



201405010060

Skagit County Auditor

\$84.00

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13 12:01PM

Return to: David D. Lowell  
P.O. Box 1346  
Burlington, WA 98233

DOCUMENT TITLE: Quit Claim Deed for Boundary Line Adjustment

GRANTOR: LaDonna M. Strinden

GRANTEES: Richard Miller & Tina Miller

ABBREVIATED LEGAL DESCRIPTION: Ptn of NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 35,  
Twp. 36N, Rng. 04E, W.M.

ASSESSOR'S PARCEL/TAX ID NUMBER: P50701, P50729, P50731, P50737

When Recorded Return to:  
David D. Lowell  
P.O. Box 1346  
Burlington, WA 98233

**QUIT CLAIM DEED  
(BOUNDARY LINE ADJUSTMENT)**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2014442  
MAY 01 2014

**Grantor:** LaDonna M. Strinden

**Grantees:** Richard Miller & Tina Miller

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

**Abbreviated Legal Description:** Ptn of NE ¼ of the SE ¼ of Section 35, Twp. 36N, Rng. 04E, W.M.

**Assessor Property Tax Parcels:** P50701, P50729, P50731

**THIS INDENTURE**, made this 1 day of May, 201<sup>4</sup>, between LaDonna M. Strinden the Grantor, and Richard and Tina Miller (husband and wife) the Grantees.

**RECITALS:**

- A. The Grantor is the owner of the property bearing Skagit County Assessor's Parcel numbers: P50729, P50731, and P50737, more particularly described in the attached **Exhibit A**.
- B. The Grantees are the owners of the property bearing Skagit County Assessor's parcel number: P50701, more particularly described in the attached **Exhibit B**.
- C. The parties wish to adjust the boundaries between the said parcels, with a portion of the Grantor's property, as described in the attached **Exhibit C**, being incorporated into the Grantees' property.
- D. Contemporaneously with this document, the Grantor and Grantees are executing a separate boundary line adjustment concerning the parcels described herein, which is set forth in the instrument recorded under Skagit County Auditor's File No. 201405010059. The descriptions of the properties acquired from, and conveyed to, the Grantees as part of this instrument, and the Quit Claim Deed cross-referenced within this paragraph, are set forth in the attached **Exhibits C and D**, respectively.
- E. The description of the new boundaries of the Grantor's and Grantees' properties, as the result of this boundary line adjustment as well as the separate adjustment referenced above in section 'D', are set forth in the attached **Exhibits E and F**.



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- F. An exhibit map showing the adjusted boundaries of the three parcels is attached as **Exhibit G.**

**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 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 Line Adjustment is not for the purposes of creating an additional building lot.

This Boundary Line Adjustment is approved by Alice Roeder of the Skagit County Planning and Development Services Department, on this 30 day of April 2013.

Alice Roeder (Signature)

Dated this 1 day of May 2013

La Donna M. Strinden  
LaDonna M. Strinden



# ACKNOWLEDGMENT

State of California

County of Los Angeles

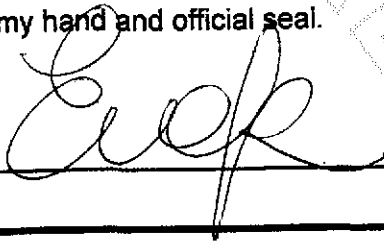
On 7-24-13 before me, Evelyn Romero, Notary Public  
(insert name and title of the officer)

personally appeared Ladonna M. Striden  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are  
subscribed to the within instrument and acknowledged to me that he/~~she~~ they executed the same in  
his/~~her~~ their authorized capacity(ies), and that by his/~~her~~ their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



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LEGAL DESCRIPTION  
FOR RICK AND TINA MILLER  
OF  
STRINDEN PARCEL BEFORE BOUNDARY LINE ADJUSTMENT  
April 25, 2013

