



200611070081
Skagit County Auditor

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After recording return document to:

YOUNGQUIST & BETZ
Attorneys at Law
904 South Third
Mount Vernon, WA 98273

5765
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 07 2006

Amount Paid
Skagit Co. Treasurer:
By Dep't:

Grantor: Michael Elfstrom and Tracey Elfstrom, husband and wife
Grantee: Clark Schaefer
Abbrev. Leg: LAKE CAVANAUGH SUB DIV 3; LOT 104 TGW PTN LT 103
BLK 1, DIV 3; PTN LT 105, BLK 1, LAKE CAVANAUGH SUB
DIVISION, DIV 3 (BOTH LOTS RECORDED IN VOLUME 6 OF
PLATS, PAGES 25 - 31)
Tax Parcel Nos. 3939-001-104-0003/P66879; 3939-001-105-0101/P66881.

**QUIT CLAIM DEED
FOR BOUNDARY LINE ADJUSTMENT**

RECITALS

MICHAEL ELFSTROM and TRACEY ELFSTROM, husband and wife, are the owners of real property currently described in **EXHIBIT I** (the "Elfstrom Property"), which is attached hereto and by this reference made a part hereof as though fully set forth.

CLARK SCHAEFER, a married man, is the owner of the real property currently described on **EXHIBIT II** (the "Schaefer Property"), which is attached hereto and by this reference made a part hereof as though fully set forth.

The above named owners wish to adjust the boundaries to their properties by transferring a portion of the Elfstrom property to the Schaefer property. That portion of the

Elfstrom property described on **EXHIBIT III** will be adjusted to the Schaefer property.
A sketch is attached hereto as **EXHIBIT VI**.

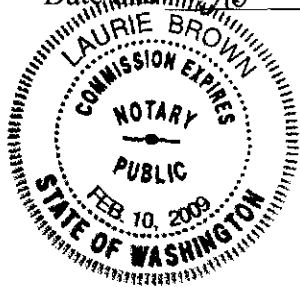
Following the adjustment, the Elfstrom property will be as described as **EXHIBIT IV**,
attached hereto and by this reference made a part hereof as though fully set forth.; and the
Schaefer property will be as described on **EXHIBIT V**, which exhibit is attached hereto and
by this reference made a part hereof as though fully set forth.

THEREFORE:

THE GRANTORS, MICHAEL ELFSTROM and TRACEY ELFSTROM, husband
and wife, for and in consideration of a Boundary Line Adjusmtment and for no monetary
consideration, convey and quitclaim to:

THE GRANTEE, CLARK SCHAEFER, a married man, that parcel of real property
described on **EXHIBIT III**, which exhibit is attached hereto and by this reference made a part
hereof as though fully set forth, together with all after acquired title of Grantors therein.

Date, this 20th day of October, 2006.



Michael Elfstrom
MICHAEL ELFSTROM

Tracey Elfstrom
TRACEY ELFSTROM

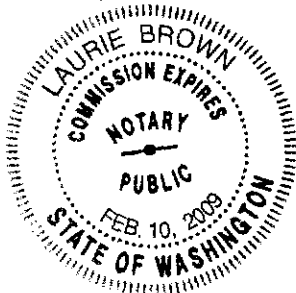
STATE OF WASHINGTON)

: SS

COUNTY OF SKAGIT)

On this day personally appeared before me, Michael Elfstrom and Tracey Elfstrom, to me known to
be the individual described in and who executed the within and foregoing instrument and
acknowledged that he signed the same as his free and voluntary act and deed, for the uses and
purposes therein mentioned.

GIVEN under my hand and official seal this 20th day of October, 2006.



Laurie Brown
Notary Public in and for the State of
Washington, residing at Redmond, Or.



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Exhibit "I"
Parcel P-66879
Prior to Boundary Line Adjustment

Lot 104 and the North 12.00 feet (as measured parallel with and perpendicular to the North line) of Lot 103, Block 1, Lake Cavanaugh Subdivision, Division No. 3, as per plat recorded in Volume 6 of Plats, pages 25 to 31, inclusive, 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.

Containing 14,397 sq. ft.



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Exhibit "II"
Parcel P-66881
Prior to Boundary Line Adjustment

That portion of Lot 105, Block 1, Lake Cavanaugh Subdivision, Division No. 3, as per plat recorded in Volume 6 of Plats, pages 25 to 31, inclusive, records of Skagit County, described as follows:

BEGINNING at a point on the Northwesterly line of said Lot 105, located 30.00 feet Northeasterly of the most Westerly corner of said Lot;
thence 30.00 feet Southwesterly along the Northwesterly line of said Lot to the most Westerly corner of said Lot 105;
thence South 60°40'00" East along the Southwesterly line of said Lot for a distance of 226.32 (shown as 226.30 feet on said Plat) feet, more or less, to the most Southerly corner of said Lot;
thence North 42°47'00" East along the Southeasterly line of said Lot, 60.00 feet;
thence Northwesterly in a straight line to the POINT OF BEGINNING.

