



200910050098

Skagit County Auditor

10/5/2009 Page

1 of 10 2:53PM

When recorded return to:

Craig Sjostrom
411 Main Street
Mount Vernon, Washington 98273

Quitclaim Deed
(Boundary Line Adjustment)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3057

OCT 05 2009

Grantor: Frank Adams & Kristie Adams, h/w
Grantees: Karen Marie Cooley
Legal Description: ptn vac. Church Rd. & ptn Lot 7, Block 5, Plat of Alger
Assessor's Property Tax Parcel or Account Nos.: P116893; P70395
Reference Nos of Documents Assigned or Released: N/A

Amount Paid \$ 0
Skagit Co. Treasurer
By *mm* Deputy

THIS INDENTURE, made this 3 day of October 2009, between Frank Adams & Kristie Adams (who took title as Kristy Adams), h/w, Grantors, and Karen Marie Cooley, an unmarried person, Grantee.

Recitals

- a. Grantors are the owners of the property bearing Skagit County Assessor's parcel no. P116893, more particularly described in the attached Exhibit A.
- b. Grantee is the owner of the property bearing Skagit County Assessor's parcel no. P70395, more particularly described in the attached Exhibit B.
- c. The parties wish to adjust the boundaries between their respective lots, with a portion of Grantors' P116893, described in the attached Exhibit C, to be incorporated into Grantees' P70395.
- d. The adjusted description of Grantors' parcel P116893 is set forth in the attached Exhibit D.

- e. The adjusted description of Grantees' parcel P70395 is set forth in the attached Exhibit E.
- f. Contemporaneously with the execution of this document, another boundary line adjustment deed that further depicts the adjustments being made to the subject boundaries is being recorded under Auditor's File No. 200910050099.

Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, and for no monetary consideration, grantors do hereby QUIT CLAIM to the grantees all of their interest in the real property lying and being in the county of Skagit and State of Washington, and described in the attached Exhibit C.

This boundary adjustment is not for the purposes of creating an additional building lot.

DATED: 10-3, 2009.

Frank Adams
FRANK ADAMS

Kristie Adams
KRISTIE ADAMS

STATE OF WASHINGTON)
 :SS
COUNTY OF SKAGIT)

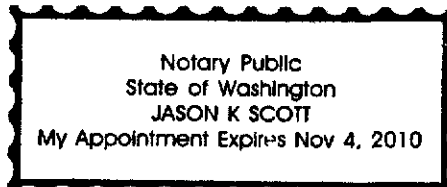
On this day personally appeared before me Frank Adams, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 3rd day of October, 2009.

BOUNDARY ADJUSTMENT
Reviewed and approved
in accordance with S.C.
Code Chapter 14.18
David Roeder
SKAGIT CO. PLANNING & PERMIT CNT.

Date: 9/9/2009

Jason Scott
NOTARY PUBLIC in and for the State of Washington,
residing at Whitcomb
My commission expires: Nov. 4, 2010
Name: Jason Scott

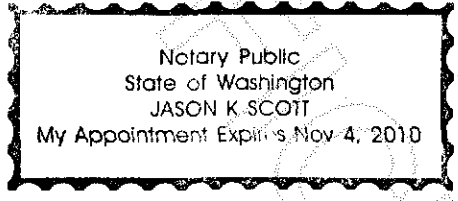


200910050098
Skagit County Auditor

STATE OF WASHINGTON)
)
) :SS
)
COUNTY OF SKAGIT)

On this day personally appeared before me Kristie Adams, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 3rd day of October, 2009.



