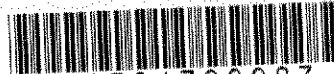


**When recorded return to:**

Donald W. Shank  
3214 Blanchard Rd., Bow, WA 98232

**Filed for record at request of:**

Donald W. Shank



201506300083

Skagit County Auditor

\$78.00

6/30/2015 Page

1 of

7 10:33AM

**Quit Claim Deed**

THE GRANTORS **Joseph O. Werder and Arie Autumn Higgins Werder, Husband and Wife**

for and in consideration of **Boundary Line Adjustment, 458-61A-109(2)(b)** grants and conveys to

THE GRANTEE **Donald W. Shank and Carol Beasley Shank, Husband and Wife**

the following described real estate:

**See attached Exhibit 'A' for legal descriptions BEFORE adjustment**

**See attached Exhibit 'B' for legal description of parcel to be conveyed**

**See attached Exhibit 'C' for legal descriptions AFTER adjustment**

**Parcel 'A' #**(P48049) 360322-2-005-0000

**Parcel 'B' #**(P47959) 360321-0-020-0006

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2015 2458

JUN 30 2015

**Abbreviated Legal:**

Portion of the W1/2 of NW 1/4, Sec. 22-Twn. 36-Rg. 3;  
AND Portion of Gov. 1, Sec. 21-Twn. 36-Rg. 3

Amount Paid \$0  
Skagit Co. Treasurer  
By *Unam* Deputy

***The herein described property will be combined or aggregated with contiguous property owned by the parties. This boundary adjustment is not for the purposes of creating an additional building lot.***

Dated: June 19, 2015

*Joseph O. Werder*  
Joseph O. Werder

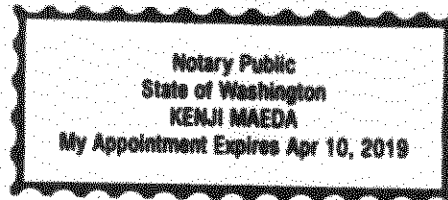
*Arie Autumn Higgins Werder*  
Arie Autumn Higgins Werder

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that **Joseph O. Werder** is the individual who appeared before me, and said individual acknowledged that **he** signed this instrument and acknowledged it to be **his** free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 19 day of June, 2015.

Kenji Maeda  
Notary Public in and for the  
State of Washington, residing at  
Skagit County  
My appointment expires Apr 10, 2019.

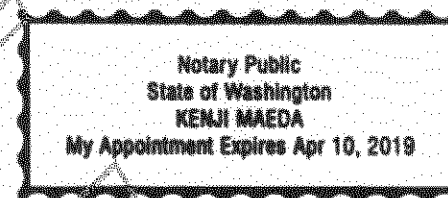


State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that **Arie Autumn Higgins Werder**, is the individual who appeared before me, and said individual acknowledged that **she** signed this instrument and acknowledged it to be **her** free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 19 day of June, 2015.

Kenji Maeda  
Notary Public in and for the  
State of Washington, residing at  
Skagit County  
My appointment expires Apr 10, 2019.



**BOUNDARY ADJUSTMENT**  
Reviewed and approved in accordance  
with Skagit County Code Chapter 14.18

Grace Boeder  
Skagit Co. Planning & Dev. Services

6/29/2015  
Date

**EXHIBIT 'A' - Before Boundary Line Adjustment**

**Werder Parcel (#P48049) 360322-2-005-0000**

That portion of the West ½ of the Northwest ¼ of Section 22, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at a point along the West line of said Section 22, 876.3 Feet South, more or less, of the Northwest corner of said Section and the centerline of that county road commonly known as 'Blanchard Road' (said point also described as HUB in the center of the county road), said point being the TRUE POINT OF BEGINNING of this description; Thence along the centerline of said road South 68°22' East, 214 Feet; Thence South 52°40' East, 190 Feet; Thence South 17°38' East, 568 Feet; Thence South 0°3' East, 414 Feet, to the center of the main channel of McElroy Slough as said centerline existed on December 29, 2014; Thence along the center of said channel, Westerly and Northerly, to the 'Blanchard Logging Railroad Trestle' as was constructed and existing on December 29, 2014; Thence Northwesterly along the Easterly side of said Trestle, to the West line of said Section 22, Township 36 North, Range 3 East, W.M.; Thence North along the West line of said Section 22, to the TRUE POINT OF BEGINNING;

EXCEPT Roads;

AND EXCEPT all Railroad Right-of-Ways;

AND ALSO EXCEPT that portion as conveyed to the 'Blanchard Shingle Company', by deed dated August 25, 1902, recorded April 29, 1903 in Volume 50 of Deeds, Page 415, records of Skagit County, State of Washington;

Situate in the County of Skagit, State of Washington.

**Shank Parcel (#P47959) 360321-0-020-0006**

That portion of Government Lot 1, Section 21, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at a point on the East line of said Government Lot 1, which is 681 Feet South of the Northeast corner thereof; Thence North 83°00' West, 19.5 Feet; Thence South 67°15' West, 205.3 Feet, More or Less, to the center of the Old County Road as originally established; Thence South 38°05' West, 255 Feet, More or Less, to the Northwest corner of a tract conveyed June 17, 1901, to John H. Fravel, by deed recorded in Volume 42 of Deeds, Page 484; Thence Easterly along the North line of said 'Fravel' tract to the East line of said Government Lot 1; Thence North 280.3 Feet, More or Less, to the Point of Beginning;

EXCEPT Roads;

EXCEPT all Railroad Rights-of-Way;

Situate in the County of Skagit, State of Washington.

