



201011080132

Skagit County Auditor

11/8/2010 Page 1 of 6 3:36PM

After recording return to:

Ms. & Mr. Charlene and Wayne Stoner
15844 Yokeko Drive
Anacortes, WA 98221

SKAGIT COUNTY
Contract # C20100488
Page 1 of 5

Document Title: Quit Claim Deed

Grantor: Skagit County, a Political Subdivision of the State of Washington.

Grantees: Wayne D. Stoner and Charlene E. Stoner, husband and wife.

Tax Parcel No(s): P19633 (XrefID No.: 340124-4-022-0104) and
P64922 (XrefID No.: 3898-000-063-0003)

Abbreviated Legal: Portions of Vacated Right of Way Located Adjacent to VACATED LOTS 5-10 BLOCK 319 JULIUS S POTTERS PLAT OF FIDALGO CITY TOGETHER WITH THE EAST 1/2 VACATED WOODLAND AVENUE ADJOINING AND THE WEST 1/2 VACATED HAPIN AVENUE ADJOINING AND NORTH 1/2 VACATED STARR STREET ALSO TOGETHER WITH ALL VACATED ALLEY ADJOINING; and DECEPTION PASS WATERFRONT TRS TR 63 TGW S1/2 VAC STARR ST

QUIT CLAIM DEED

The Grantor, **Skagit County, a Political Subdivision of the State of Washington**, for the sole purpose of correcting inaccuracies in title to former public right-of-way to facilitate the issuance of title insurance, and not for monetary consideration, but for good and valuable consideration, conveys and quit claims to **Wayne D. Stoner and Charlene E. Stoner, husband and wife**, the Grantees, the following described real estate, including any after-acquired interest of Grantor, situated in the County of Skagit, State of Washington:

See, **Exhibit "A"**, attached hereto and incorporated by reference.

Situate in Skagit County, State of Washington.

ORIGINAL

This deed is given to quiet title to a public right-of-way pursuant to Laws 1889-90, Chapter 19, Section 32 and Laws of 1909, Chapter 90, Section 1, in recognition that this right-of-way was unopened between 1890 and 1904, and not for monetary consideration. The purpose of this deed is solely to correct an inaccuracy in the records of title.

This conveyance is subject to private easements and/or private rights-of-way, and/or other claims of use and/or possession, if any, over and across the above-described real property.

The above-described property is combined with adjoining properties of Grantees, and shall not be conveyed as separate building lots without compliance with the applicable Skagit County subdivision code. The property described herein is to be aggregated with the property owned by Grantees as part of the recognition of the reversionary rights of Grantees to vacated streets and alleys, and is not for the purpose of creating additional building lot(s).

DATED this 25 day of October, 2010.

BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON

Sharon D. Dillon
SHARON DILLON, Chair

Ron Wesen
RON WESEN, Commissioner

Kenneth A. Dahlstedt
KENNETH A. DAHLSTEDT, Commissioner

BOUNDARY ADJUSTMENT

Reviewed and approved
in accordance with S.C.
Code Chapter 14.18

Case Roeder
SKAGIT CO. PLANNING & PERMITS DIV.

Date: 10/29/2010

Attest:

Linda Hamman
Clerk of the Board

Approved as to form:

[Signature]
Deputy Prosecuting Attorney

3408

SKAGIT COUNTY, WASHINGTON
Real Estate Services Division

NOV 08 2010

By: cm



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Skagit County Auditor

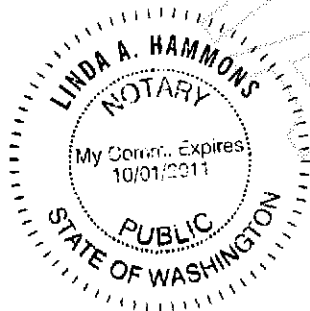
STATE OF WASHINGTON
COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that Sharon Dillon, Ron Wesen, and/or Kenneth A. Dahistedt is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they was/were authorized execute the instrument and acknowledged it as Commissioner(s) of Skagit County, to be the free and voluntary act of such party for the uses and purposes herein mentioned.

DATED this 25 day of October, 2010.

(SEAL)



Linda Hammons
Notary Public
print name: Linda Hammons
Residing at Skagit County, WA
My commission expires 10/01/2011



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Skagit County Auditor

Exhibit "A"

**Portion of Yokeko Drive to be conveyed to
Wayne D. Stoner and Charlene E. Stoner, Husband and Wife**

That portion of Yokeko Drive as shown on the Plat of Deception Pass Waterfront Tracts as per plat recorded in Volume 5 of Plats, page 26, records of Skagit County, Washington being more particularly described as follows:

BEGINNING at the Northwest corner of Lot 63 said Plat of Deception Pass Waterfront Tracts, being a point on the South line of vacated Starr Street as shown on the Plat of Julius S. Potter's Plat of Fidalgo City, recorded in Volume 2 of Plats, page 77, records of Skagit County, Washington; thence South $0^{\circ}19'38''$ East along the West line of said Lot 63, also being the East right-of-way margin of Yokeko Drive, for a distance of 78.04 feet, more or less, to the Southwest corner of said Lot 63, also being a point on a non-tangent curvature on the Northerly right-of-way margin of Yokeko Drive, being 20 feet Northerly of the road centerline; thence along the arc of said curve to the right, concave to the North, being 20.00 feet Northeasterly and parallel with (as measured perpendicular to said centerline) the centerline of said Yokeko Drive, having an initial tangent bearing of North $75^{\circ}31'24''$ West, a radius of 40.00 feet, through a central angle of $22^{\circ}16'05''$, an arc length of 15.55 feet to a point of tangency; thence North $53^{\circ}15'19''$ West parallel with and 20.00 feet Northeasterly (as measured perpendicular) of said centerline of Yokeko Drive for a distance of 56.50 feet, more or less, to the Southerly projection of vacated Woodland Avenue as shown on the face of said Plat of Julius S. Potter's Plat of Fidalgo City; thence North $0^{\circ}32'30''$ East along said projected centerline of vacated Woodland Avenue for a distance of 36.78 feet, more or less, to the Westerly projection of the South line of said vacated Starr Street at a point bearing South $89^{\circ}14'22''$ West from the POINT OF BEGINNING; thence North $89^{\circ}14'22''$ East along said South line or South line projected of vacated Starr Street for a distance of 58.42 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 3,468 sq. ft.

The above legal description is based upon the meridian and boundary computations shown on the face of that certain Record of Survey map recorded under Skagit County Auditor's File Number 200008040054.



201011080132

Skagit County Auditor

2010080132
 Keny Hill
 Skagit County Auditor
 Bluz2000 Page 1 of 1 11/11/2010 AM

AUDITORS CERTIFICATE
 FILED FOR RECORD THIS 4 DAY OF AUG 2000 AT 10:44 AM
 AUDITORS FILE NO. 2000080132 AT THE REQUEST OF SEBRAY ENGINEERS & SURVEYING PLLC
 SKAGIT COUNTY AUDITOR
 DONALD R. SEBRAY

