



201101050073
Skagit County Auditor

1/5/2011 Page 1 of 9 2:29PM

When recorded return to:

Sedro-Woolley City Attorney
325 Metcalf Street
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3907

DEC 23 2010

Amount Paid \$
Skagit Co. Treasurer
By *M.M.* Deputy

Quitclaim Deed
(Boundary Line Adjustment)

Grantors: City of Sedro-Woolley, a Washington Municipal Corporation

Grantee: City of Sedro-Woolley, a Washington Municipal Corporation

Legal Description: P120693 - SAUK MOUNTAIN VIEW ESTATES - SOUTH - A PLANNED RESIDENTIAL DEVELOPMENT, ACRES 0.68, RECORDED UNDER AF#200306090032. TRACT "A" (WILL BE DRAINAGE & FIRE HALL & DETENTION & WATER QUALITY POND). RECORDED UNDER AF#200306090032. TRACT "A"

P120694 - SAUK MOUNTAIN VIEW ESTATES - SOUTH - A PLANNED RESIDENTIAL DEVELOPMENT, ACRES 0.15, RECORDED UNDER AF#200306090032. TRACT "B". RECORDED UNDER AF#200306090032. TRACT "B".

Assessor's Property Tax Parcel or Account Nos.: P120693 and P120694

Reference Numbers of Documents Assigned or Released: N/A

THIS INDENTURE, made this 10th day of June, 2010, between the City of Sedro-Woolley, a Washington Municipal Corporation, Grantor, and the City of Sedro-Woolley, a Washington Municipal Corporation, Grantee, is for the purposes of completing a Boundary Line Adjustment.

Recitals

- a. Grantor is the owner of the property bearing Skagit County Assessor's parcel no. P120693, more particularly described in the attached Exhibit A.
- b. Grantee is the owner of the property bearing Skagit County Assessor's parcel no. P120694, more particularly described in the attached Exhibit B.

- c. The City wishes to adjust the boundaries between the said parcels.
- d. The description of the property to conveyed from P120693 to P120694 is attached as Exhibit C.
- e. The adjusted description of P120693 is set forth in the attached Exhibit D.
- f. The adjusted description of P120694 is set forth in the attached Exhibit E.
- g. A diagram showing the adjusted boundaries of the two parcels is attached as Exhibit F.

Conveyance

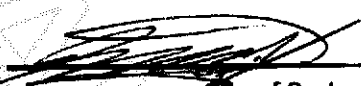
THEREFORE, for valuable consideration, grantor does hereby QUIT CLAIM to the grantee all of its interest in the real property lying and being in the county of Skagit and State of Washington, and described in the attached Exhibit C.

This boundary adjustment is not for the purpose of creating a new building lot.

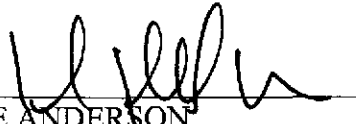
DATED: 6-10, 2010.


BOUNDARY LINE ADJUSTMENT
 Reviewed and Approved in Accordance
 with Chapter 46.16 S.W.A.C.

JUNE 10, 2010


 JACK MOORE
 City of Sedro-Woolley
 Department of Planning and Development Services

CITY OF SEDRO-WOOLLEY

By: 
 MIKE ANDERSON
 Mayor

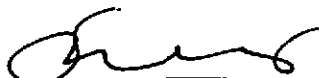
ATTEST: 
 CHRISTINE SALSEINA
 Deputy Clerk

STATE OF WASHINGTON)
 :SS
 COUNTY OF SKAGIT)

On this 10th day of June, 2010, before me personally appeared MIKE ANDERSON and CHRISTINE SALSEINA, to me known to be the MAYOR and DEPUTY CLERK of the CITY OF SEDRO-WOOLLEY, the entity that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said Entity, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument on behalf of the said Entity.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

E. M. BERG
 STATE OF WASHINGTON
 NOTARY PUBLIC
 My Commission Expires 6-12-2011


 Notary Public in and for the State of Washington,
 residing at W. L. ...
 My commission expires 6-12-2011
 Printed Name: E. M. BERG



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 Skagit County Auditor

skagit
Surveyors & Engineers

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

LEGAL DESCRIPTION
FOR
THE CITY OF SEDRO-WOLLEY
TRACT A - SAUK MOUNTAIN VIEW ESTATES - SOUTH
A PLANNED RESIDENTIAL DEVELOPMENT

