

AFTER RECORDING RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



200511070119  
Skagit County Auditor

11/7/2005 Page

1 of 8 1:38PM

Grantor: McELDOON, ~~Lloyd R.~~ and Jean E.  
Grantee: ASH, Charles E. and Lisa M.  
Abbrev. Leg. Ptn of Lots 13 and 15, Plat of "AEMMER ADDITION TO MOUNT VERNON"  
Tax Parcel Nos. 3853-000-015-0005/P61670; 3853-000-016-0004/P61671

### QUIT CLAIM DEED FOR BOUNDARY LINE ADJUSTMENT

#### RECITALS

*DECEASED  
A.F. No. 2004-09240100*

~~LOYD R. McELDOON~~ and JOAN E. McELDOON, ~~husband and wife~~, <sup>is</sup> ~~are~~ THE owners of the real property currently described on EXHIBIT A (the "McEldoon property"), which is attached hereto and by this reference incorporated herein.

CHARLES E. ASH and LISA M. ASH, husband and wife, are owners of the real property currently described on EXHIBIT B (the "Ash property"), 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 McEldoon property to the Ash property. That portion of the McEldoon property described as "Tract X" on EXHIBIT C will be adjusted to the Ash property.

A sketch is attached hereto as EXHIBIT D.

Following the adjustment, the McEldoon property will be as described on EXHIBIT E, attached hereto and incorporated by this reference, and the Ash property will be as described on EXHIBIT F, which is attached hereto and incorporated by this reference.

#### THEREFORE:

*DECEASED A.F. No. 2004-09240100*

THE GRANTORS, ~~LOYD R. McELDOON~~ and JOAN E. McELDOON, husband and wife, for the purpose of boundary line adjustment and for no monetary consideration, convey and quitclaim to:

THE GRANTEES, CHARLES E. ASH and LISA M. ASH, husband and wife, that parcel 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 Grantors therein.

Dated: OCTOBER 25, 2005.

AF No. 200409240100  
~~LLOYD R. McELDOON~~  
DECEASED

Joan E. McElDoon  
JOAN E. McELDOON

STATE OF WASHINGTON )  
: ss  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that ~~LLOYD R. McELDOON~~  
~~and~~ JOAN E. McELDOON <sup>is</sup> are the persons who appeared before me, and said persons  
acknowledged that ~~they~~ <sup>she</sup> signed this instrument and acknowledged it to be ~~their~~ <sup>her</sup> free and  
voluntary act for the uses and purposes mentioned in this instrument.

Dated: OCTOBER 25, 2005.

BRUCE G. LISSER  
STATE OF WASHINGTON  
NOTARY PUBLIC  
My Commission Expires 7-14-2008

[Signature]  
Printed Name: BRUCE G. LISSER  
NOTARY PUBLIC in and for the State of  
Washington, residing at Mount Vernon

My appointment expires: 7-14-08

6248  
SKAGIT COUNTY WASHINGTON  
EXCISE TAX

NOV 07 2005

[Signature]  
Treasurer



200511070119  
Skagit County Auditor

**EXHIBIT B**  
**Ash Property**  
**Before Boundary Line Adjustment**

Lot 16, AEMMER ADDITION TO MOUNT VERNON, according to the plat thereof recorded in Volume 7 of Plats, page 92, records of Skagit County, Washington.

Situate in Skagit County, Washington.



**EXHIBIT C**  
**Tract X**

**Boundary Line Adjustment Description**

Grantor: ~~Lloyd R. McEldoon~~ and Joan E. McEldoon, ~~Husband and Wife~~  
Grantee: Charles E. Ash and Lisa M. Ash, Husband and Wife

That portion of Lots 13 and 15, Plat of "Aemmer Addition to Mount Vernon", as per Plat recorded in Volume 7 of Plats, page 62, records of Skagit County, Washington, being more particularly described as follows:

Commencing at the Northwest corner of said Lot 13, Plat of "Aemmer Addition to Mount Vernon";  
thence South  $89^{\circ}41'00''$  East along the North line of said Lot 13, also being the Southerly right-of-way margin of Aemmer Street, for a distance of 110.00 feet, more or less, to the Northeast corner of the West 110.00 feet of said Lot 13 as created by that certain Quit Claim Deed Adjusting Boundary Lines to Lloyd R. McEldoon and Joan McEldoon, Husband and Wife, recorded under Skagit County Auditor's File No. 9706030018 and being the TRUE POINT OF BEGINNING;  
thence continue South  $89^{\circ}41'00''$  East along said North line of Lot 13 for a distance of 20.00 feet;  
thence South  $0^{\circ}26'20''$  West parallel with said East line of the West 110.00 feet of Lots 13 and 15, Plat of "Aemmer Addition to Mount Vernon" for a distance of 103.51 feet;  
thence South  $67^{\circ}57'53''$  East for a distance of 160.01 feet, more or less, to the Southeasterly line of said Lot 15, Plat of "Aemmer Addition to Mount Vernon";  
thence South  $33^{\circ}04'30''$  West along said Southeasterly line for a distance of 44.33 feet, more or less, to the Southeast corner of said Lot 15;  
thence North  $89^{\circ}41'00''$  West along the South line of said Lot 15 for a distance of 144.87 feet, more or less, to a point bearing South  $0^{\circ}26'20''$  West from the TRUE POINT OF BEGINNING, also being the Southeast corner of the West 110.00 feet of said Lot 15 as described on that certain Statutory Warranty Deed to Olaf A. Olausen and Eleanor J. Olausen, Husband and Wife, recorded under Skagit County Auditor's File No. 200307020079;  
thence North  $0^{\circ}26'20''$  East along the East line of said West 110.00 feet of Lots 13 and 15 for a distance of 200.00 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 City of Mount Vernon, County of Skagit, State of Washington.



