



201008180019

Skagit County Auditor

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When recorded return to:

Craig Sjostrom  
411 Main Street  
Mount Vernon, Washington 98273

**Quitclaim Deed**  
(Boundary Line Adjustment)

**Grantors:** Jon Ostlund & Leslie Ostlund, h/w

**Grantee:** Jay Ham ASP & Janet Hersey ASP

**Legal Description:** ptn Lot 115, Rancho San Juan Del Mar #3

**Assessor's Property Tax Parcel or Account Nos.:** P68315; P68313

**Reference Nos of Documents Assigned or Released:** N/A

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2506

AUG 18 2010

Amount Paid \$293.<sup>36</sup>  
Skagit Co. Treasurer  
By *CHAM* Deputy

THIS INDENTURE, made this 16<sup>th</sup> day of August, 2010, between Jon Ostlund & Leslie Ostlund, h/w, Grantor, and Jay Ham & Janet Hersey, each unmarried persons as joint tenants with rights of survivorship and not as tenants in common, Grantees.

**Recitals**

- a. Grantors are the owners of the property bearing Skagit County Assessor's parcel no. P68315, more particularly described in the attached Exhibit A.
- b. Grantees are the owners of the property bearing Skagit County Assessor's parcel no. P68313, more particularly described in the attached Exhibit B.

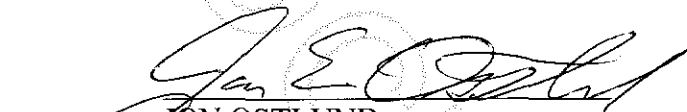

- c. The parties wish to adjust the boundaries between the said parcels, with a portion of Grantor's property, described in the attached Exhibit C, combined with Grantee's property.
- d. The adjusted description of Grantors' property is set forth in the attached Exhibit D.
- e. The adjusted description of Grantees' property is set forth in the attached Exhibit E.
- f. A diagram showing the adjusted boundaries of the two parcels is attached as Exhibit F.

*Conveyance*

THEREFORE, for and in consideration of the said boundary line adjustment, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, 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: Aug 16, 2010.

  
 JON OSTLUND  
  
 LESLIE OSTLUND

STATE OF WASHINGTON     )  
   :SS  
 COUNTY OF SKAGIT        )

On this day personally appeared before me Jon Ostlund, 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.



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 Skagit County Auditor



**LEGAL DESCRIPTION**  
**For**  
**JON OSTLUND**  
**OF ASSESSOR'S PARCEL P68315**  
**BEFORE BOUNDARY ADJUSTMENT**

July 7, 2010

Lot 115, 116 and 117, RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 3, PLATE 1, according to the plat thereof recorded in Volume 6 of Plats, pages 19 through 22, records of Skagit County, Washington.

EXCEPT all that portion of said Lot 115 described as follows:

Beginning at the southwest corner of said Lot 115; thence N 35°58'31" W along the southwesterly line of said Lot, a distance of 125.00 feet; thence at right angles to said line N 54°01'29" E, a distance of 5.0 feet; thence S 35°58'31" E, a distance of 126.78 feet to the southerly line of said Lot 115; thence S 73°38'00" W along said line, a distance of 5.31 feet to the point of beginning.

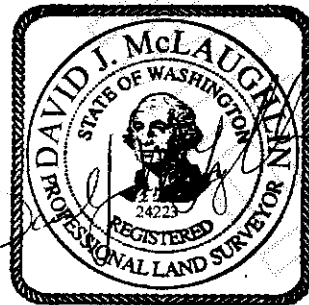
Situate in Skagit County, Washington.



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**EXHIBIT A**



7/13/10

**LEGAL DESCRIPTION**  
For  
**JON OSTLUND**  
**OF ASSESSOR'S PARCEL P68313**  
**BEFORE BOUNDARY ADJUSTMENT**

July 7, 2010

Lot 114, Plate 1, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 3", according to the plat thereof recorded in Volume 6 of Plats, pages 19 to 22, inclusive,, records of Skagit County, Washington.

TOGETHER WITH all uplands adjacent, abutting and lying between said Lot 114 and second class tidelands adjacent thereto.