BEFORE BOUNDARY ADJUSTMENT

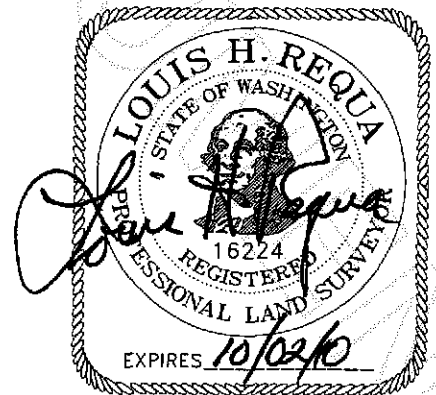
May 15, 2009

Tract A, SAUK MOUNTAIN VIEW ESTATES - SOUTH - A PLANNED RESIDENTIAL DEVELOPMENT, as per plat recorded June 9, 2003 under Auditor's File Number 200306090032, records of Skagit County, Washington

Situate in the City of Sedro-Woolley, Skagit County, Washington.

Containing 29,470 square feet.

EXHIBIT A



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LEGAL DESCRIPTION
FOR
THE CITY OF SEDRO-WOLLEY
TRACT B - SAUK MOUNTAIN VIEW ESTATES - SOUTH
A PLANNED RESIDENTIAL DEVELOPMENT

BEFORE BOUNDARY ADJUSTMENT

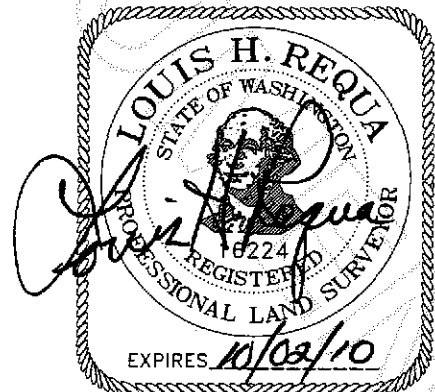
May 15, 2009

Tract B, SAUK MOUNTAIN VIEW ESTATES - SOUTH - A PLANNED RESIDENTIAL DEVELOPMENT, as per plat recorded June 9, 2003 under Auditor's File Number 200306090032, records of Skagit County, Washington

Situate in the City of Sedro-Woolley, Skagit County, Washington.

Containing 6,362 square feet.

EXHIBIT B



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BOUNDARY LINE ADJUSTMENT
LEGAL DESCRIPTION
FOR
THE CITY OF SEDRO-WOOLLEY
A PORTION OF TRACT A - SAUK MOUNTAIN VIEW ESTATES - SOUTH
A PLANNED RESIDENTIAL DEVELOPMENT
TO BE AGGREGATED WITH
TRACT B - SAUK MOUNTAIN ESTATES - SOUTH
A PLANNED RESIDENTIAL DEVELOPEMNT

May 15, 2009

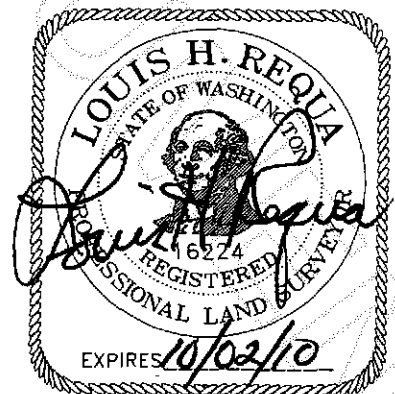
That portion of Tract A, SAUK MOUNTAIN VIEW ESTATES - SOUTH - A PLANNED RESIDENTIAL DEVELOPMENT, as per plat recorded June 9, 2003 under Auditor's File Number 200306090032, records of Skagit County, Washington described as follows:

Beginning at the northwest corner of said Tract A, thence S 06°01'52" E along the west line of said Tract A, a distance of 81.09 feet to the southwest corner of said Tract A; thence S 67°38'27" E along the south line of said Tract A, a distance of 124.64 feet to the point of curvature of a curve to the left having a radius of 470.00 feet; thence easterly along said curve through a central angle of 5°52'34" and an arc distance of 48.20 feet; thence N 13°20'50" W, a distance of 152.12 feet to a point on the north line of said Tract A which lies 134.17 feet from the northwest corner of said Tract A; thence S 88°18'58" W along the north line of said Tract A, a distance of 134.17 feet to the point of beginning of this description.

Situate in the City of Sedro-Woolley, Skagit County, Washington.

Containing 16,377 square feet.