The northeast quarter of Section 35, Township 36 N., Range 4 E., W.M.; and the northwest quarter of the southeast quarter of Section 35, Township 36 North, Range 4 East, W.M.; and the northerly 20 feet of that portion of the west-half of the southwest quarter of the southeast quarter of Section 35, Township 36 N., Range 4 E., W.M., lying northerly of the Northern Pacific Railway right-of-way and easterly of the Hoogdahl Branch Road right-of-way;

EXCEPT the east half of the east half of the northeast quarter of said Section 35;  
AND EXCEPT that portion of the northeast quarter of said Section 35 lying north of the Samish River;  
AND EXCEPT beginning at a stake which is 25 feet southeast of the center of said Section 35; which stake is located on the easterly edge of the county road; thence south along the easterly edge of the county road 22 feet; thence northeasterly along a fence as it existed on March 28, 1963, which is from 13 to 22 feet south of the center of the Old Logging Grade, 800 feet; thence easterly along a fence as it existed on March 28, 1963 to the southwest corner of the east half of the east half of the northeast quarter of said Section 35; thence north to the Samish River; thence northwesterly along said river to its intersection with the north-south centerline of said Section 35; thence south along said centerline to the center of said Section; thence southeasterly to the point of beginning;  
AND EXCEPT that portion thereof lying within the Northern Pacific Railroad right-of-way;  
AND EXCEPT that portion thereof lying Southeasterly of the Burlington Northern Railroad right-of-way;  
AND EXCEPT that portion of the northwest quarter of the southeast quarter and the southwest quarter of the northeast quarter of Section 35, Township 36 North, Range 4 East, W.M. described as follows:  
Commencing at the northwest corner of the northwest quarter of the southeast quarter of said Section 35; thence S 83°39'28"E along the north line of the northwest quarter of the southeast quarter of said Section 35, a distance of 582.62 feet to the point of beginning of this description; thence N 7°11'00"E, a distance 142.31 feet; thence N 49°15'55"W, a distance of 43.48 feet; thence N 69°18'02"W, a distance of 163.87 feet; thence N 81°20'07"W, a distance of 125.22 feet to a point on the south line of Short Plat #125-78 recorded in Volume 2 of Short plats at page 239, thence along the south line of Short Plat #125-78 through the following 6 courses; N 68°45'10"E, a distance of 88.08 feet; N 85°08'10"E, a distance of 107.93 feet; S 85°18'06"E, a distance of 406.57 feet; S 75°33'27"E, a distance of 162.69 feet; S 72°06'25"E, a distance of 190.26 feet; thence S 25°26'37"W, a distance of 224.54 feet; thence N 80°18'23"W, a distance of 223.24 feet; thence S 15°25'32"W, a distance of 304.22 feet; thence N 89°50'24"W, a distance of 92.69 feet; thence S 5°41'01"W, a distance of 880.01 feet; thence N 84°34'10"W, a distance of 210.93 feet; thence N 07°11'00"E, a distance of 1167.98 feet to the point of beginning of this description.

Exhibit A



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S-A

**Skagit**  
**Surveyors & Engineers**

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

**LEGAL DESCRIPTION  
FOR RICK AND TINA MILLER  
OF  
MILLER PARCEL BEFORE BOUNDARY LINE ADJUSTMENT**

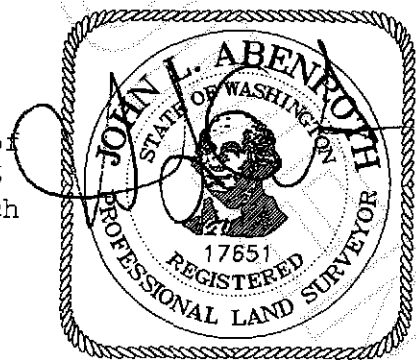
January 15, 2013

That portion of the northwest quarter of the southeast quarter and the southwest quarter of the northeast quarter of Section 35, Township 36 North, Range 4 East, W.M. described as follows:

Commencing at the northwest corner of the northwest quarter of the southeast quarter of said Section 35; thence S 83°39'28"E along the north line of the northwest quarter of the southeast quarter of said Section 35, a distance of 582.62 feet to the point of beginning of this description; thence N 7°11'00"E, a distance 142.31 feet; thence N 49°15'55"W, a distance of 43.48 feet; thence N 69°18'02"W, a distance of 163.87 feet; thence N 81°20'07"W, a distance of 125.22 feet to a point on the south line of Short Plat #125-78 recorded in Volume 2 of Short plats at page 239, thence along the south line of Short Plat #125-78 through the following 6 courses; N 68°45'10"E, a distance of 88.08 feet; N 85°08'10"E, a distance of 107.93 feet; S 85°18'06"E, a distance of 406.57 feet; S 75°33'27"E, a distance of 162.69 feet; S 72°06'25"E, a distance of 190.26 feet; thence S 25°26'37"W, a distance of 224.54 feet; thence N 80°18'23"W, a distance of 223.24 feet; thence S 15°25'32"W, a distance of 304.22 feet; thence N 89°50'24"W, a distance of 92.69 feet; thence S 5°41'01"W, a distance of 880.01 feet; thence N 84°34'10"W, a distance of 210.93 feet; thence N 7°11'00"E, a distance of 1167.98 feet to the point of beginning of this description.

Containing 10.00 acres.

TOGETHER WITH a twenty (20) foot wide easement for ingress, egress and utilities, over, across and through a portion of the southwest quarter of the northeast quarter of Section 35, Township 36 North, Range 4 East, W.M. the centerline of which is described as follows: Commencing at the southwest corner of the southwest quarter of the northeast quarter of said Section 35; thence S 83°39'28"E along the south line of the



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Exhibit B



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S-B

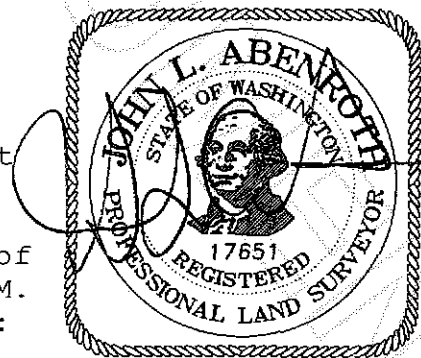
**Skagit**  
**Surveyors & Engineers**

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

southwest quarter of the northeast quarter of said Section 35, a distance of 582.62 feet; thence N 7°11'00"E, a distance 142.31 feet; thence N 49°15'55"W, a distance of 43.48 feet; thence N 69°18'02"W, a distance of 163.87 feet; thence N 81°20'07"W, a distance of 105.17 feet to a point which is 10 feet southerly of, when measured at right angles, from the south line of Short plat #125-78 filed in Volume 2 of Short plats at page 239, and the point of beginning of this centerline description; thence S 68°45'10"W parallel with the south line of said Short plat #125-78, a distance of 237.01 feet to the east line of Hoogdal Branch Road as shown on said Short Plat #125-78 and the terminal point of this centerline description.

SUBJECT TO a twenty (20) foot wide easement for ingress, egress and utilities, over, across and through the following described portion of the southwest quarter of the northeast quarter of Section 35, Township 36 North, Range 4 East, W.M., the centerline of which is described as follows: Commencing at the southwest corner of the southwest quarter of the northeast quarter of said Section 35; thence S 83°39'28"E along the south line of the southwest quarter of the northeast quarter of said Section 35, a distance of 582.62 feet; thence N 7°11'00"E, a distance 142.31 feet; thence N 49°15'55"W, a distance of 43.48 feet; thence N 69°18'02"W, a distance of 163.87 feet; thence N 81°20'07"W, a distance of 105.17 feet to a point which is 10 feet southerly, when measured at right angles, from the south line of Short plat #125-78 filed in Volume 2 of Short Plats at page 239, and the point of beginning of this centerline description; thence N 68°45'10"E parallel with the south line of said Short plat #125-78, a distance of 49.62 feet; thence S 78°12'09"E, a distance of 153.63 feet; thence S 89°11'58"E, a distance of 40.11 feet; thence N 82°03'54"E, a distance of 95.73 feet; thence S 82°27'57"E, a distance of 120.74 feet; thence S 82°16'50"E, a distance of 147.40 feet; thence S 70°59'23"E, a distance of 314.38 feet to the east line of the herein above described 10 acre tract and terminal point of this centerline description.

