

After recording return to:
Gary T. Jones
P. O. Box 1245
Mount Vernon, WA 98273



200902100083

Skagit County Auditor

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BOUNDARY LINE ADJUSTMENT DEED

Abbreviated Legal: A portion of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ & of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 18, T33N, R4E, W.M.

Tax Parcel Nos.: P16789, P16790 & P16814

GRANTORS, DAVID J. OLSON and JUDITH L. OLSON, who also appears of record as JUDITH OLSON, for an in consideration of a boundary line adjustment and for no monetary consideration do hereby grant, convey, and warrant to DAVID J. OLSON and JUDITH L. OLSON, husband and wife, GRANTEES, premises more particularly described as follows:

See legal description prepared by Lisser & Associates, PLLC attached here to as Exhibit "C" and incorporated herein by this reference as if fully set forth.

See also Exhibits A, B, D, E, and F which are attached to provide the before and after Boundary Line Adjustment legal descriptions and a Survey representation of the affected real estate.

This Boundary Line Adjustment Deed is given to adjust boundary lines subject to approval of the Skagit County Planning and Development Services governed by Skagit County Code 14.18.700, prior to recording new descriptions of legal lots sharing a common boundary. This Boundary Line Adjustment will not create an additional lot or substandard lot, result in a lot that does not qualify as a building site pursuant to Health Department requirements for sewer and water, reduce the overall

Exhibit "A"

**Olson Parcel Prior to Boundary Line Adjustment
(P-16814)
Skagit County Lot Certificate PL-06-1166**

That portion of the Southwest 1/4 of the Northeast 1/4 of Section 18, Township 33 North, Range 4 East, W.M. lying West of the Great Northern (Burlington Northern) Railway right-of-way;

EXCEPT the North 270.00 feet (measured perpendicular to the North line) thereof;

AND ALSO EXCEPT Drainage District No. 17 rights-of-way as described in Skagit County Superior Court Decree No. 17539 and any other Drainage District No. 17 rights-of-way;

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.



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Exhibit "B"

**Olson Parcels Prior to Boundary Line Adjustment
(P-16789 and P-16790)
Skagit County Lot Certificate No. PL-06-1165**

That portion of the Northeast 1/4 of the Southeast 1/4 and of the Northwest 1/4 of the Southeast 1/4 of Section 18, Township 33 North, Range 4 East of the W.M., described as follows:

BEGINNING at a point on the North line of the County road 371.61 feet East and 1,843.30 feet North of the South 1/4 post of Section 18;
thence West 1,060.00 feet;
thence North 822.00 feet, more or less, to the East and West centerline of said Section 18;
thence East on said East and West centerline 1,669.20 feet to the West line of the right-of-way of the Great Northern Railroad Company;
thence Southerly along said West line of said railway right-of-way 825.00 feet, more or less, to a point East of the POINT OF BEGINNING;
thence West 565.70 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.



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Exhibit "C"

**Portions of Olson Parcel (P-16789 and P-16790)
to be Boundary Line Adjusted to Olson Parcel (P-16814) to the North**

That portion of the Northeast 1/4 of the Southwest 1/4 and of the Northwest 1/4 of the Southeast 1/4 of Section 18, Township 33 North, Range 4 East, W.M., described as follows:

BEGINNING at the Southeast corner of the Southwest 1/4 (South 1/4 corner) of said Section 18; from which the Southeast Section corner bears South 88°24'09" East;
thence North 0°57'42" East along the East line of said Southwest 1/4 for a distance of 1,843.41 feet, more or less, to the North right-of-way margin of Torset Road;
thence South 88°24'09" East along said North line for a distance of 371.63 feet, more or less, to a point that is 371.61 feet East and 1,843.00 feet North of said South 1/4 corner of Section 18 and being the TRUE POINT OF BEGINNING;
thence North 88°24'09" West along said North right-of-way margin of Torset Road for a distance of 371.63 feet to the West line of said Southwest 1/4, being an angle point on said North right-of-way margin;
thence continue on said North right-of-way margin North 88°10'11" West for a distance of 527.37 feet;
thence North 2°47'45" East for a distance of 442.00 feet;
thence North 52°23'05" East for a distance of 113.00 feet;
thence South 88°53'33" East for a distance of 125.00 feet;
thence North 16°08'16" East for a distance of 133.00 feet;
thence North 47°14'45" East for a distance of 231.23 feet, more or less, to the North line of said Southwest 1/4 at a point bearing North 88°43'48" West from the Northeast corner thereof;
thence South 88°43'48" East along said North line for a distance of 97.88 feet, more or less, to said Northeast corner (center of Section);
thence South 88°43'48" East along the North line of the Southeast 1/4 of said Section 18, for a distance of 1,011.47 feet, more or less, to the Westerly right of way margin of the Great Northern (Burlington Northern) Railway;
thence South 4°37'51" West along said Westerly right-of-way margin for a distance of 814.42 feet (called 825.00 feet on precious descriptions) to a point bearing South 88°24'09" East from the TRUE POINT OF BEGINNING;
thence North 88°24'09" West for a distance of 587.76 feet, more or less, to the TRUE POINT OF BEGINNING.

