

201409250064

Skagit County Auditor
9/25/2014 Page

\$81.00
1 of 10 3:03PM

Return to:

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

DOCUMENT TITLE: Quit Claim Deed for Boundary Line Adjustment

GRANTORS: Laura Schmidt and Jennifer Francis-Schmidt (a married couple)

GRANTEE: Northwest Properties Arlington No. 3 LLC

ABBREVIATED LEGAL DESCRIPTION: Ptn of SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec 29, Twp.
34N, Rng. 04E, W.M. - aka Lots 11 and 12
Plat of Hillcrest Landing

ASSESSOR'S PARCEL/TAX ID NUMBERS: P131449 and P131450

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20143568

SEP 25 2014

Amount Paid \$ 0
Skagit Co. Treasurer
By MF Deputy

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

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

Grantors: Laura Schmidt and Jennifer Francis-Schmidt (a married couple)

Grantee: Northwest Properties Arlington No. 3 LLC

Abbreviated Legal Description: Ptn of SE ¼ of the NE ¼ of Sec 29, Twp. 34N, Rng. 04E,
W.M. - aka Lots 11 and 12 Plat of Hillcrest Landing

Assessor Property Tax Parcels: P131449 and P131450

THIS INDENTURE, made this 25th day of September, 2014, between Laura Schmidt and Jennifer Francis-Schmidt, the Grantors; and Northwest Properties Arlington No. 3 LLC, the Grantee.

RECITALS:

- A. The Grantors are the owners of Lot 11 of the Plat of Hillcrest Landing recorded April 15, 2013, with Auditor's File Number: 201304150001; said property bearing Skagit County Assessor's Parcel number: P131449, and is more particularly described in the attached **Exhibit A**.
- B. The Grantee is the owner of Lot 12 of the Plat of Hillcrest Landing recorded April 15, 2013, with Auditor's File Number: 201304150001; said property bearing Skagit County Assessor's parcel number: P131450, and is 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 Grantors' property, as described in the attached **Exhibit C**, being incorporated into the Grantee's property.
- D. Contemporaneously with this document, the Grantors and Grantee 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. 201409250064.
- E. The descriptions of the properties acquired from, and conveyed to, the Grantee as part of this instrument, and the Quit Claim Deed referenced above within recital "D", are set forth in the attached **Exhibits C and D**, respectively.



201409250064

Skagit County Auditor

\$81.00

9/25/2014 Page

2 of

10 3:03PM

F. The descriptions of the new boundaries of both the Grantors' and Grantee's properties, as the result of this boundary line adjustment as well as the separate adjustment referenced above in recital "D", are set forth in the attached **Exhibits E and F**.

G. An exhibit map showing the adjusted boundaries of the two 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 grantee 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**.

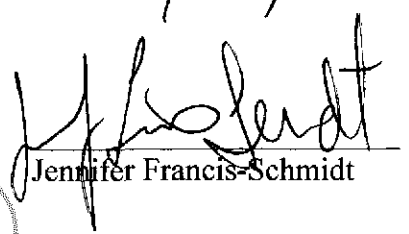
This Boundary Line Adjustment is not for the purposes of creating an additional building lot.

The above described property will be combined or aggregated with contiguous property owned by the Grantee. The Boundary Line Adjustment is hereby approved.


Public Works Director

9/25/2014
Dated

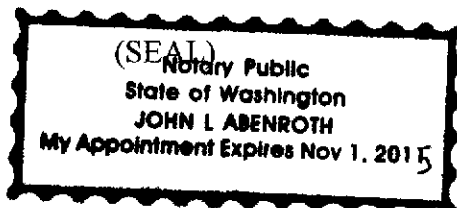

Laura Schmidt

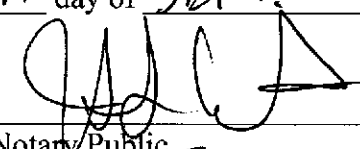

Jennifer Francis-Schmidt

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that Laura Schmidt & Jennifer Francis-Schmidt are the persons who signed this instrument, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 11 day of SEPT., 2014.