ALSO SUBJECT TO a twenty (20) foot wide easement for ingress, egress and utilities, over, across and through the following described portion of the northwest quarter of the southeast quarter of Section 35, Township 36 North, Range 4 East, W.M. the centerline of which is described as follows: Commencing at the northwest corner of the northwest quarter of the southeast quarter of



**Skagit**  
**Surveyors & Engineers**

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said Section 35; thence S 83°39'28"E along the north line of the northwest quarter of the southeast quarter of said Section 35, a distance of 582.62 feet; thence S 7°11'00"W, a distance of 338.30 feet to the point of beginning of this centerline description; thence S 51°47'18"E, a distance of 224.42 feet to the east line of the hereinabove described 10 acre tract and the terminal point of this centerline description.

Situated in Skagit County, Washington



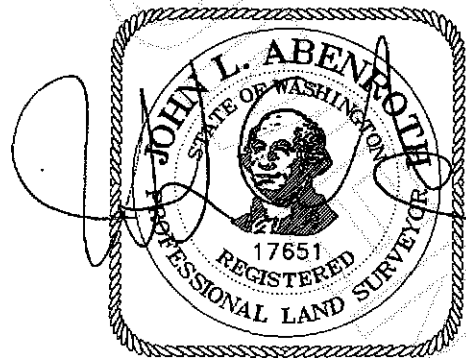
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11/15/13



**Skagit**  
**Surveyors & Engineers**

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**LEGAL DESCRIPTION  
FOR RICK AND TINA MILLER  
OF  
PARCEL TO BE ACQUIRED FROM STRINDEN**

April 8, 2010 Rev'd May 15, 2013

That portion of the north half of the southeast quarter and the south half of the northeast quarter of Section 35, Township 36 North, Range 4 East, W.M. which is bounded on the east by the Burlington Northern Railroad right of way; bounded on the south by the south line of the north 284.74 feet of the southeast quarter of said Section 35; bounded on the north by Skagit County Short Plat No. 125-78 and Skagit County Short Plat No. 137-79; and bounded on the west by the following described line:

Commencing at the northwest corner of the northwest quarter of the southeast quarter of said Section 35; thence S 83°39'28"E along the north line of the northwest quarter of the southeast quarter of said Section 35, a distance of 582.62 feet; thence S 07°11'00"W, a distance of 284.77 feet to a point on the south line of the north 284.74 feet of the southeast quarter of said Section 35 and the initial point of this line description; thence N 7°11'00"E, a distance 427.08 feet; thence N 49°15'55"W, a distance of 43.48 feet; thence N 69°18'02"W, a distance of 163.87 feet; thence N 81°20'07"W, a distance of 125.22 feet to a point on the south line of Short Plat #125-78 recorded in Volume 2 of Short plats at page 239 and the terminal point of this line description.

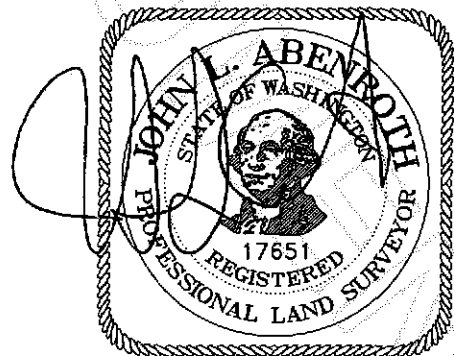
Containing 10.03 acres.

Situate in Skagit County, Washington.