Jason Scott
NOTARY PUBLIC in and for the State of Washington,
residing at Whatcom
My commission expires: Nov 4, 2010
Name: Jason Scott



200910050098
Skagit County Auditor

Skagit
Surveyors & Engineers

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

LEGAL DESCRIPTION
FOR

KAREN M. COOLEY
ASSESSOR'S PARCEL P116893
BEFORE BOUNDARY ADJUSTMENT

March 30, 2009

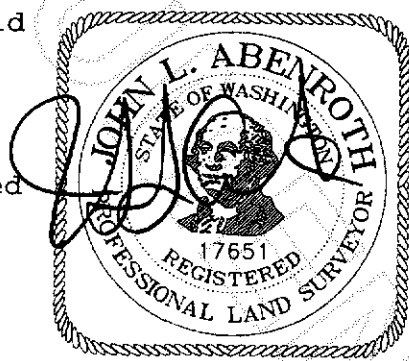
All that unplatted portion of the northeast quarter of the southeast quarter of Section 7, Township 36 North, Range 4 East, W.M., lying westerly of the most westerly line of Lot 15, Block 5, PLAT OF ALGER, according to the plat recorded in Volume 4 of Plats, page 9 records of Skagit County, Washington, produced northerly to the north line of said northeast quarter of the southeast quarter and lying southerly of the northerly line of Lot 7, Block 5, PLAT OF ALGER, extended easterly;

TOGETHER WITH that portion of Lot 7, Block 5, PLAT OF ALGER, filed in Volume 4 of Plats, at page 9, records of Skagit County Washington, lying east of the following described line:

Commencing at the intersection of the south line of said Lot 7 with the northeasterly line of Old Highway 99, said point being the northwest corner of that certain James Ross parcel shown on survey filed in Volume 19 of Surveys at page 190, under Auditor's File No. 9710150048, records of Skagit County, Washington; thence easterly along the south line of said Lot 7, a distance of 183.00 feet to the initial point of this line description; thence northerly perpendicular to the south line of said Lot 7, a distance of 82 feet, more or less, to the north line of said Lot 7 and terminal point of this line description.

TOGETHER WITH that portion of Church Road vacated by Resolution No.R20070482 and recorded under Auditor's File No.200710090108 that attached by operation of law.

Situate in Skagit County, Washington.



Page 1 of 1

EXHIBIT A

7/14/09



200910050098
Skagit County Auditor

Skagit
Surveyors & Engineers

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

LEGAL DESCRIPTION
FOR
KAREN M. COOLEY
ASSESSOR'S PARCEL P70395
BEFORE BOUNDARY ADJUSTMENT

March 30, 2009

Lots 7 and 8, Block 5, PLAT OF ALGER, according to the plat thereof recorded in Volume 4 of Plats, page 9, records of Skagit County, Washington;

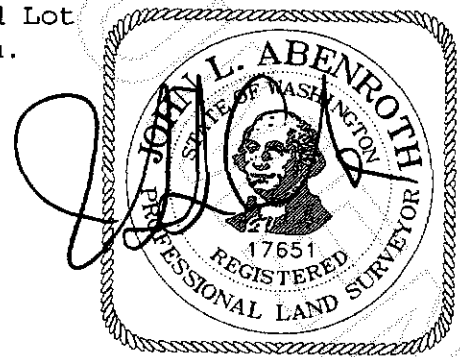
TOGETHER WITH that portion of Church Road vacated by Resolution No.R20070482 and recorded under Auditor's File No.200710090108 that attached by operation of law;

EXCEPT that portion of said Church Road and of Lot 7, Block 5, PLAT OF ALGER, filed in Volume 4 of Plats, at page 9, records of Skagit County Washington, lying east of the following described line:

Commencing at the intersection of the south line of said Lot 7 with the northeasterly line of Old Highway 99, said point being the northwest corner of that certain James Ross parcel shown on survey filed in Volume 19 of Surveys at page 190, under Auditor's File No. 9710150048, records of Skagit County, Washington; thence easterly along the south line of said Lot 7, a distance of 183.00 feet to the initial point of this line description; thence northerly perpendicular to the south line of said Lot 7, a distance of 92 feet, more or less, to the north line of said Lot 7 and terminal point of this line description.

AND EXCEPT that portion thereof lying within State Highway No.1, as now established.

Situate in Skagit County, Washington.