EXCEPT Drainage District No. 17 rights-of-way as described in Skagit County Superior Court Decree No. 17539;

AND ALSO EXCEPT road, ditch and dike rights-of-way;

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



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Situate in the County of Skagit, State of Washington.

Containing 25.2 acres, exclusive of Drainage District No. 17 rights-of-way.

The above-described parcel will be combined or aggregated with contiguous property to the North (P-16814) owned by the Grantee.

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

APPROVED

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

Skagit County

By: Grace Roeder
Title: Senior Planner

Date: 1/28/2009



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Exhibit "D"

**Olson Parcel Description After Boundary Line Adjustment
(P-16814)**

That portion of the Southwest 1/4 of the Northeast 1/4 of Section 18, Township 33 North, Range 4 East, W.M. lying West of the Great Northern (Burlington Northern) Railway right-of-way;

EXCEPT the North 270.00 feet (measured perpendicular to the North line) thereof;

AND ALSO EXCEPT Drainage District No. 17 rights-of-way as described in Skagit County Superior Court Decree No. 17539 and any other Drainage District No. 17 rights-of-way;

TOGETHER WITH that portion of the Northeast 1/4 of the Southwest 1/4 and of the Northwest 1/4 of the Southeast 1/4 of Section 18, Township 33 North, Range 4 East, W.M., described as follows:

BEGINNING at the Southeast corner of the Southwest 1/4 (South 1/4 corner) of said Section 18, from which the Southeast Section corner bears South 88°24'09" East;
thence North 0°57'42" East along the East line of said Southwest 1/4 for a distance of 1,843.41 feet, more or less, to the North right-of-way margin of Torset Road;
thence South 88°24'09" East along said North line for a distance of 371.63 feet, more or less, to a point that is 371.61 feet East and 1,843.00 feet North of said South 1/4 corner of Section 18 and being the TRUE POINT OF BEGINNING;
thence North 88°24'09" West along said North right-of-way margin of Torset Road for a distance of 371.63 feet to the West line of said Southwest 1/4, being an angle point on said North right-of-way margin;
thence continue on said North right-of-way margin North 88°10'11" West for a distance of 527.37 feet;
thence North 2°47'45" East for a distance of 442.00 feet;
thence North 52°23'05" East for a distance of 113.00 feet;
thence South 88°53'33" East for a distance of 125.00 feet;
thence North 16°08'16" East for a distance of 133.00 feet;
thence North 47°14'45" East for a distance of 231.23 feet, more or less, to the North line of said Southwest 1/4 at a point bearing North 88°43'48" West from the Northeast corner thereof;
thence South 88°43'48" East along said North line for a distance of 97.88 feet, more or less, to said Northeast corner (center of Section);
thence South 88°43'48" East along the North line of the Southeast 1/4 of said Section 18, for a distance of 1,011.47 feet, more or less, to the Westerly right of way margin of the Great Northern (Burlington Northern) Railway;
thence South 4°37'51" West along said Westerly right-of-way margin for a distance of 814.42 feet (called 825.00 feet on precious descriptions) to a point bearing South 88°24'09" East from the TRUE POINT OF BEGINNING;
thence North 88°24'09" West for a distance of 587.76 feet, more or less, to the TRUE POINT OF BEGINNING.