Exhibit C



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S-C



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

**LEGAL DESCRIPTION  
FOR RICK AND TINA MILLER  
OF  
PARCEL TO BE CONVEYED TO STRINDEN**

April 8, 2010 Rev'd May 15, 2013

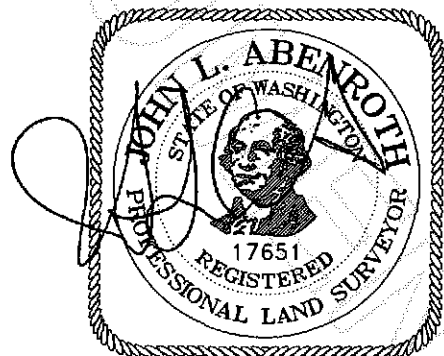
That portion of the northwest quarter of the southeast quarter of Section 35, Township 36 North, Range 4 East, W.M. described as follows:

Commencing at the northwest corner of the northwest quarter of the southeast quarter of said Section 35; thence S 83°39'28"E along the north line of said northwest quarter of the southeast quarter, a distance of 582.62 feet; thence S 07°11'00"W, a distance of 284.77 feet to a point on the south line of the north 284.74 feet of the southeast quarter of said Section 35 and the point of beginning of this description; thence S 83°39'28"E along said south line, a distance of 187.83 feet; thence S 05°41'01"W, a distance of 879.81 feet; thence N 84°34'10"W, a distance of 210.93 feet; thence N 07°11'00"E, a distance of 883.20 feet to the point of beginning of this description.

Containing 4.03 acres.

Situate in Skagit County, Washington.

**Exhibit D**



5/13/13



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S-D



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**LEGAL DESCRIPTION  
FOR RICK AND TINA MILLER  
OF  
STRINDEN PARCEL AFTER BOUNDARY ADJUSTMENT**

April 8, 2010

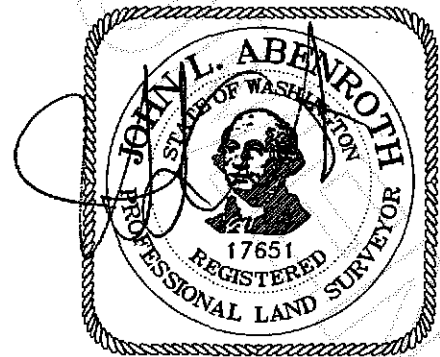
Those portions of the north half of the southeast quarter and of the south half of the northeast quarter of Section 35, Township 36 North, Range 4 East, W.M. described as follows:

Commencing at the northwest corner of the southeast quarter of said Section 35; thence S 83°39'28"E along the north line of said southeast quarter, a distance of 582.62 feet to the point of beginning of this description; thence N7°11'00"E, a distance of 142.31 feet; thence N 49°15'55"W, a distance of 43.48 feet; thence N 69°18'02"W, a distance of 163.87 feet; thence N 81°20'07"W, a distance of 125.22 feet; thence S 68°45'10"W, a distance of 215.42 feet to a point on the east line of Hoogdal Branch Road; thence S 1°36'12"W along the east line of said road, a distance of 1414.85 feet; thence S 84°34'10"E, a distance of 608.60 feet; thence N 00°00'05"W, a distance of 20.09 feet; thence S 84°34'10"E, a distance of 54.04 feet to the northwesterly right of way line of the Burlington Northern Railroad; thence N 52°22'55"E along said railroad right of way, a distance of 1414.60 feet to a point on the south line of the north 284.74 feet of the southeast quarter of said Section 35; thence N 83°39'28"W along the south line of said north 284.74 feet, a distance of 1291.09 feet; thence N 7°11'00"E, a distance of 284.77 feet to the point of beginning of this description.

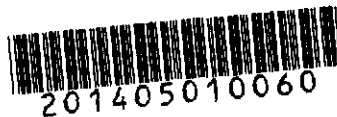
Containing 32.98 acres.