Containing 13,505 sq. ft. 0.3 acres

The above described parcel is to be combined or aggregated with contiguous property to the south owned by the Grantee, Lot 16, "Aemmer Addition to Mount Vernon" (Parcel No. P-61671)

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

**APPROVED**

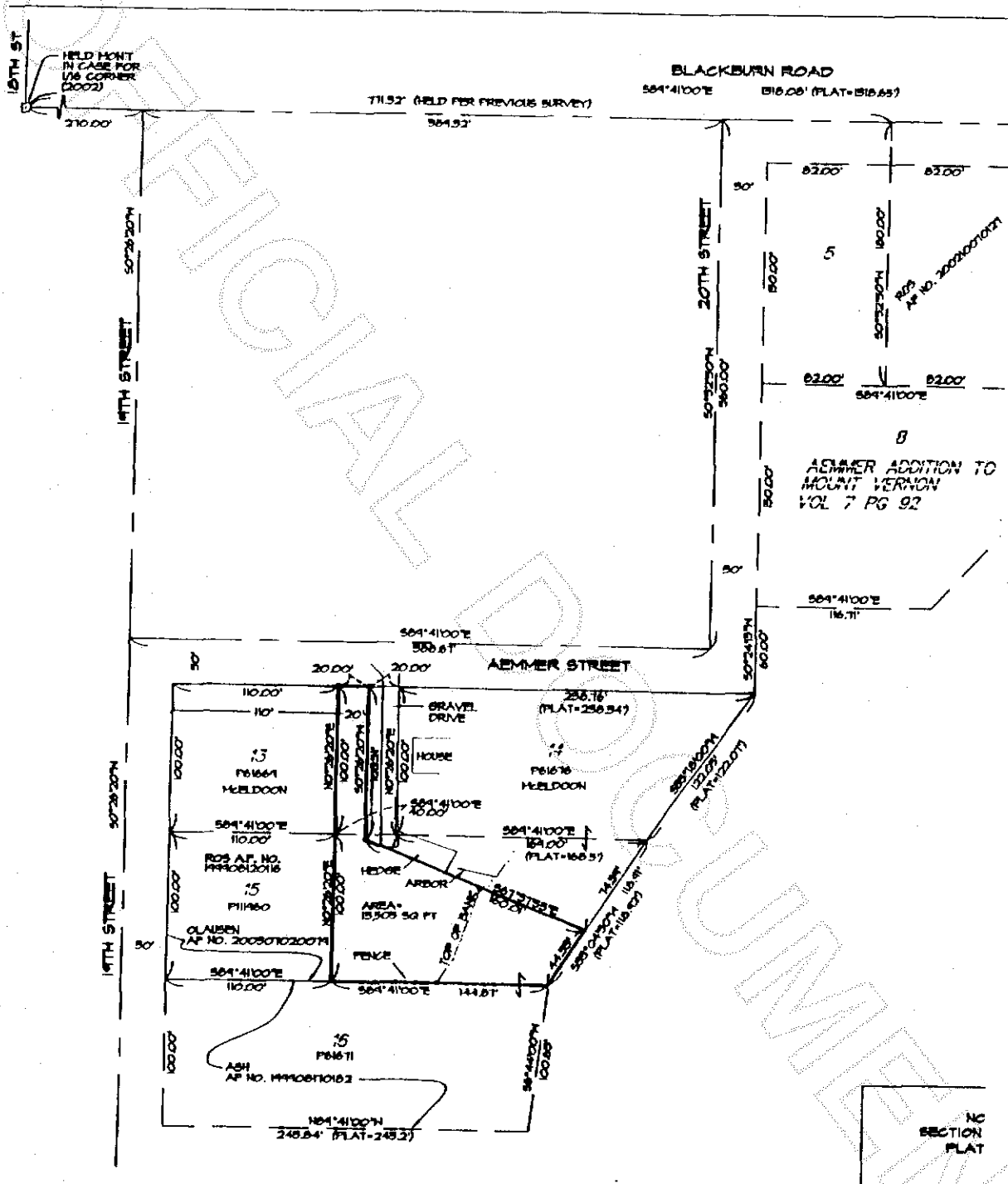
The foregoing Quit Claim Deed adjusting boundary lines is hereby approved this 3<sup>rd</sup> day of November, 2005.