TOGETHER WITH that portion of Lot 115, Plate 1, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 3", according to the plat thereof recorded in Volume 6 of Plats, pages 19 to 22, inclusive, records of Skagit County, Washington, described as follows:

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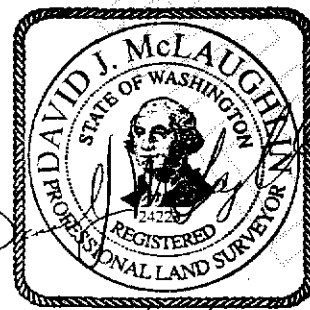
Situate in Skagit County, Washington.



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**EXHIBIT B**



**LEGAL DESCRIPTION**  
**For**  
**JON OSTLUND**  
**A PORTION OF ASSESSOR'S PARCEL P68315**  
**TO BE AGGREGATED WITH ASSESSOR'S PARCEL P68313**

July 7, 2010

That portion of Lot 115, RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 3, PLATE 1, according to the plat thereof recorded in Volume 6 of Plats, pages 19 through 22, records of Skagit County, Washington described as follows:

Commencing at the southwest corner of said Lot 115; thence N 35°58'31" W along the southwesterly line of said Lot, a distance of 125.00 feet to the point of beginning of this description; thence at right angles to said line N 54°01'29" E, a distance of 5.0 feet; thence S 35°58'31" E, a distance of 126.78 feet to the southerly line of said Lot 115; thence N 73°38'00" E along said line, a distance of 3.18 feet; thence N 35°58'31" E, a distance of 127.85 feet; thence N 40°36'37" W, a distance of 99.00 feet to the southwesterly line of said Lot 115; thence S 35°58'31" E along said line, a distance of 98.68 feet to the point of beginning of this description.

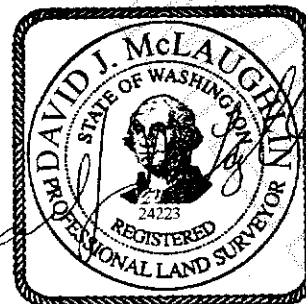
Situate in Skagit County, Washington.



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**EXHIBIT C**



7/13/10

**LEGAL DESCRIPTION**  
**For**  
**JON OSTLUND**  
**OF ASSESSOR'S PARCEL P68315**  
**AFTER BOUNDARY ADJUSTMENT**

July 7, 2010

Lot 115, 116 and 117, RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 3, PLATE 1, according to the plat thereof recorded in Volume 6 of Plats, pages 19 through 22, records of Skagit County, Washington.

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AND EXCEPT that portion of said Lot 115 described as follows:

Commencing at the southwest corner of said Lot 115; thence N 35°58'31" W along the southwesterly line of said Lot, a distance of 125.00 feet to the point of beginning of this description; thence at right angles to said line N 54°01'29" E, a distance of 5.0 feet; thence S 35°58'31" E, a distance of 126.78 feet to the southerly line of said Lot 115; thence N 73°38'00" E along said line, a distance of 3.18 feet; thence N 35°58'31" E, a distance of 127.85 feet; thence N 40°36'37" W, a distance of 99.00 feet to the southwesterly line of said Lot 115; thence S 35°58'31" E along said line, a distance of 98.68 feet to the point of beginning of this description.

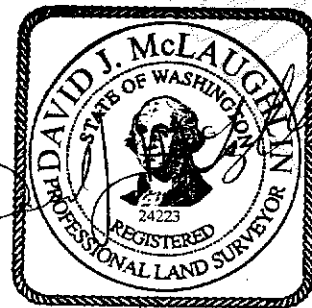
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**EXHIBIT D**



7/13/10

**LEGAL DESCRIPTION**  
**For**  
**JON OSTLUND**  
**OF ASSESSOR'S PARCEL P68313**  
**AFTER BOUNDARY ADJUSTMENT**

July 7, 2010

Lot 114, Plate 1, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 3", according to the plat thereof recorded in Volume 6 of Plats, pages 19 to 22, inclusive,, records of Skagit County, Washington.

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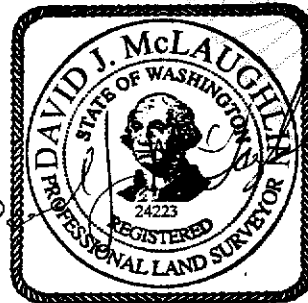
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Situate in Skagit County, Washington.