Notary Public
Residing at Burlington
My appointment expires 11/1/15



Skagit Surveyors and Engineers

806 Metcalf St. Sedro-Woolley, WA 98284
360.855.2121 360.855.1658(f)
www.sseconsultants.com

LEGAL DESCRIPTION
FOR
LAURA AND JENNIFER SCHMIDT
OF
LOT 11

BEFORE BOUNDARY LINE ADJUSTMENT

September 9, 2014

Lot 11, Plat of Hillcrest Landing, as recorded on April 15, 2013,
under Auditor's File No. 201304150001, records of Skagit County,
Washington



201409250064

Skagit County Auditor

9/25/2014 Page

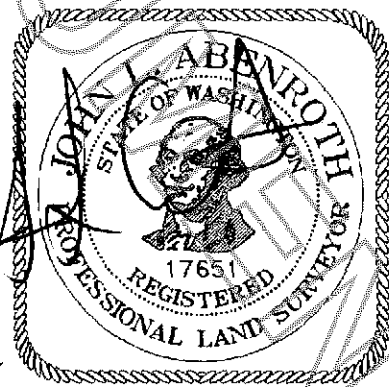
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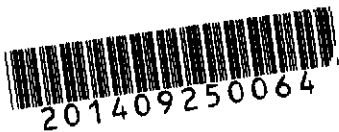
806 Metcalf St. Sedro-Woolley, WA 98284
360.855.2121 360.855.1658(f)
www.sseconsultants.com

LEGAL DESCRIPTION
FOR
LAURA AND JENNIFER SCHMIDT
OF
LOT 12

BEFORE BOUNDARY LINE ADJUSTMENT

September 9, 2014

Lot 12, Plat of Hillcrest Landing, as recorded on April 15, 2013,
under Auditor's File No. 201304150001, records of Skagit County,
Washington



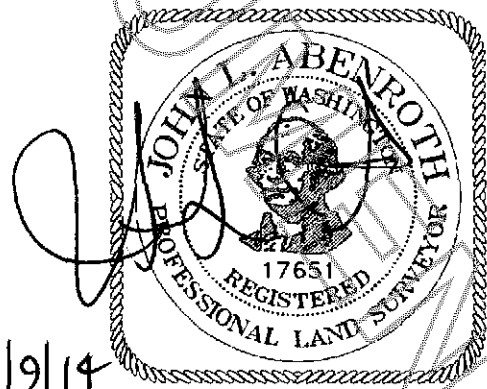
Skagit County Auditor
9/25/2014 Page

5 of

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LEGAL DESCRIPTION
FOR
LAURA AND JENNIFER SCHMIDT
OF
PARCEL TO BE CONVEYED FROM LOT 11 TO LOT 12
BEFORE BOUNDARY LINE ADJUSTMENT

September 9, 2014

That portion of Lot 11, Plat of Hillcrest Landing, as recorded on April 15, 2013, under Auditor's File No. 201304150001, records of Skagit County, Washington, described as follows:

Beginning at that certain point on the right of way line of Hillcrest Loop of said plat which is the corner common to Lots 11 and 12 of said plat; thence N 85°39'39" E along the line common to said Lots, a distance of 67.58 feet; thence S 62°12'23" E along the line common to said Lots, a distance of 4.84 feet; thence S 87°43'03" W, a distance of 71.72 feet to the point of beginning of this description.



Skagit County Auditor

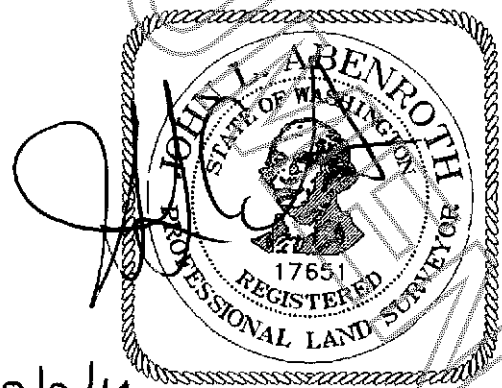
9/25/2014 Page

6 of 10 3:03PM

\$81.00

Page 1 of 1

Exhibit C



— Skagit Surveyors and Engineers —

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LEGAL DESCRIPTION
FOR
LAURA AND JENNIFER SCHMIDT
OF

PARCEL TO BE CONVEYED FROM LOT 12 TO LOT 11
BEFORE BOUNDARY LINE ADJUSTMENT

September 9, 2014

That portion of Lot 12, Plat of Hillcrest Landing, as recorded on April 15, 2013, under Auditor's File No. 201304150001, records of Skagit County, Washington, described as follows:

Commencing at that certain point on the right of way line of Hillcrest Loop of said plat which is the corner common to Lots 11 and 12 of said plat; thence N 85°39'39" E along the line common to said Lots, a distance of 67.58 feet; thence S 62°12'23" E along the line common to said Lots, a distance of 4.84 feet to the point of beginning of this description; thence N 87°43'03" E a distance of 11.84 feet; thence S 57°09'56" E a distance of 67.53 feet to the most easterly corner common to said Lots; thence N 62°12'23" W along the line common to said Lots a distance of 77.51 feet to the point of beginning of this description.



