



200412060180

Skagit County Auditor

12/6/2004 Page 1 of 5 1:47PM

Name: John and Marge Milnor

Address: 925 Nez Perce Drive

City and State: Mount Vernon, WA 98273

Tax Account Number: portion P83220 to P83212
Escrow #: n/a

QUIT CLAIM DEED

THE GRANTOR John S. Milnor and Marge B. Milnor, husband and wife,

for and in consideration of boundary line adjustment for no consideration

conveys and quit claims to John S. Milnor and Marge B. Milnor, husband and wife,

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:

Those portions of Lots 142 and 143, Plat of "Thunderbird East Fourth Addition" recorded in Volume 14 of Plats, Pages 10 and 11, records of Skagit County, Washington, as fully described on Exhibit "A" hereto.

This conveyance is subject to the boundary line adjustment provisions set forth on the second page of the above referenced Exhibit "A".

Dated this 12th day of November 2004.

John S. Milnor
John S. Milnor

Marge B. Milnor
Marge B. Milnor

6524
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 06 2004

Amount Paid to
Skagit Co. Treasurer
By [Signature] Deputy

LISSER & ASSOCIATES, PLLC

320 Milwaukee St, PO Box 1109, Mount Vernon WA 98273 (360) 419-7442 FAX (360) 419-0581

Exhibit "A"

November 11, 2004

Boundary Line Adjustment Description

Grantor: John S. Milnor

Grantee: John S. Milnor

Those portions of Lots 142 and 143, Plat of "Thunderbird East Fourth Addition", recorded in Volume 14 of Plats, pages 10 and 11, records of Skagit County, Washington being more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 142, Plat of "Thunderbird East Fourth Addition";
thence North 73°10'56" East along the North line of said Lot 142 for a distance of 100.40 feet, more or less, to a Northeast corner thereof, being a point on a non-tangent curve;
thence along the arc of said curve to the left, concave to the Northeast, having an initial tangent bearing of South 16°49'04" East, a radius of 50.00 feet, through a central angle of 79°04'55" an arc distance of 69.01 feet, more or less, to a Northeast corner of said Lot 142, also being the Northwest corner of that certain parcel described on Quit Claim Deed to John S. Milnor, a single man, and Danya R. Johnson, a single woman, recorded under Skagit County Auditor's File No. 9510120073;
thence continue along said curve to the left, having a radius of 50.00 feet, through a central angle of 12°03'22" an arc distance of 10.52 feet, more or less, to the Northeast corner of said Milnor parcel;
thence South 0°23'10" West along the East line of said Milnor parcel for a distance of 60.00 feet;
thence South 89°35'33" West for a distance of 120.00 feet;
thence South 44°52'13" West for a distance of 68.18 feet, more or less, to the Southeast corner of Lot 106-A said Plat of "Thunderbird East Fourth Addition" at a point bearing South 4°36'16" West from the POINT OF BEGINNING;
thence North 4°36'16" East along the East line of said Lot 106-A, also being the West line of said Lot 142, for a distance of 113.59 feet, more or less, to the POINT OF BEGINNING.



200412060180
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UNRECORDED
TOGETHER WITH an undivided interest in that portion of vacated Nez Perce Drive adjacent to and adjoining the above-described parcel.

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

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

NOTE

The above-described property will be combined or aggregated with contiguous property to the west, Lot 106-A, said Plat of "Thunderbird East Fourth Addition", owned by the Grantee. Said Lot 106-A is shown on the face of said Plat as not to be used for building purposes as an individual lot. The restriction does not apply to that portion of Lots 142 and 143, Plat of "Thunderbird East Fourth Addition" described-above, which can be recognized as a building site with approval by an action by Mount Vernon City Council.

APPROVED

The foregoing Quit Claim Deed adjusting boundary lines is hereby approved this 31st day of December, 2004.

City of Mount Vernon

By: Neil Bendert
Its City Engineer



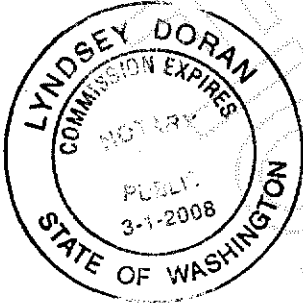
200412060180
Skagit County Auditor

STATE OF WASHINGTON, }
County of } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me John S. Milnor and
Marge B. Milnor to me known
to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they
signed the same as thier free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 12 day of November, 2007



Lyndsey Doran
Notary Public in and for the State of Washington,
residing at

My appointment expires 03-1-2008

STATE OF WASHINGTON, }
County of } ss.