Situate in Skagit County, Washington.

Exhibit E



4/8/10





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**LEGAL DESCRIPTION  
FOR RICK AND TINA MILLER  
OF  
MILLER PARCEL AFTER BOUNDARY ADJUSTMENT**

April 8, 2010

Those portions of the north half of the southeast quarter and of the south half of the northeast quarter of Section 35, Township 36 North, Range 4 East, W.M. described as follows:

Commencing at the northwest corner of the southeast quarter of said Section 35; thence S 83°39'28"E along the north line of said southeast quarter, a distance of 582.62 feet to the point of beginning of this description; thence N 7°11'00"E, a distance of 142.31 feet; thence N 49°15'55"W, a distance of 43.48 feet; thence N 69°18'02"W, a distance of 163.87 feet; thence N 81°20'07"W, a distance of 125.22 feet; thence along the south lines of Skagit County Short Plat No. 125-78 and Skagit County Short Plat No. 137-79 through the following 11 courses: N 68°45'10"E, a distance of 88.08 feet; N 85°08'10"E, a distance of 107.93 feet; S 85°18'06"E, a distance of 406.57 feet; S 75°33'27"E, a distance of 162.69 feet; S 72°06'25"E, a distance of 280.62 feet; N 00°27'04"E, a distance of 14.26 feet; S 70°23'52"E, a distance of 174.66 feet; S 64°13'02"E, a distance of 259.35 feet; S 64°08'36"E, a distance of 161.11 feet; S 66°13'12"E, a distance of 117.54 feet; S 00°32'28"W, a distance of 5.67 feet to the north line of the southeast quarter of said Section 35; thence S 83°39'28"E along the north line of the southeast quarter, a distance of 195.83 feet to a point on the northwesterly right of way line of the Burlington Northern Railroad; thence S 52°22'55"W along said Railroad right of way line, a distance of 410.20 feet to a point on the south line of the north 284.74 feet of said southeast quarter; thence N 83°39'28"W along the south line of said north 284.74 feet, a distance of 1291.09 feet; thence N 7°11'00"E, a distance of 284.77 feet to the point of beginning of this description.

Containing 16 acres.

Situate in Skagit County, Washington.