City of Mount Vernon

By   
Its City Engineer



EXHIBIT D  
Sketch



**EXHIBIT E**  
**McEldoon Property**  
**After Boundary Line Adjustment**

Lots 13, 14, and 15, AEMMER ADDITION TO MOUNT VERNON, according to the plat thereof recorded in Volume 7 of Plats, page 92, records of Skagit County, Washington;

EXCEPT the West 110 feet of Lots 13 and 15;

AND EXCEPT that portion of Lots 13 and 15, Plat of "Aemmer Addition to Mount Vernon", as per Plat recorded in Volume 7 of Plats, page 62, records of Skagit County, Washington, being more particularly described as follows:

Commencing at the Northwest corner of said Lot 13, Plat of "Aemmer Addition to Mount Vernon";  
thence South 89°41'00" East along the North line of said Lot 13, also being the Southerly right-of-way margin of Aemmer Street, for a distance of 110.00 feet, more or less, to the Northeast corner of the West 110.00 feet of said Lot 13 as created by that certain Quit Claim Deed Adjusting Boundary Lines to Lloyd R. McEldoon and Joan McEldoon, Husband and Wife, recorded under Skagit County Auditor's File No. 9706030018 and being the TRUE POINT OF BEGINNING;  
thence continue South 89°41'00" East along said North line of Lot 13 for a distance of 20.00 feet;  
thence South 0°26'20" West parallel with said East line of the West 110.00 feet of Lots 13 and 15, Plat of "Aemmer Addition to Mount Vernon" for a distance of 103.51 feet;  
thence South 67°57'53" East for a distance of 160.01 feet, more or less, to the Southeasterly line of said Lot 15, Plat of "Aemmer Addition to Mount Vernon";  
thence South 33°04'30" West along said Southeasterly line for a distance of 44.33 feet, more or less, to the Southeast corner of said Lot 15;  
thence North 89°41'00" West along the South line of said Lot 15 for a distance of 144.87 feet, more or less, to a point bearing South 0°26'20" West from the TRUE POINT OF BEGINNING, also being the Southeast corner of the West 110.00 feet of said Lot 15 as described on that certain Statutory Warranty Deed to Olaf A. Olausen and Eleanor J. Olausen, Husband and Wife, recorded under Skagit County Auditor's File No. 200307020079;  
thence North 0°26'20" East along the East line of said West 110.00 feet of Lots 13 and 15 for a distance of 200.00 feet, more or less, to the TRUE POINT OF BEGINNING.

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



**EXHIBIT F**  
**Ash Property**  
**After Boundary Line Adjustment**

Lot 16, AEMMER ADDITION TO MOUNT VERNON, according to the plat thereof recorded in Volume 7 of Plats, page 92, records of Skagit County, Washington.

TOGETHER WITH that portion of Lots 13 and 15, Plat of "Aemmer Addition to Mount Vernon", as per Plat recorded in Volume 7 of Plats, page 62, records of Skagit County, Washington, being more particularly described as follows:

Commencing at the Northwest corner of said Lot 13, Plat of "Aemmer Addition to Mount Vernon";  
thence South 89°41'00" East along the North line of said Lot 13, also being the Southerly right-of-way margin of Aemmer Street, for a distance of 110.00 feet, more or less, to the Northeast corner of the West 110.00 feet of said Lot 13 as created by that certain Quit Claim Deed Adjusting Boundary Lines to Lloyd R. McEldoon and Joan McEldoon, Husband and Wife, recorded under Skagit County Auditor's File No. 9706030018 and being the TRUE POINT OF BEGINNING;  
thence continue South 89°41'00" East along said North line of Lot 13 for a distance of 20.00 feet;  
thence South 0°26'20" West parallel with said East line of the West 110.00 feet of Lots 13 and 15, Plat of "Aemmer Addition to Mount Vernon" for a distance of 103.51 feet;  
thence South 67°57'53" East for a distance of 160.01 feet, more or less, to the Southeasterly line of said Lot 15, Plat of "Aemmer Addition to Mount Vernon";  
thence South 33°04'30" West along said Southeasterly line for a distance of 44.33 feet, more or less, to the Southeast corner of said Lot 15;  
thence North 89°41'00" West along the South line of said Lot 15 for a distance of 144.87 feet, more or less, to a point bearing South 0°26'20" West from the TRUE POINT OF BEGINNING, also being the Southeast corner of the West 110.00 feet of said Lot 15 as described on that certain Statutory Warranty Deed to Olaf A. Olausen and Eleanor J. Olausen, Husband and Wife, recorded under Skagit County Auditor's File No. 200307020079;  
thence North 0°26'20" East along the East line of said West 110.00 feet of Lots 13 and 15 for a distance of 200.00 feet, more or less, to the TRUE POINT OF BEGINNING.

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

