120046  
Skagit County Auditor

**Boundary Line Adjustment Deed 2**

FA HOME\BRIANL - Z\NELSON, James N. & Jo\BLA deed (hohmann to nelson).doc

STATE OF WASHINGTON }  
COUNTY OF SKAGIT }

I certify that I know or have satisfactory evidence that **JOHN HOHMANN** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 9<sup>th</sup> day of November 2004

Marella D. Dubuque

Notary Public  
State of Washington  
**MARELLA D. DUBUQUE**  
MY COMMISSION EXPIRES  
JUNE 1, 2007

Printed Name MARELLA D. DUBUQUE  
NOTARY PUBLIC in and for the State of Washington  
*My Commission Expires: 6-1-07*

STATE OF WASHINGTON }  
COUNTY OF SKAGIT }

I certify that I know or have satisfactory evidence that **JAMES N. NELSON** and **JO G. NELSON** are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 1 day of November 2004

John L. Abenroth

Notary Public  
State of Washington  
**JOHN L. ABENROTH**  
My Appointment Expires Nov 1, 2007

Printed Name John L. Abenroth  
NOTARY PUBLIC in and for the State of Washington

200411120046  
Skagit County Auditor

11/12/2004 Page 3 of 7 10:55AM

**EXHIBIT "A"**  
**(Legal Description of Property Conveyed by Boundary Line Adjustment)**



806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

**LEGAL DESCRIPTION**  
**FOR**  
**JAMES N. NELSON**  
**OF**  
**PARCEL TO BE ACQUIRED**  
**FROM JOHN HOHMANN**

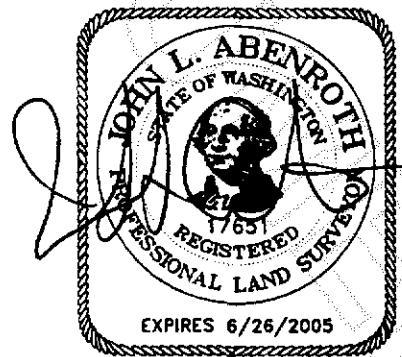
September 16, 2004

That portion of the southeast quarter of the southeast quarter of Section 27, Township 34 North, Range 2 East, W.M. described as follows:

Beginning at the southwest corner of Lot 1A according to the Replat of Lot 1 of Sunny Slope filed in Volume 11 of Plats at page 41 records of Skagit County, Washington; thence N 4°15'20"E along the west line of said Lot 1A, a distance of 37.30 feet; thence S 43°41'16"E, a distance of 52.68 feet to the north line of Dan Street; thence N 88°41'16"W along the north line of Dan Street, a distance of 39.17 feet to the point of beginning of this description.

Containing 730 square feet.

Situated in Skagit County, Washington.



9/20/04

**Boundary Line Adjustment Deed 4**

FA HOME\BRIANL - ZNELSON, James N. & Jo\BLA deed (hohmann to nelson).doc



200411120046  
Skagit County Auditor

**EXHIBIT "B"**  
**(Legal Description of Grantee's Property)**

Skagit County Tax Parcel No. 340227-0-018-0106 (P20763)

That portion of Government Lot 5, Section 27, Township 34 North, Range 2 East, W.M., lying Northerly of the North right of way line of that County road known as Snee-oosh Road, EXCEPT the following described real property (well sites for Shorewood Addition);

Beginning at a point on the West line of said Government Lot 5 which point bears South 3 degrees 32'44" West, a distance of 286.58 feet from the Northwest corner of said Government Lot 5, said point being the intersection of the centerline of said Snee-oosh Road with the West line of said Government Lot 5;  
thence South 45 degrees 06'38" East along said centerline of Snee-oosh Road, a distance of 875.16 feet;  
thence North 44 degrees 53'22" East at right angles to the centerline of said county road, a distance of 30.00 feet to the Northerly right of way line of said road and the true point of beginning of this property description;  
thence continuing North 44 degrees 53'22" East, a distance of 194.68 feet;  
thence South 45 degrees 06'38" East along a line which is parallel to said road centerline, a distance of 218.41 feet;  
thence South 44 degrees 53'22" West, a distance of 194.68 feet to a point on the Northerly right of way line of said county road;  
thence North 45 degrees 06'38" West along said right of way line, a distance of 218.41 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

SUBJECT TO Easement recorded February 13, 1969 under Auditor's No. 723237; Declaration recorded under Auditor's No. 8504260001; Any law or ordinance of an Indian Tribe or Nation or the effect of any violation of any such law, ordinance, or regulation; Easement recorded under Auditor's No. 200109200063.