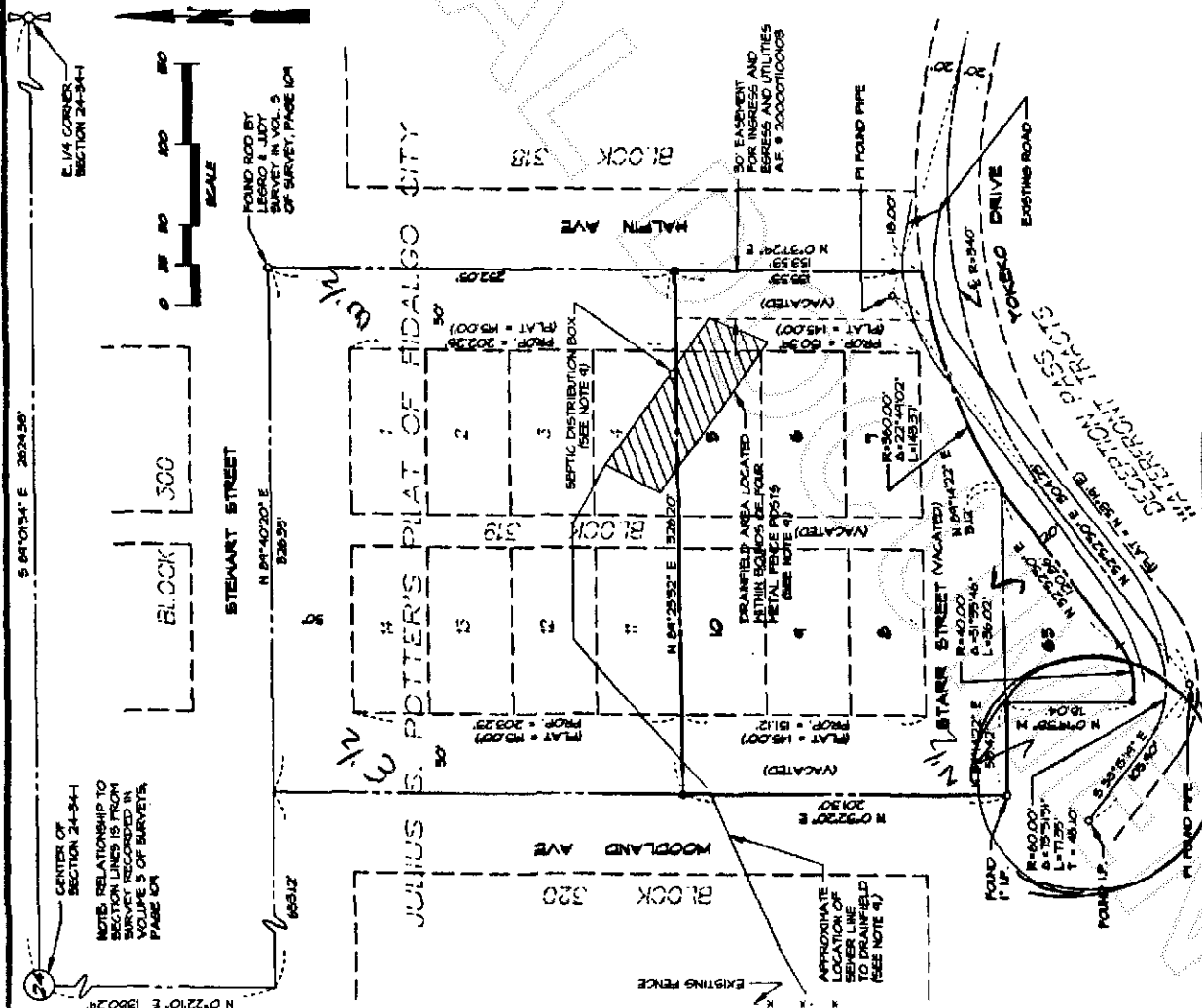
SURVEY DESCRIPTION

PARCEL A.
 VACATED LOTS 3 THROUGH 10 INCLUSIVE BLOCK 314 JULIUS S. POTTER'S PLAT OF RIDALGO CITY.
 VACATED LOT 5 PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 71, RECORDS OF SKAGIT COUNTY, WASHINGTON.
 PORTIONS WITH THE VACATED EAST HALF OF WOODLAND AVENUE, THE VACATED WEST HALF OF HALTIN AVENUE, THE VACATED NORTH HALF OF STARR STREET AND THE VACATED ALLEY BETWEEN SAID LOTS WHICH ATTACHED THERETO BY OPERATION OF LAW, ALL OF THE ABOVE VACATED JULY 8, 1903 UNDER COMMISSIONERS FILE NO. 8 180

PARCEL B.
 LOT 68 DECEPTION PASS WATERMOUNT TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 28, RECORDS OF SKAGIT COUNTY, WASHINGTON.
 SITUATED IN SKAGIT COUNTY, WASHINGTON

NOTES

1. B. - INDICATED FOR RECORD SET WITH TELLUR GAS - SURVEY NUMBER SEBRAY 4023
2. THE DESCRIPTION FOR THIS SURVEY IS FROM A BLAND TITLE COMPANY REPORT NO. 34-1000, CORRECT IN A. EUSTISS RECORDED IN PAGES IN THE CENTERLINE OF YOKO DRIVE PER PLAT OF DECEPTION PASS WATERMOUNT TRACTS.
3. BEARING - NORTH 33° 32' 00" EAST PLAT - N. 3044 E 1
4. BEARING - NORTH 33° 32' 00" EAST PLAT - N. 3044 E 1
5. BEARING - NORTH 33° 32' 00" EAST PLAT - N. 3044 E 1
6. BEARING - NORTH 33° 32' 00" EAST PLAT - N. 3044 E 1
7. BEARING - NORTH 33° 32' 00" EAST PLAT - N. 3044 E 1
8. BEARING - NORTH 33° 32' 00" EAST PLAT - N. 3044 E 1
9. BEARING - NORTH 33° 32' 00" EAST PLAT - N. 3044 E 1
10. BEARING - NORTH 33° 32' 00" EAST PLAT - N. 3044 E 1
11. BEARING - NORTH 33° 32' 00" EAST PLAT - N. 3044 E 1
12. BEARING - NORTH 33° 32' 00" EAST PLAT - N. 3044 E 1
13. BEARING - NORTH 33° 32' 00" EAST PLAT - N. 3044 E 1
14. BEARING - NORTH 33° 32' 00" EAST PLAT - N. 3044 E 1
15. BEARING - NORTH 33° 32' 00" EAST PLAT - N. 3044 E 1
16. BEARING - NORTH 33° 32' 00" EAST PLAT - N. 3044 E 1
17. BEARING - NORTH 33° 32' 00" EAST PLAT - N. 3044 E 1
18. BEARING - NORTH 33° 32' 00" EAST PLAT - N. 3044 E 1
19. BEARING - NORTH 33° 32' 00" EAST PLAT - N. 3044 E 1
20. BEARING - NORTH 33° 32' 00" EAST PLAT - N. 3044 E 1



SURVEYORS CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTOR IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY REGULATIONS ACT AT THE REQUEST OF JOHN BAKE.
 DONALD R. SEBRAY
 SEBRAY ENGINEERS & SURVEYING PLLC
 310 RIVINGTON DRIVE SUITE 104
 BURLINGAME WA 98148
 PHONE 360-414-0000



SHEET 1 OF 1
 SURVEY IN A PORTION OF BLOCK 314
 JULIUS S. POTTER'S PLAT OF RIDALGO CITY
 SECTION 24, T. 24 N. R. 1 E. 11M.
 SKAGIT COUNTY, WASHINGTON
 SCALE 1" = 30'
 SEBRAY ENGINEERS & SURVEYING
 310 RIVINGTON DRIVE SUITE 104
 BURLINGAME WA 98148
 PHONE 360-414-0000

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