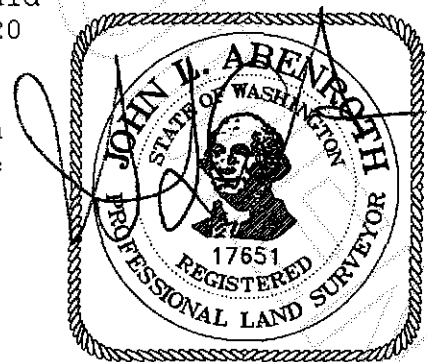


Exhibit F



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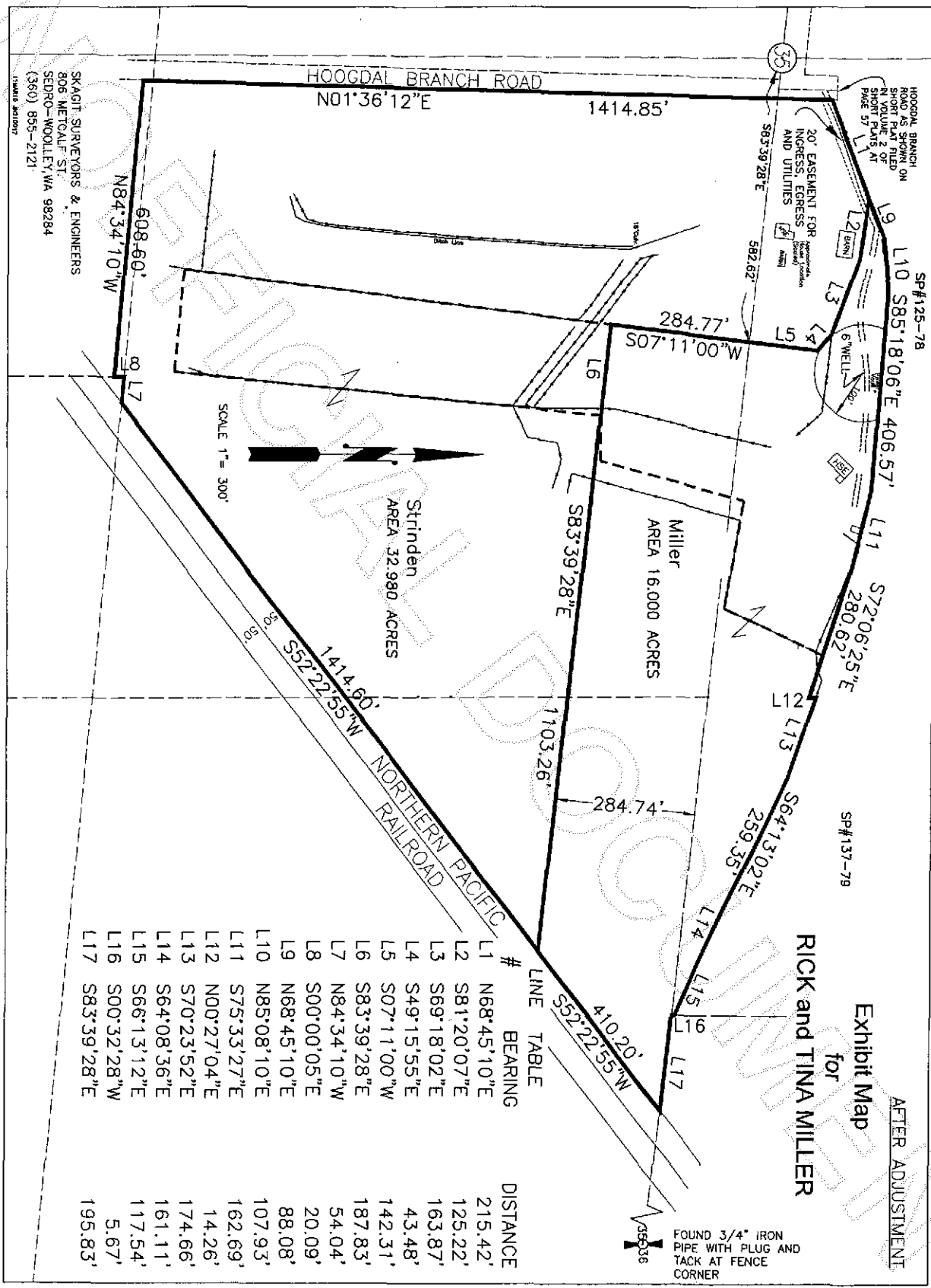
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SKAGIT SURVEYORS & ENGINEERS  
 806 METCALF ST.  
 SEDRO-WOOLLEY, WA 98284  
 (360) 855-2121

SCALE 1" = 300'



#	BEARING	DISTANCE
L1	N68°45'10"E	215.42'
L2	S81°20'07"E	125.22'
L3	S69°18'02"E	163.87'
L4	S49°15'55"E	43.48'
L5	S07°11'00"W	142.31'
L6	S83°39'28"E	187.83'
L7	N84°34'10"W	54.04'
L8	S00°00'05"E	20.09'
L9	N68°45'10"E	88.08'
L10	N85°08'10"E	107.93'
L11	S75°33'27"E	162.69'
L12	N00°27'04"E	14.26'
L13	S70°23'52"E	174.66'
L14	S64°08'36"E	161.11'
L15	S66°13'12"E	117.54'
L16	S00°32'28"W	5.67'
L17	S83°39'28"E	195.83'

Exhibit Map  
 for  
**RICK and TINA MILLER**

AFTER ADJUSTMENT

FOUND 3/4" IRON PIPE WITH PLUG AND TACK AT FENCE CORNER



201405010060

EXHIBIT G