**EXHIBIT E**



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DATE: 7/13/10



NORTH

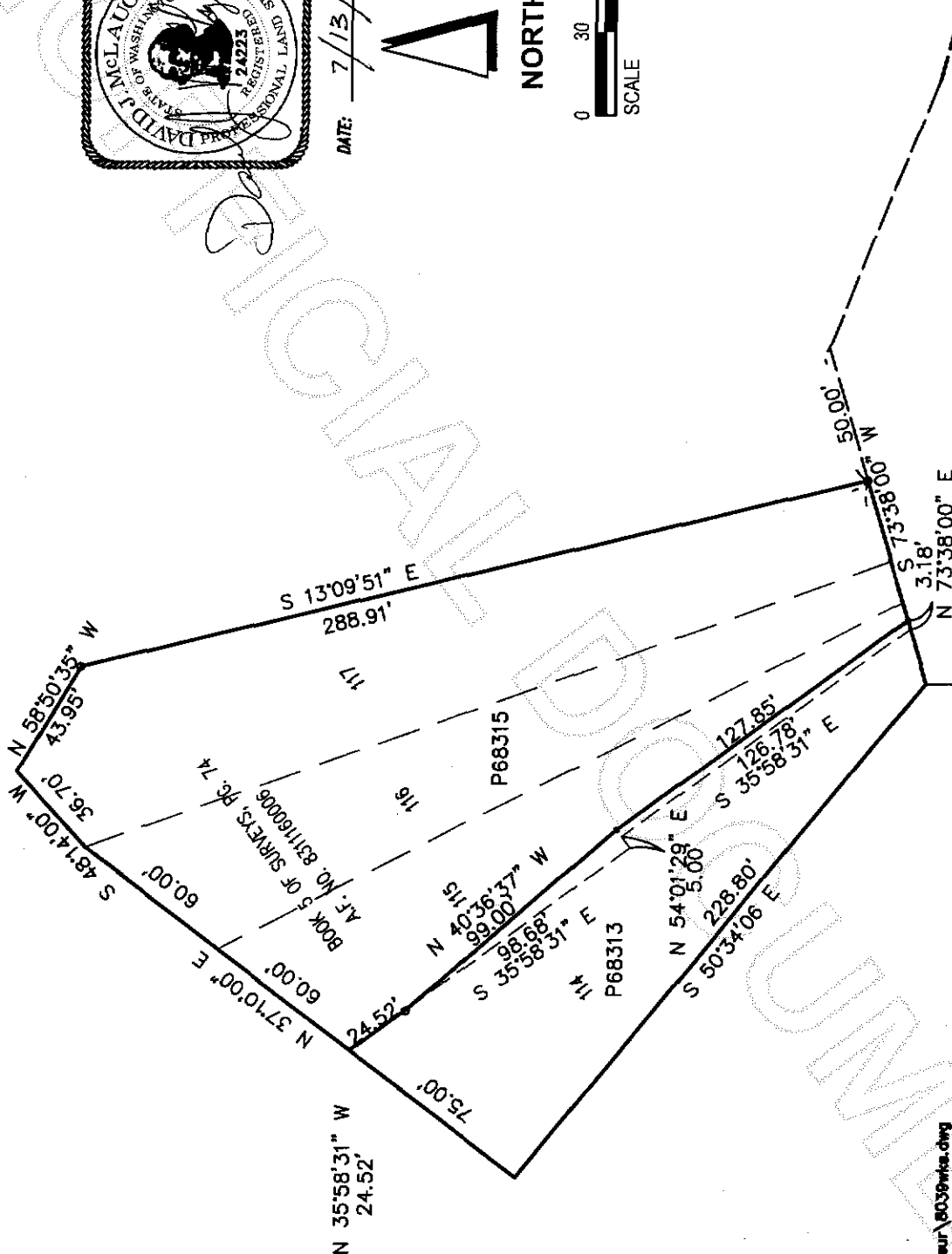


EXHIBIT F

CONVEYANCE PARCEL  
July 6, 2010

SECTION 10, TWP. 34 N., RGE 1 E., W.M.

BOUNDARY LINE ADJUSTMENT  
EXHIBIT MAP  
for  
Jon E. Ostlund

Leonard, Boudinot & Skodje Inc.  
PROFESSIONAL ENGINEERS & LAND SURVEYORS  
403 South First Street, P.O. Box 1228  
Wenatchee, WA 98823  
Tel: 509-335-5751 Fax: 509-335-3981

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