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UNOFFICIAL DOCUMENT

EXCEPT Drainage District No. 17 rights-of-way as described in Skagit County Superior Court Decree No. 17539;

AND ALSO EXCEPT road, ditch and dike rights-of-way;

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 49.03 acres, exclusive of Drainage District No. 17 rights-of-way.



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Exhibit "E"

**Olson Parcel Description After Boundary Line Adjustment
(P-16790)**

That portion of the Northeast 1/4 of the Southwest 1/4 and of the Northwest 1/4 of the Southeast 1/4 of Section 18, Township 33 North, Range 4 East of the W.M., described as follows:

BEGINNING at a point on the North line of the County road 371.61 feet East and 1,843.30 feet North of the South 1/4 post of Section 18;
thence West 1,060.00 feet;
thence North 822.00 feet, more or less, to the East and West centerline of said Section 18;
thence East on said East and West centerline 1,669.20 feet to the West line of the right-of-way of the Great Northern Railroad Company;
thence Southerly along said West line of said railway right-of-way 825.00 feet, more or less, to a point East of the POINT OF BEGINNING;
thence West 565.70 feet, more or less, to the POINT OF BEGINNING.

EXCEPT that portion of said Northeast 1/4 of the Southwest 1/4 and of said Northwest 1/4 of the Southeast 1/4 of Section 18, Township 33 North, Range 4 East, W.M., described as follows:

BEGINNING at the Southeast corner of the Southwest 1/4 (South 1/4 corner) of said Section 18, from which the Southeast Section corner bears South 88°24'09" East;
thence North 0°57'42" East along the East line of said Southwest 1/4 for a distance of 1,843.41 feet, more or less, to the North right-of-way margin of Torset Road;
thence South 88°24'09" East along said North line for a distance of 371.63 feet, more or less, to a point that is 371.61 feet East and 1,843.00 feet North of said South 1/4 corner of Section 18 and being the TRUE POINT OF BEGINNING;
thence North 88°24'09" West along said North right-of-way margin of Torset Road for a distance of 371.63 feet to the West line of said Southwest 1/4, being an angle point on said North right-of-way margin;
thence continue on said North right-of-way margin North 88°10'11" West for a distance of 527.37 feet;
thence North 2°47'45" East for a distance of 442.00 feet;
thence North 52°23'05" East for a distance of 113.00 feet;
thence South 88°53'33" East for a distance of 125.00 feet;
thence North 16°08'16" East for a distance of 133.00 feet;
thence North 47°14'45" East for a distance of 231.23 feet, more or less, to the North line of said Southwest 1/4 at a point bearing North 88°43'48" West from the Northeast corner thereof;
thence South 88°43'48" East along said North line for a distance of 97.88 feet, more or less, to said Northeast corner (center of Section);
thence South 88°43'48" East along the North line of the Southeast 1/4 of said Section 18, for a distance of 1,011.47 feet, more or less, to the Westerly right of way margin of the Great Northern (Burlington Northern) Railway;



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thence South 4°37'51" West along said Westerly right-of-way margin for a distance of 814.42 feet (called 825.00 feet on previous descriptions) to a point bearing South 88°24'09" East from the TRUE POINT OF BEGINNING; thence North 88°24'09" West for a distance of 587.76 feet, more or less, to the TRUE POINT OF BEGINNING.

EXCEPT Drainage District No. 17 rights-of-way as described in Skagit County Superior Court Decree No. 17539;

AND ALSO EXCEPT road, ditch and dike rights-of-way;

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.

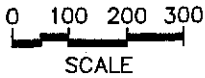
Containing 4.5 acres, exclusive of Drainage District No. 17 rights-of-way.



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EXHIBIT F



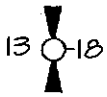
NW 1/4 NE 1/4

210'

PORTION OF SW 1/4 NE 1/4

P16814
PARCEL DESCRIBED ON EXHIBIT D

DIKE DIST. NO. 17
RIGHT OF WAY
PER SCC 17539



REMAINDER
PARCEL
EX. E

P16718

P16790

P16789

PORTION OF NW 1/4 SE 1/4



BURLINGTON NORTHERN RAILROAD
(GREAT NORTHERN)

TORSET ROAD



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

DRAWING NO. 08-021BLA-B
12/04/08

BOUNDARY LINE ADJUSTMENT
SECTION 18, T. 33 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: DAVID AND JUDITH OLSON



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