7/14/09

EXHIBIT B

Page 1 of 1



200910050098
Skagit County Auditor

Skagit
Surveyors & Engineers

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

BOUNDARY LINE ADJUSTMENT
LEGAL DESCRIPTION
FOR
KAREN M. COOLEY
A PORTION OF ASSESSOR'S PARCEL P116893
TO BE AGGREGATED WITH ASSESSOR'S PARCEL P70395

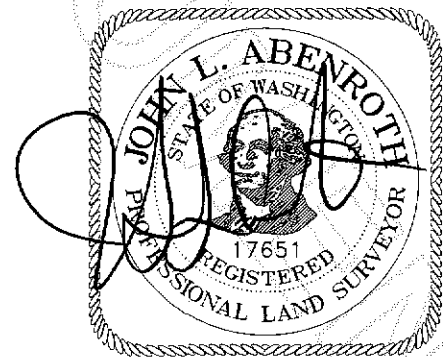
March 30, 2009

That portion of vacated Church Road and Lot 7, Block 5, PLAT OF ALGER, according to the plat thereof recorded in Volume 4 of Plats, page 9, records of Skagit County, Washington described as follows:

Commencing at the intersection of the south line of said Lot 7 with the northeasterly line of Old Highway 99, said point being the northwest corner of that certain James Ross parcel shown on survey filed in Volume 19 of Surveys at page 190, under Auditor's File No.9710150048, records of Skagit County, Washington; thence easterly along the south line of said Lot 7, a distance of 183.00 feet to the point of beginning of this description; thence northerly perpendicular to the south line of said Lot 7, a distance of 92 feet, more or less, to the centerline of Church Road; thence easterly along the centerline of Church Road, a distance of 65.94 feet; thence southerly perpendicular to the south line of said Lot 7, a distance of 92 feet, more or less, to the south line of said Lot 7; thence westerly along the south line of said Lot 7, a distance of 65.94 feet to the point of beginning of this description;

Situate in Skagit County, Washington.

Containing 0.14 acres.



7/14/09

EXHIBIT C



200910050098

Skagit County Auditor

Skagit
Surveyors & Engineers

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

LEGAL DESCRIPTION
FOR
KAREN M. COOLEY
ASSESSOR'S PARCEL P116893
AFTER BOUNDARY ADJUSTMENT

March 30, 2009

All that unplatted portion of the northeast quarter of the southeast quarter of Section 7, Township 36 North, Range 4 East, W.M., lying westerly of the most westerly line of Lot 15, Block 5, PLAT OF ALGER, according to the plat recorded in Volume 4 of Plats, page 9 records of Skagit County, Washington, produced northerly to the north line of said northeast quarter of the southeast quarter and lying southerly of the northerly line of Lot 7, Block 5, PLAT OF ALGER, extended easterly;

TOGETHER WITH that portion of Lot 7, Block 5, PLAT OF ALGER, filed in Volume 4 of Plats, at page 9, records of Skagit County Washington, lying east of the following described line:

Commencing at the intersection of the south line of said Lot 7 with the northeasterly line of Old Highway 99, said point being the northwest corner of that certain James Ross parcel shown on survey filed in Volume 19 of Surveys at page 190, under Auditor's File No. 9710150048, records of Skagit County, Washington; thence easterly along the south line of said Lot 7, a distance of 248.95 feet to the initial point of this line description; thence northerly perpendicular to the centerline of Church Road, a distance of 82 feet, more or less, to the north line of said Lot 7 and terminal point of this line description.

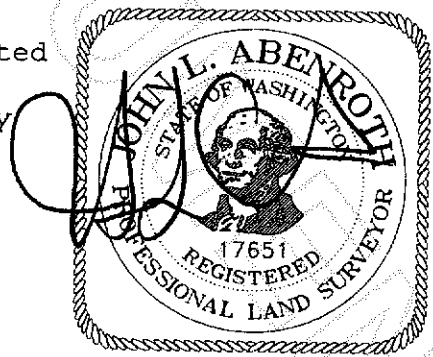
TOGETHER WITH that portion of Church Road vacated by Resolution No.R20070482 and recorded under Auditor's File No.200710090108 that attached by operation of law.

AND TOGETHER WITH all of vacated Church Road lying east of the southerly projection of the east line of Lot 8 of said plat.

Situate in Skagit County, Washington.