EXHIBIT C



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LEGAL DESCRIPTION
FOR
THE CITY OF SEDRO-WOOLLEY
TRACT A - SAUK MOUNTAIN VIEW ESTATES - SOUTH
A PLANNED RESIDENTIAL DEVELOPMENT

AFTER BOUNDARY ADJUSTMENT

May 15, 2009

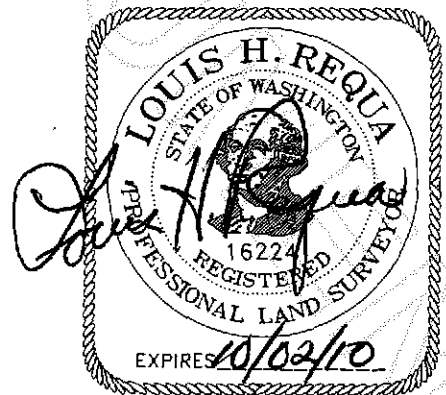
Tract A, SAUK MOUNTAIN VIEW ESTATES - SOUTH - A PLANNED RESIDENTIAL DEVELOPMENT, as per plat recorded June 9, 2003 under Auditor's File Number 200306090032, records of Skagit County, Washington.

EXCEPT beginning at the northwest corner of said Tract A, thence S 06°01'52" E along the west line of said Tract A, a distance of 81.09 feet to the southwest corner of said Tract A; thence S 67°38'27" E along the south line of said Tract A, a distance of 124.64 feet to the point of curvature of a curve to the left having a radius of 470.00 feet; thence easterly along said curve through a central angle of 5°52'34" and an arc distance of 48.20 feet; thence N 13°20'50" W, a distance of 152.12 feet to a point on the north line of said Tract A which lies 134.17 feet from the northwest corner of said Tract A; thence S 88°18'58" W along the north line of said Tract A, a distance of 134.17 feet to the point of beginning of this description.

Situate in the City of Sedro-Woolley,
Skagit County, Washington.

Containing 13,092 square feet.

EXHIBIT D



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LEGAL DESCRIPTION
FOR
THE CITY OF SEDRO-WOOLLEY
TRACT B - SAUK MOUNTAIN VIEW ESTATES - SOUTH
A PLANNED RESIDENTIAL DEVELOPMENT
AFTER BOUNDARY ADJUSTMENT

May 15, 2009

Tract B, SAUK MOUNTAIN VIEW ESTATES - SOUTH - A PLANNED RESIDENTIAL DEVELOPMENT, as per plat recorded June 9, 2003 under Auditor's File Number 200306090032, records of Skagit County, Washington.

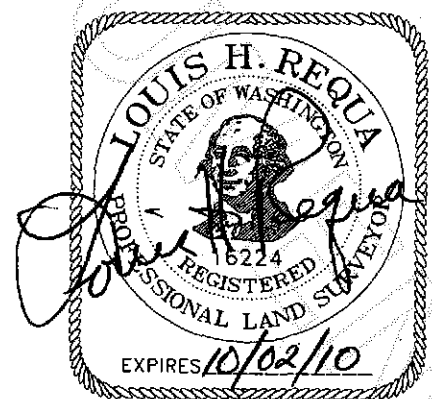
TOGETHER WITH that portion of Tract A, SAUK MOUNTAIN VIEW ESTATES - SOUTH - A PLANNED RESIDENTIAL DEVELOPMENT, as per plat recorded June 9, 2003 under Auditor's File Number 200306090032, records of Skagit County, Washington described as follows:

Beginning at the northwest corner of said Tract A, thence S 06°01'52" E along the west line of said Tract A, a distance of 81.09 feet to the southwest corner of said Tract A; thence S 67°38'27" E along the south line of said Tract A, a distance of 124.64 feet to the point of curvature of a curve to the left having a radius of 470.00 feet; thence easterly along said curve through a central angle of 5°52'34" and an arc distance of 48.20 feet; thence N 13°20'50" W, a distance of 152.12 feet to a point on the north line of said Tract A which lies 134.17 feet from the northwest corner of said Tract A; thence S 88°18'58" W along the north line of said Tract A, a distance of 134.17 feet to the point of beginning of this description.

Situate in the City of Sedro-Woolley,
Skagit County, Washington.

Containing 22,739 square feet.