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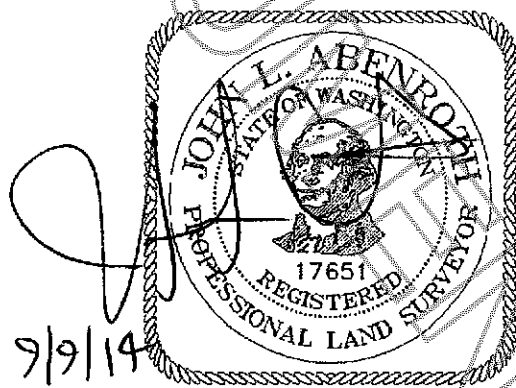
Skagit County Auditor
9/25/2014 Page

7 of 10 3:03PM

\$31.00

Page 1 of 1

Exhibit D



Skagit Surveyors and Engineers

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LEGAL DESCRIPTION
FOR
LAURA AND JENNIFER SCHMIDT
OF

LOT 11
AFTER BOUNDARY LINE ADJUSTMENT

September 9, 2014

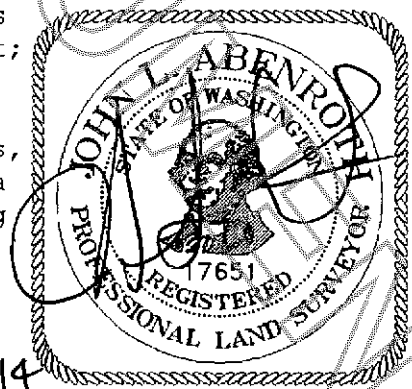
Lot 11, Plat of Hillcrest Landing, as recorded on April 15, 2013, under Auditor's File No. 201304150001, records of Skagit County, Washington;

TOGETHER WITH that portion of Lot 12, Plat of Hillcrest Landing, as recorded on April 15, 2013, under Auditor's File No. 201304150001, records of Skagit County, Washington, described as follows:

Commencing at that certain point on the right of way line of Hillcrest Loop of said plat which is the corner common to Lots 11 and 12 of said plat; thence N 85°39'39" E along the line common to said Lots, a distance of 67.58 feet; thence S 62°12'23" E along the line common to said Lots, a distance of 4.84 feet to the point of beginning of this description; thence N 87°43'03" E a distance of 11.84 feet; thence S 57°09'56" E a distance of 67.53 feet to the most easterly corner common to said Lots; thence N 62°12'23" W along the line common to said Lots a distance of 77.51 feet to the point of beginning of this description.

EXCEPT That portion of Lot 11, Plat of Hillcrest Landing, as recorded on April 15, 2013, under Auditor's File No. 201304150001, records of Skagit County, Washington, described as follows:

Beginning at that certain point on the right of way line of Hillcrest Loop of said plat which is the corner common to Lots 11 and 12 of said plat; thence N 85°39'39" E along the line common to said Lots, a distance of 67.58 feet; thence S 62°12'23" E along the line common to said Lots, a distance of 4.84 feet; thence S 87°43'03" W, a distance of 71.72 feet to the point of beginning of this description.



9/9/14



201409250064

Skagit County Auditor

9/25/2014 Page

8 of 10 5:03PM

\$81.00

Page 1 of 1

Exhibit E

— Skagit Surveyors and Engineers —

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LEGAL DESCRIPTION
FOR
LAURA AND JENNIFER SCHMIDT
OF

LOT 12

AFTER BOUNDARY LINE ADJUSTMENT

September 9, 2014

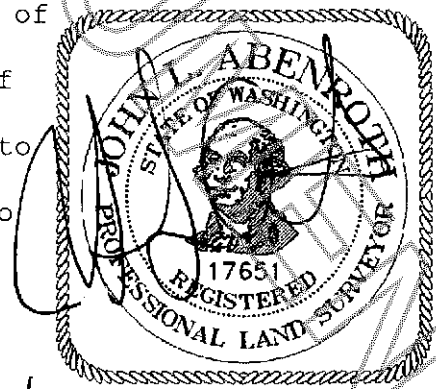
Lot 12, Plat of Hillcrest Landing, as recorded on April 15, 2013, under Auditor's File No. 201304150001, records of Skagit County, Washington;

TOGETHER WITH That portion of Lot 11, Plat of Hillcrest Landing, as recorded on April 15, 2013, under Auditor's File No. 201304150001, records of Skagit County, Washington, described as follows:

Beginning at that certain point on the right of way line of Hillcrest Loop of said plat which is the corner common to Lots 11 and 12 of said plat; thence N 85°39'39" E along the line common to said Lots, a distance of 67.58 feet; thence S 62°12'23" E along the line common to said Lots, a distance of 4.84 feet; thence S 87°43'03" W, a distance of 71.72 feet to the point of beginning of this description.