**Boundary Line Adjustment Deed 5**

FA\HOME\BRIANL - Z\NELSON, James N. & Jo\BLA deed (hohmann to nelson).doc



200411120046

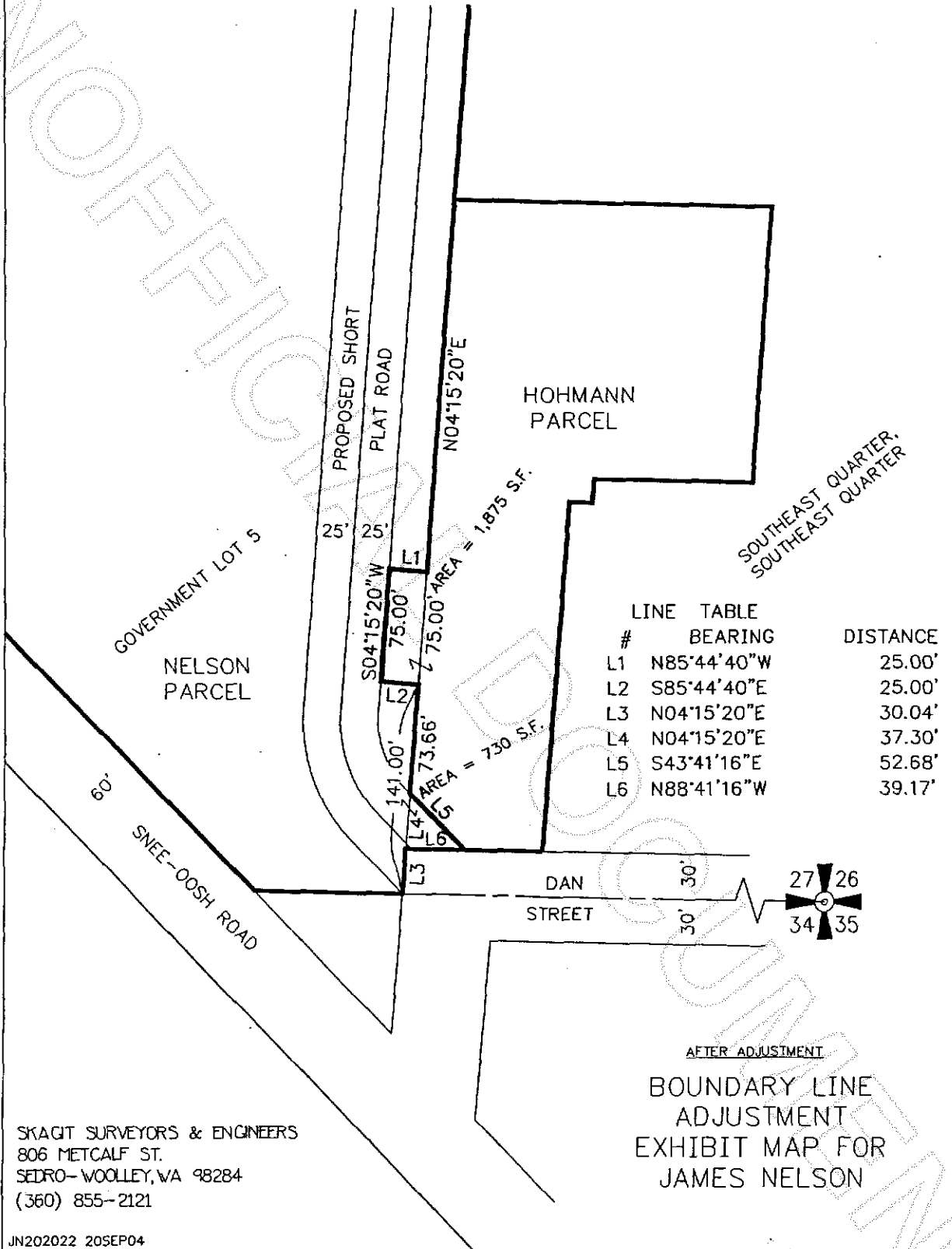
Skagit County Auditor

11/12/2004 Page

5 of

7 10:55AM

A PORTION OF GOVERNMENT LOT 5 AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.