EXHIBIT D

Page 1 of 1



7/14/09



200910050098
Skagit County Auditor

Skagit
Surveyors & Engineers

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

LEGAL DESCRIPTION
FOR
KAREN M. COOLEY
ASSESSOR'S PARCEL P70395
AFTER BOUNDARY ADJUSTMENT

March 30, 2009

Lots 7 and 8, Block 5, PLAT OF ALGER, according to the plat thereof recorded in Volume 4 of Plats, page 9, records of Skagit County, Washington;

TOGETHER WITH that portion of Church Road vacated by Resolution No.R20070482 and recorded under Auditor's File No.200710090108 that attached by operation of law;

EXCEPT that portion of vacated Church Road and Lot 7, Block 5, PLAT OF ALGER, filed in Volume 4 of Plats, at page 9, records of Skagit County Washington, lying east of the following described line:

Commencing at the intersection of the south line of said Lot 7 with the northeasterly line of Old Highway 99, said point being the northwest corner of that certain James Ross parcel shown on survey filed in Volume 19 of Surveys at page 190, under Auditor's File No. 9710150048, records of Skagit County, Washington; thence easterly along the south line of said Lot 7, a distance of 248.95 feet to the initial point of this line description; thence northerly perpendicular to the south line of said Lot 7, a distance of 92 feet, more or less, to the centerline of said Church Road and terminal point of this line description.

AND EXCEPT that portion vacated Church Road and Lot 8, Block 5, PLAT OF ALGER, according to the plat thereof recorded in Volume 4 of Plats, page 9, records of Skagit County, Washington described as follows:

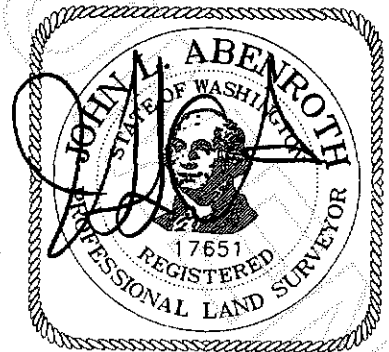


EXHIBIT E

Page 1 of 2

7/19/09



200910050098
Skagit County Auditor

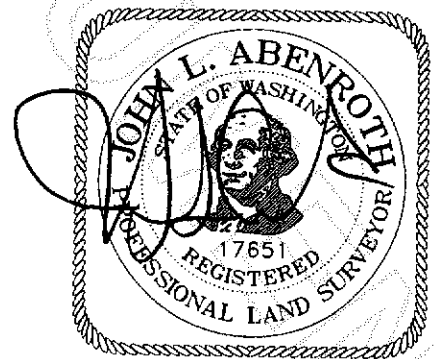
Skagit
Surveyors & Engineers

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

Beginning at the northeast corner of said Lot 8; thence S 89°18'34" W along the north line of said Lot 8, a distance of 416.57 feet; thence S 35°55'59" E, a distance of 92.46 feet to the centerline of Church Road; thence N 89°04'15" E along the centerline of Church Road, a distance of 363.53 feet to the southerly extension of the east line of said Lot 8; thence N 00°55'45" W along the east line of said Lot 8 and the extension thereof, a distance of 74.00 feet to the point of beginning.

EXCEPT that portion thereof lying within State Highway No.1, as now established.

Situate in Skagit County, Washington.