ACKNOWLEDGMENT - Individual

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 _____, 19 _____

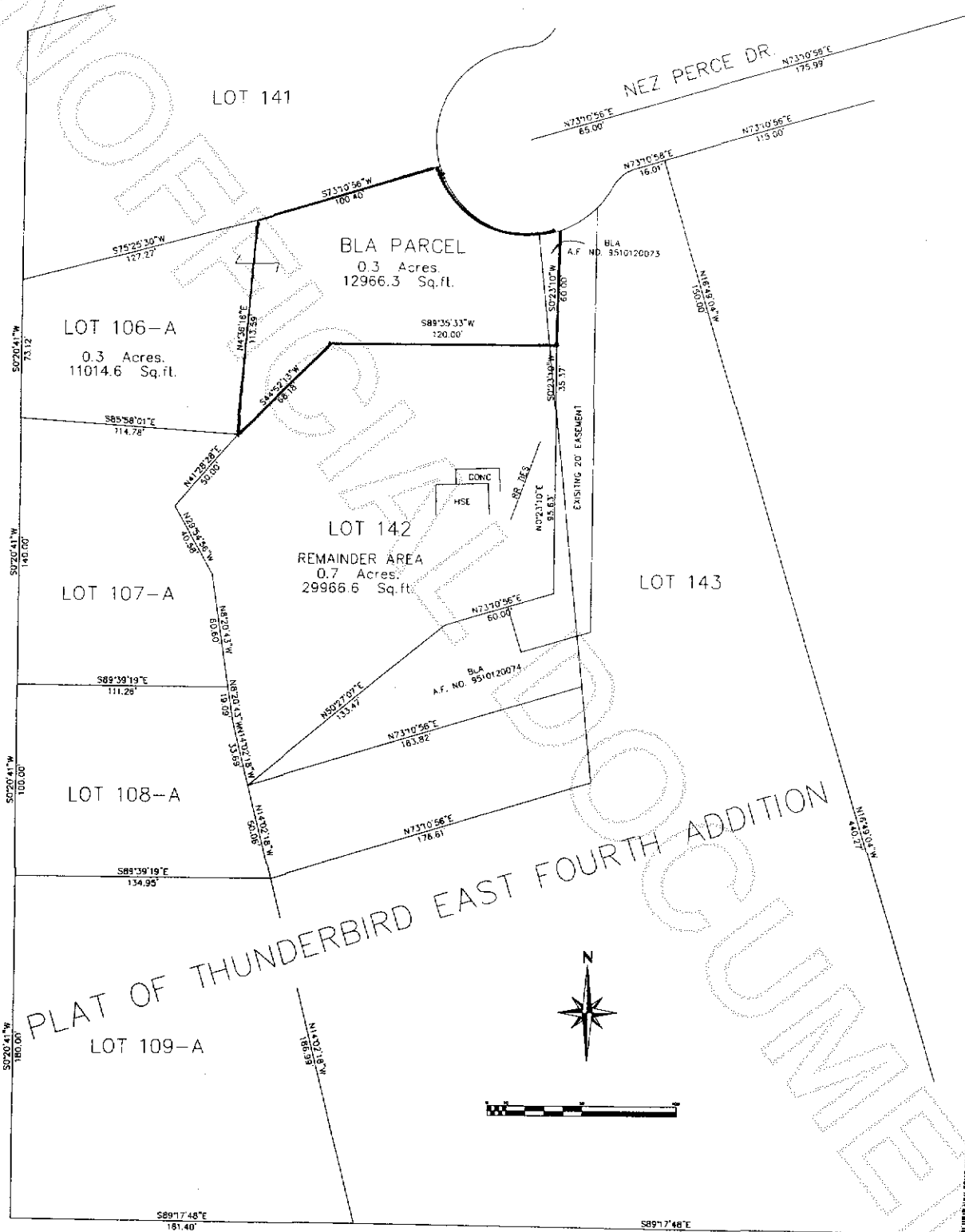
Notary Public in and for the State of Washington,
residing at

My appointment expires _____

This jurat is page _____ of _____ and is attached to _____



200412060180
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BOUNDARY LINE ADJUSTMENT
PORTION OF LOTS 142 AND 143



200412060180
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