GOVERNMENT LOT 5  
NELSON PARCEL

HOHMANN PARCEL

SOUTHEAST QUARTER,  
SOUTHEAST QUARTER

LINE TABLE

#	BEARING	DISTANCE
L1	N85°44'40"W	25.00'
L2	S85°44'40"E	25.00'
L3	N04°15'20"E	30.04'
L4	N04°15'20"E	37.30'
L5	S43°41'16"E	52.68'
L6	N88°41'16"W	39.17'



AFTER ADJUSTMENT  
BOUNDARY LINE  
ADJUSTMENT  
EXHIBIT MAP FOR  
JAMES NELSON

SKAGIT SURVEYORS & ENGINEERS  
806 METCALF ST.  
SEDRO-WOOLLEY, WA 98284  
(360) 855-2121

JN202022 20SEP04



200411120046  
Skagit County Auditor

RECORD OF SURVEY  
BOOK 14 PG 183

SECTION 27, TOWNSHIP 34 NORTH, RANGE 2 EAST, WA.

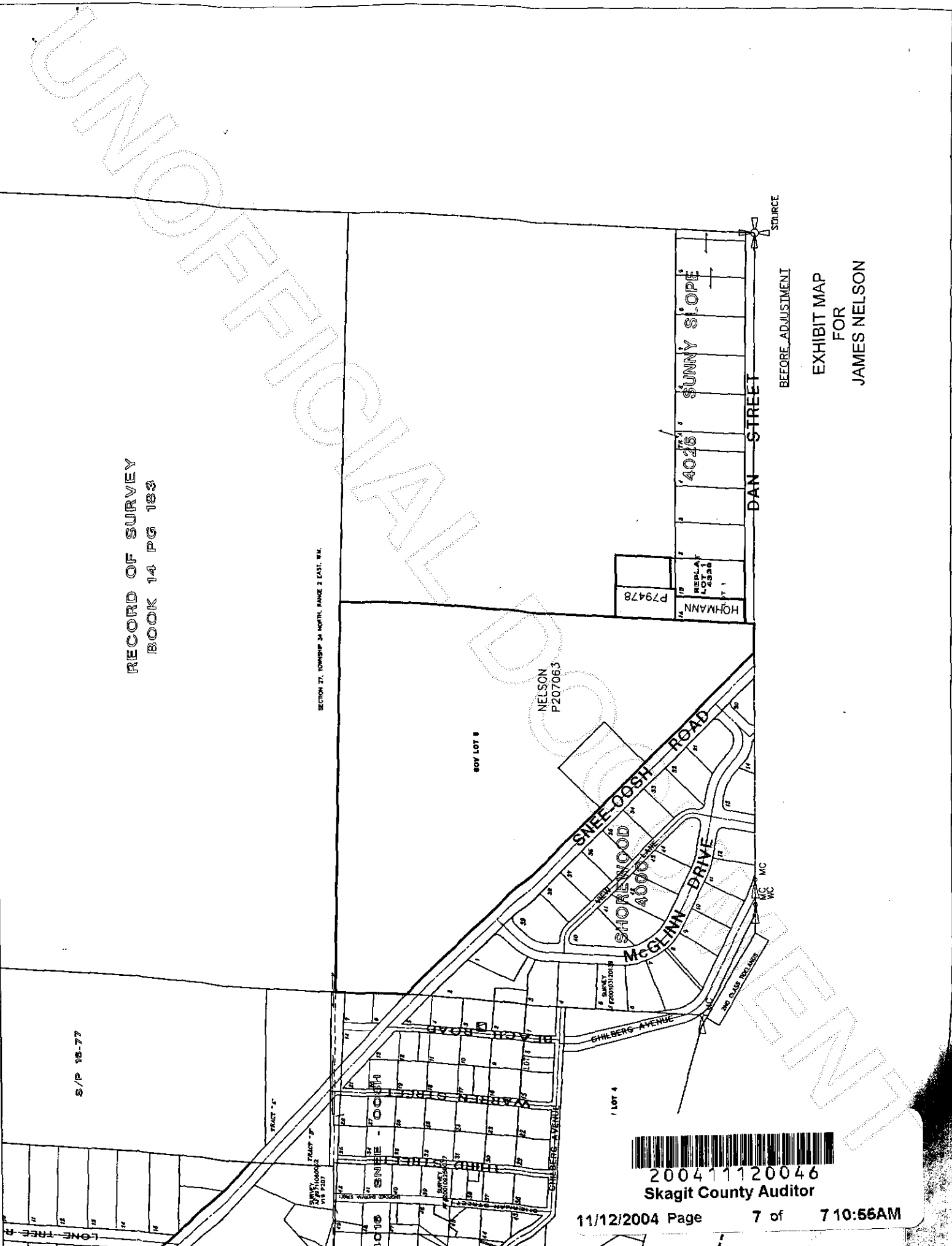


EXHIBIT MAP  
FOR  
JAMES NELSON



200411120046  
Skagit County Auditor