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

Situate in County of Skagit, State of Washington

Containing 10,111 sq. ft.



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Exhibit "III"
Portion of Parcel P-66879 to be Adjusted to Parcel P-66881

That portion of Lot 104, Block 1, Lake Cavanaugh Subdivision, Division No. 3, as per plat recorded in Volume 6 of Plats, page 25 to 31, inclusive, records of Skagit County, Washington being more particularly described as follows:

BEGINNING at the Northerly most corner of said Lot 104;
thence South 29°56'00" West along the Northwesterly line thereof, also being the Southeasterly right-of-way margin of Deer Park Lane, for a distance of 4.50 feet;
thence South 61°12'21" East for a distance of 226.36 feet, more or less, to the Easterly most corner of said Lot 104, common to said Lot 105, at a point bearing South 60°04'00" East from the POINT OF BEGINNING;
thence North 60°04'00" West along the line common to said Lots 104 and 105 for a distance of 226.32 (shown as 226.30 feet on the recorded Plat) feet, more or less, to the 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 509 sq. ft.

The above described property is to be combined or aggregated with contiguous property to the Northeast owned by the Grantee (Parcel No. P-66881)

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

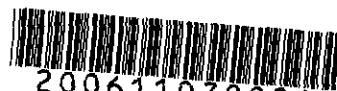
APPROVED

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

Skagit County

By: *Arce Roeder*
Title: *Associate Planner*

Date: *11/7/2006*



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Exhibit "IV"
Parcel "A" Description (P-66879)
(Post Boundary Line Adjustment)

Lot 104 and the North 12.00 feet (as measured parallel with and perpendicular to said North line) of Lot 103, Block 1, Lake Cavanaugh Subdivision, Division No. 3, as per plat recorded in Volume 6 of Plats, pages 25 to 31, inclusive, records of Skagit County, Washington.

EXCEPT the following described Tract:

That portion of Lot 104, Block 1, Lake Cavanaugh Subdivision, Division No. 3, as per plat recorded in Volume 6 of Plats, page 25 to 31, inclusive, records of Skagit County, Washington being more particularly described as follows:

BEGINNING at the Northerly most corner of said Lot 104;
thence South 29°56'00" West along the Northwesterly line thereof, also being the Southeasterly right-of-way margin of Deer Park Lane, for a distance of 4.50 feet;
thence South 61°12'21" East for a distance of 226.36 feet, more or less, to the Easterly most corner of said Lot 104, common to said Lot 105, at a point bearing South 60°04'00" East from the POINT OF BEGINNING;
thence North 60°04'00" West along the line common to said Lots 104 and 105 for a distance of 226.32 (shown as 226.30 feet on the recorded Plat) feet, more or less, to the 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 13,888 sq. ft.



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Exhibit "V"
Parcel "B" Description (P-66881)
(Post Boundary Line Adjustment)

That portion of Lot 105, Block 1, Lake Cavanaugh Subdivision, Division No. 3, as per plat recorded in Volume 6 of Plats, pages 25 to 31, inclusive, records of Skagit County, described as follows:

BEGINNING at a point on the Northwestern line of said Lot 105, located 30.00 feet Northeasterly of the most Westerly corner of said Lot; thence 30.00 feet Southwesterly along the Northwestern line of said Lot for a distance of 226.32 (shown as 226.30 feet on said Plat) feet, more or less, to the most Southerly corner of said Lot; thence South 60°40'00" East along the Southwesterly line of said Lot, 226.30 feet to the most Southerly corner of said Lot; thence North 42°47'00" East along the Southeasterly line of said Lot, 60.00 feet; thence Northwesterly in a straight line to the POINT OF BEGINNING.

TOGETHER WITH that portion of Lot 104, Block 1, Lake Cavanaugh Subdivision, Division No. 3, as per plat recorded in Volume 6 of Plats, page 25 to 31, inclusive, records of Skagit County, Washington being more particularly described as follows:

BEGINNING at the Northerly most corner of said Lot 104; thence South 29°56'00" West along the Northwestern line thereof, also being the Southeasterly right-of-way margin of Deer Park Lane, for a distance of 4.50 feet; thence South 61°12'21" East for a distance of 226.36 feet, more or less, to the Easterly most corner of said Lot 104, common to said Lot 105, at a point bearing South 60°04'00" East from the POINT OF BEGINNING; thence North 60°04'00" West along the line common to said Lots 104 and 105 for a distance of 226.32 (shown as 226.30 feet on the recorded Plat) feet, more or less, to the 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 10,620 sq. ft.