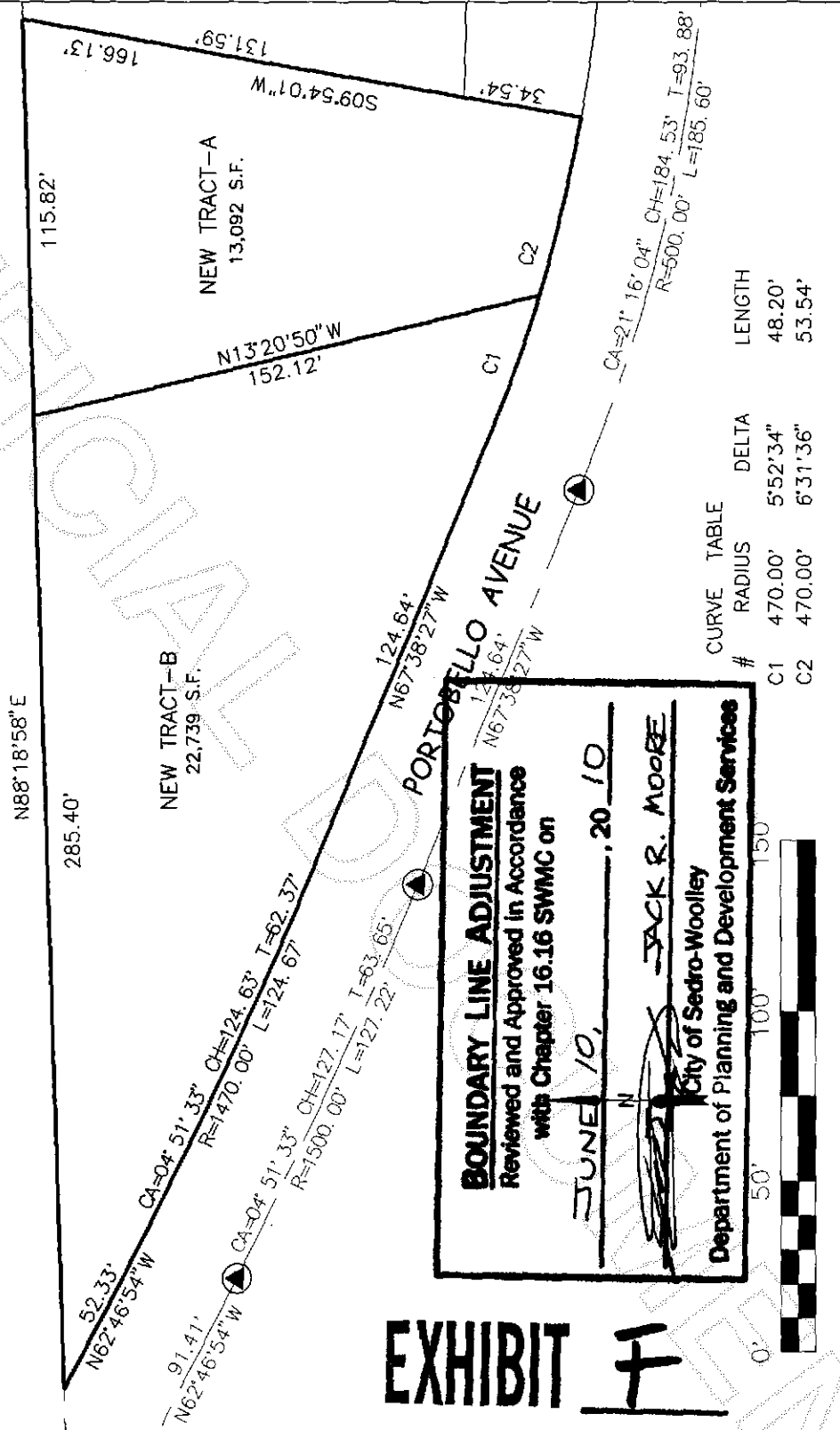
EXHIBIT E



201101050073
Skagit County Auditor

5/18/09

BOUNDARY LINE ADJUSTMENT EXHIBIT MAP
 for the City of Sedro-Woolley
 in SAUK MOUNTAIN VIEW ESTATES - SOUTH - A PLANNED RESIDENTIAL DEVELOPMENT
 AFTER BOUNDARY ADJUSTMENT



BOUNDARY LINE ADJUSTMENT
 Reviewed and Approved in Accordance
 with Chapter 16.16 SWMC on
 JUNE 10, 2010
 JACK R. MOORE
 City of Sedro-Woolley
 Department of Planning and Development Services

CURVE TABLE			
#	RADIUS	DELTA	LENGTH
C1	470.00'	5° 52' 34"	48.20'
C2	470.00'	6° 31' 36"	53.54'