7/14/09

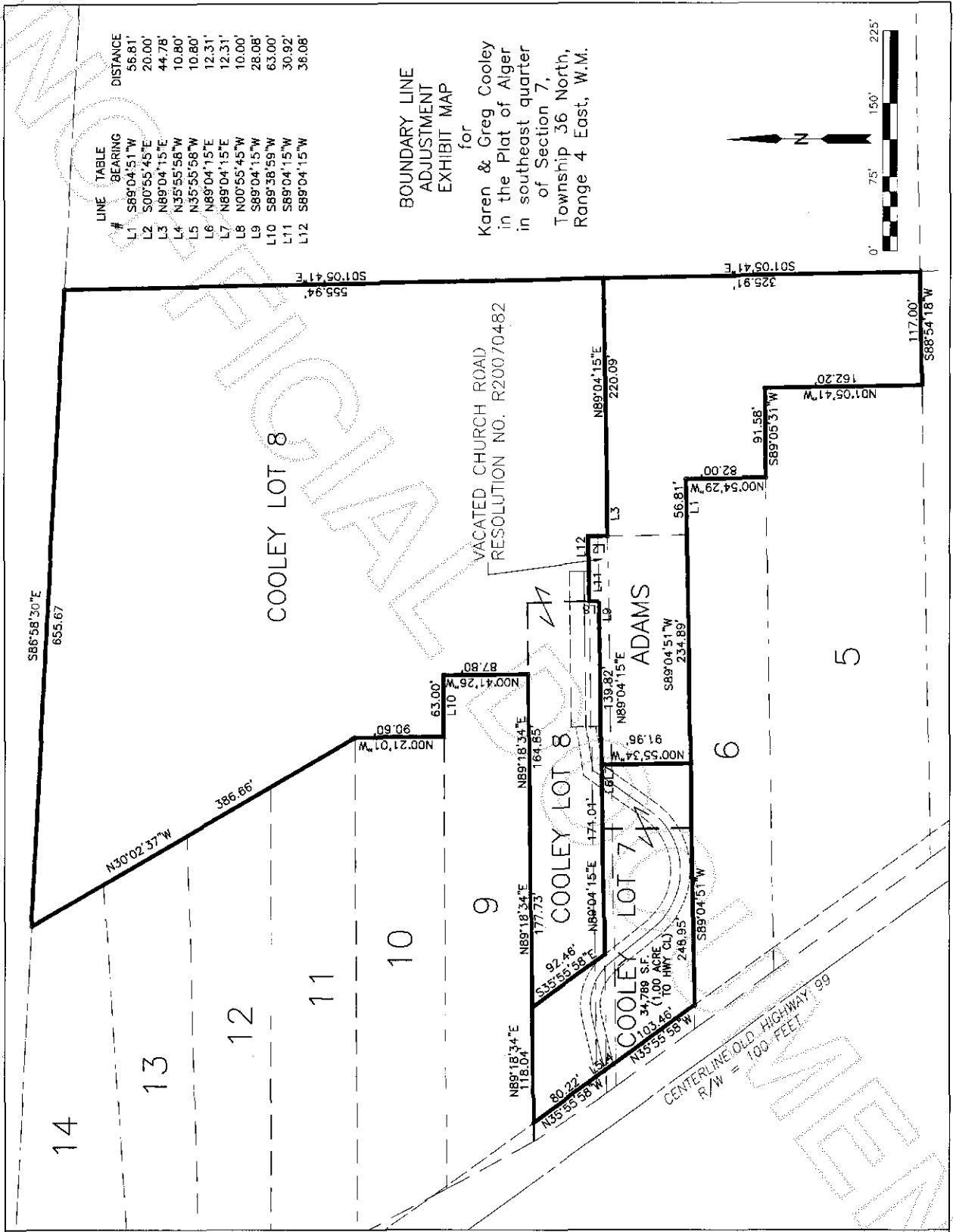
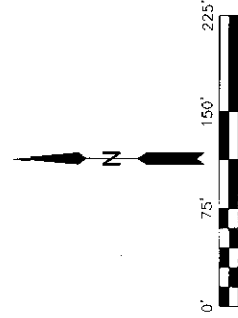


200910050098
Skagit County Auditor

LINE #	BEARING	DISTANCE
L1	S89°04'51"W	56.81'
L2	S00°55'45"E	20.00'
L3	N89°04'15"E	44.78'
L4	N35°55'58"W	10.80'
L5	N35°55'58"W	10.80'
L6	N89°04'15"E	12.31'
L7	N89°04'15"E	12.31'
L8	N00°55'45"W	10.00'
L9	S89°04'15"W	28.08'
L10	S89°38'59"W	63.00'
L11	S89°04'15"W	30.92'
L12	S89°04'15"W	36.08'

**BOUNDARY LINE
ADJUSTMENT
EXHIBIT MAP**

for
Karen & Greg Cooley
in the Plat of Alger
in southeast quarter
of Section 7,
Township 36 North,
Range 4 East, W.M.



806 Metcalf Street Sedro-Woolley, WA 98284
(360) 855-2121 Fax (360) 855-1658

JN98025B 30MAR09



200910050098
Skagit County Auditor