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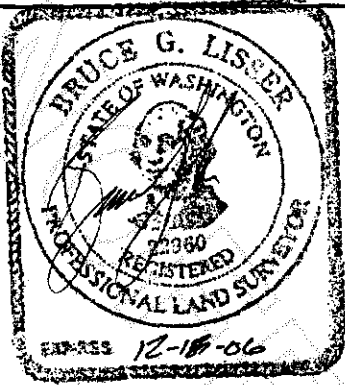
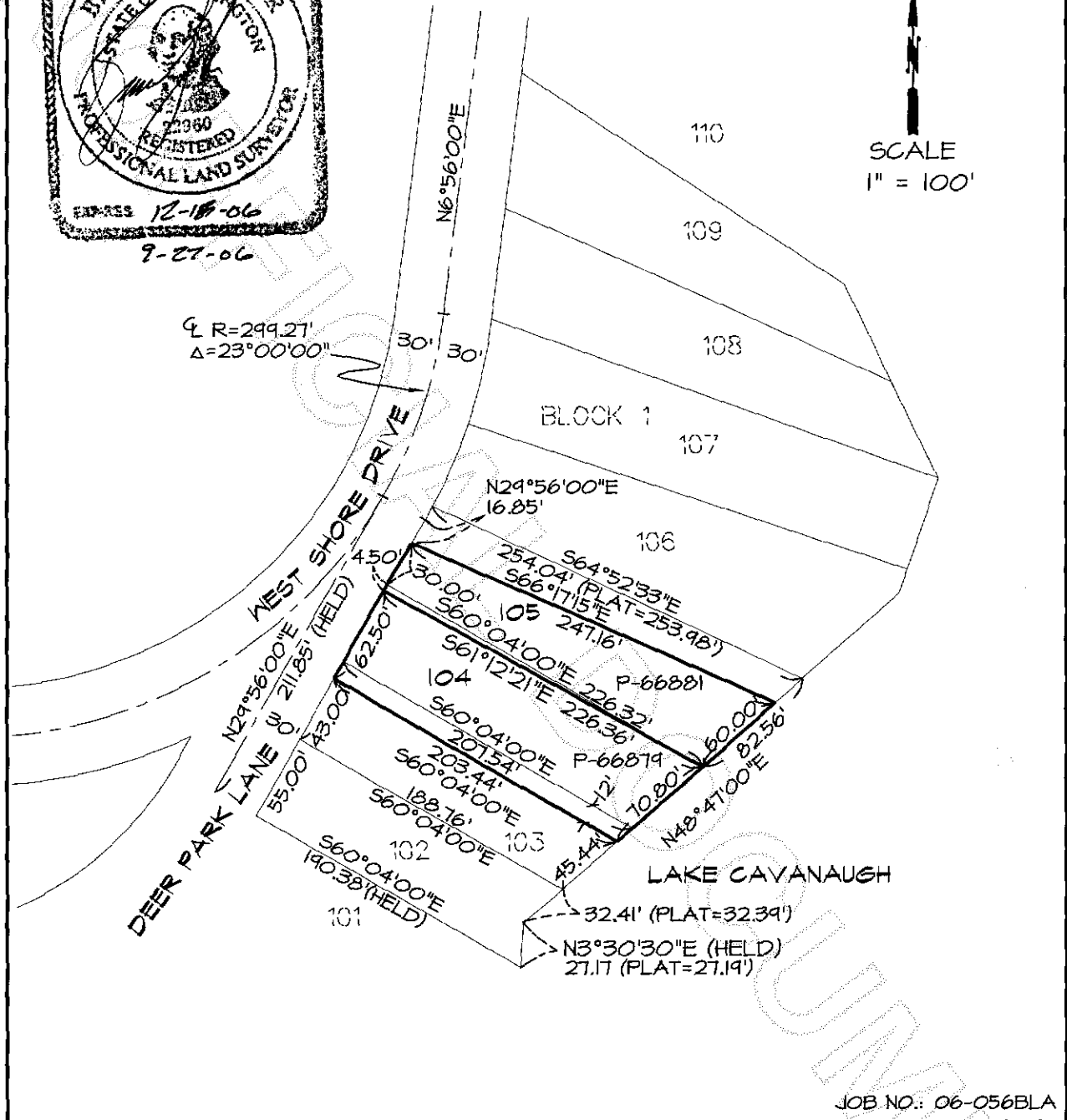


EXHIBIT VI



$\Delta R=299.27'$
 $\Delta=23^{\circ}00'00''$

JOB NO.: 06-056BLA

LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 3
 SECTION 22, T. 33 N., R. 6 E., W.M.
 SKAGIT COUNTY, WASHINGTON
 BOUNDARY LINE ADJUSTMENT EXHIBIT
 ELFSTROM (P66879) TO SCHAEFER (P66881)

LISSER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION
 320 MILWAUKEE STREET MOUNT VERNON, WA 98273 (360) 419-7442