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201409250064

Page 1 of 1

9/9/14

Skagit County Auditor

\$81.00

9/25/2014 Page

9 of 10 3:03PM

Exhibit F

Hillcrest Loop

Skagit Surveyors and Engineers

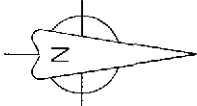
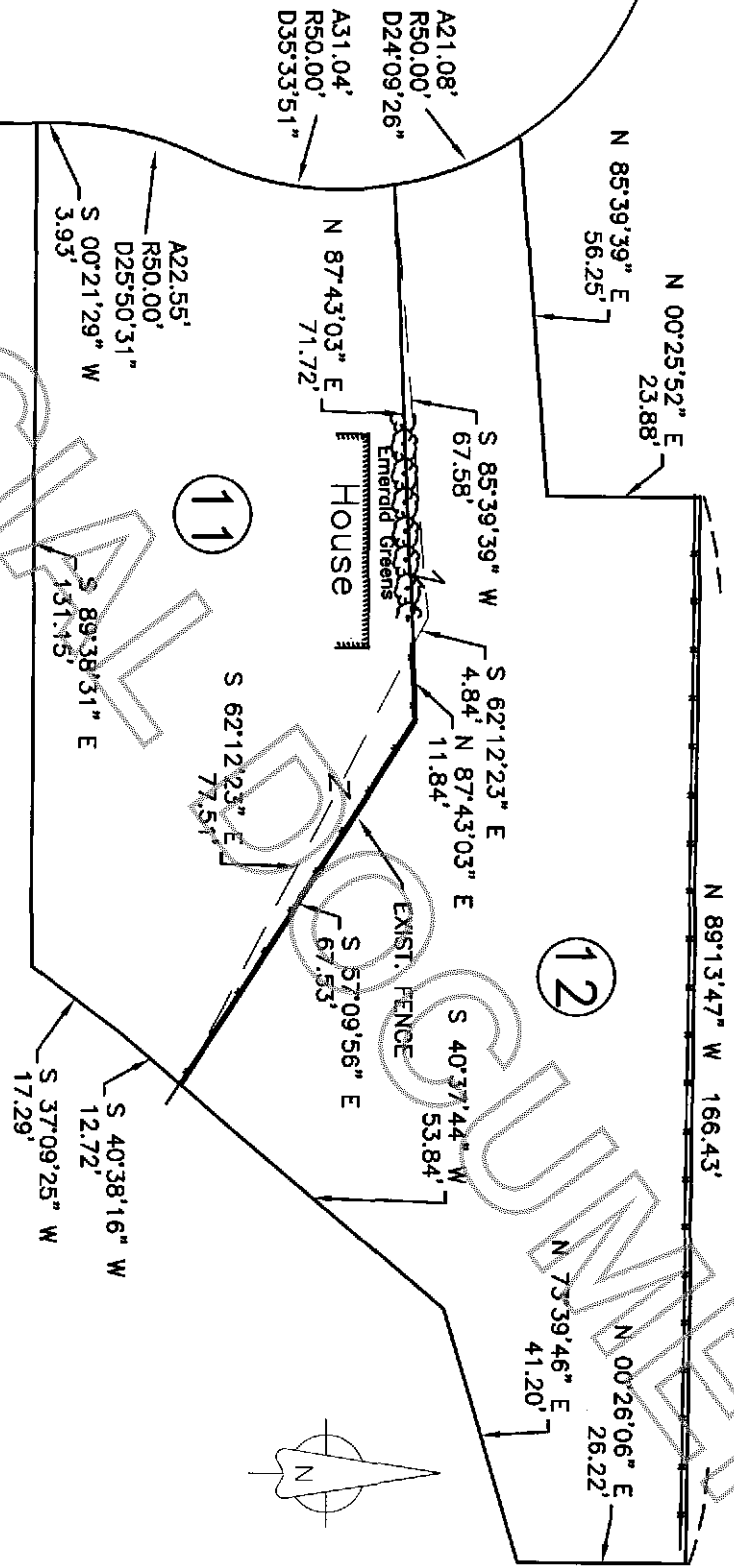
806 Metcalf St., Sedro-Woolley, WA 98284

360.855.2121

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Boundary Line Adjustment
BETWEEN LOTS 11 AND 12 PLAT OF HILLCREST LANDING
for
Laura and Jennifer Schmidt
After Adjustment

JN 214062
09SEP14



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Exhibit G