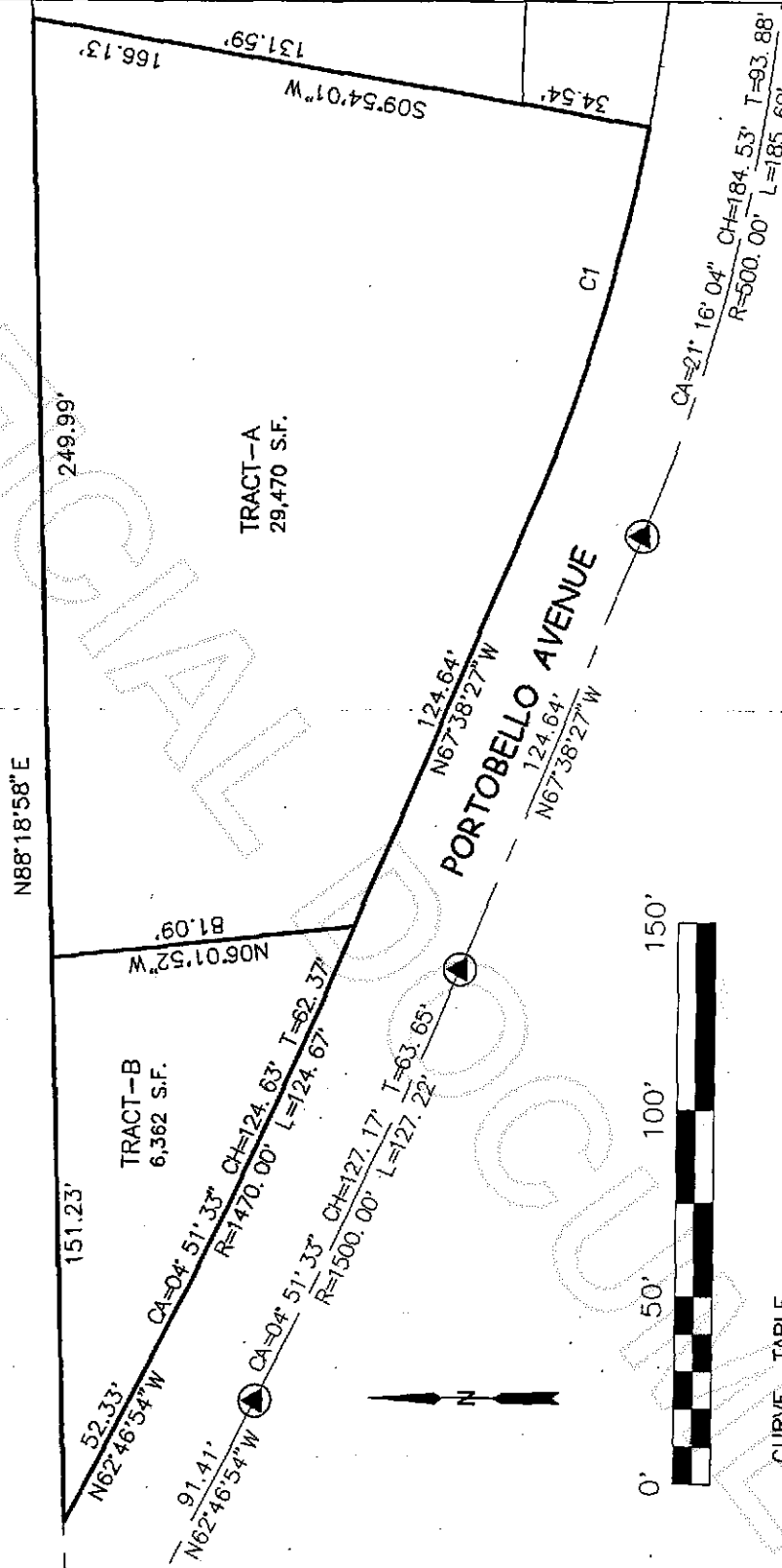
806 Metcalf Street Sedro-Woolley, WA 98284
 (360) 855-2121 Fax (360) 855-1658 JN209004C 15MAY09



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BOUNDARY LINE ADJUSTMENT EXHIBIT MAP
 for the City of Sedro-Woolley
 in SAUK MOUNTAIN VIEW ESTATES - SOUTH - A PLANNED RESIDENTIAL DEVELOPMENT

BEFORE BOUNDARY ADJUSTMENT



CURVE #	RADIUS	DELTA	LENGTH	CH. BEARING	DISTANCE	TANGENT
C1	470.00'	12°24'10"	101.74'	N73°50'32" W	101.54'	51.07'



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