**EXHIBIT 'B'-Portion of #P48049 to be conveyed by Boundary Line Adjustment**

That portion of the West  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 22, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at a point along the West line of said Section 22, 876.3 Feet South, more or less, of the Northwest corner of said Section and the centerline of that county road commonly known as 'Blanchard Road' (said point also described as HUB in the center of the county road), said point being the TRUE POINT OF BEGINNING of this description; Thence along the centerline of said road South  $68^{\circ}22'$  East, 80 Feet; Thence South parallel to the West line of said Section 22, 75 Feet; Thence Northwesterly to a point along the West line of said Section 22, lying 75 Feet South of the TRUE POINT OF BEGINNING; Thence Northerly along the West line of said Section 22, to the TRUE POINT OF BEGINNING;

EXCEPT Roads;

AND EXCEPT all Railroad Right-of-Ways;

AND ALSO EXCEPT that portion as conveyed to the 'Blanchard Shingle Company', by deed dated August 25, 1902, recorded April 29, 1903 in Volume 50 of Deeds, Page 415, records of Skagit County, State of Washington;

Situate in the County of Skagit, State of Washington.

**EXHIBIT 'C' - After Boundary Line Adjustment**

**Werder Parcel (#P48049) 360322-2-005-0000 After Boundary Line Adjustment**

That portion of the West ½ of the Northwest ¼ of Section 22, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at a point along the West line of said Section 22, 876.3 Feet South, more or less, of the Northwest corner of said Section and the centerline of that county road commonly known as 'Blanchard Road' (said point also described as HUB in the center of the county road), said point being the TRUE POINT OF BEGINNING of this description; Thence along the centerline of said road South 68°22'East, 214 Feet; Thence South 52°40'East, 190 Feet; Thence South 17°38'East, 568 Feet; Thence South 0°3' East, 414 Feet, to the center of the main channel of McElroy Slough as said centerline existed on December 29, 2014; Thence along the center of said channel, Westerly and Northerly, to the 'Blanchard Logging Railroad Trestle' as was constructed and existing on December 29, 2014; Thence Northwesterly along the Easterly side of said Trestle, to the West line of said Section 22, Township 36 North, Range 3 East, W.M.; Thence North along the West line of said Section 22, to the TRUE POINT OF BEGINNING;

EXCEPT Roads;

AND EXCEPT all Railroad Right-of-Ways;

AND ALSO EXCEPT that portion as conveyed to the 'Blanchard Shingle Company', by deed dated August 25, 1902, recorded April 29, 1903 in Volume 50 of Deeds, Page 415, records of Skagit County, State of Washington;

AND ALSO EXCEPT that portion of said West ½ of the Northwest ¼ of Section 22, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at a point along the West line of said Section 22, 876.3 Feet South, more or less, of the Northwest corner of said Section and the centerline of that county road commonly known as 'Blanchard Road' (said point also described as HUB in the center of the county road), said point being the TRUE POINT OF BEGINNING of this description; Thence along the centerline of said road South 68°22'East, 80 Feet; Thence South parallel to the West line of said Section 22, 75 Feet; Thence Northwesterly to a point along the West line of said Section 22, lying 75 Feet South of the TRUE POINT OF BEGINNING; Thence Northerly along the West line of said Section 22, to the TRUE POINT OF BEGINNING;

Situate in the County of Skagit, State of Washington.

**Shank Parcel (#P47959) 360321-0-020-0006 After Boundary Line Adjustment**

That portion of Government Lot 1, Section 21, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at a point on the East line of said Government Lot 1, which is 681 Feet South of the Northeast corner thereof; Thence North 83°00'West, 19.5 Feet; Thence South 67°15'West, 205.3 Feet, More or Less, to the center of the Old County Road as originally established; Thence South 38°05' West, 255 Feet, More or Less, to the Northwest corner of a tract conveyed June 17, 1901, to John H. Fravel, by deed recorded in Volume 42 of Deeds, Page 484; Thence Easterly along the North line of said 'Fravel' tract to the East line of said Government Lot 1, Thence North 280.3 Feet, More or Less, to the Point of Beginning;

TOGETHER WITH that portion of the West ½ of the Northwest ¼ of Section 22, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at a point along the West line of said Section 22, 876.3 Feet South, more or less, of the Northwest corner of said Section and the centerline of that county road commonly known as 'Blanchard Road' (said point also described as HUB in the center of the county road), said point being the TRUE POINT OF BEGINNING of this description; Thence along the centerline of said road South  $68^{\circ}22'$  East, 80 Feet; Thence South parallel to the West line of said Section 22, 75 Feet; Thence Northwesterly to a point along the West line of said Section 22, lying 75 Feet South of the TRUE POINT OF BEGINNING; Thence Northerly along the West line of said Section 22, to the TRUE POINT OF BEGINNING;

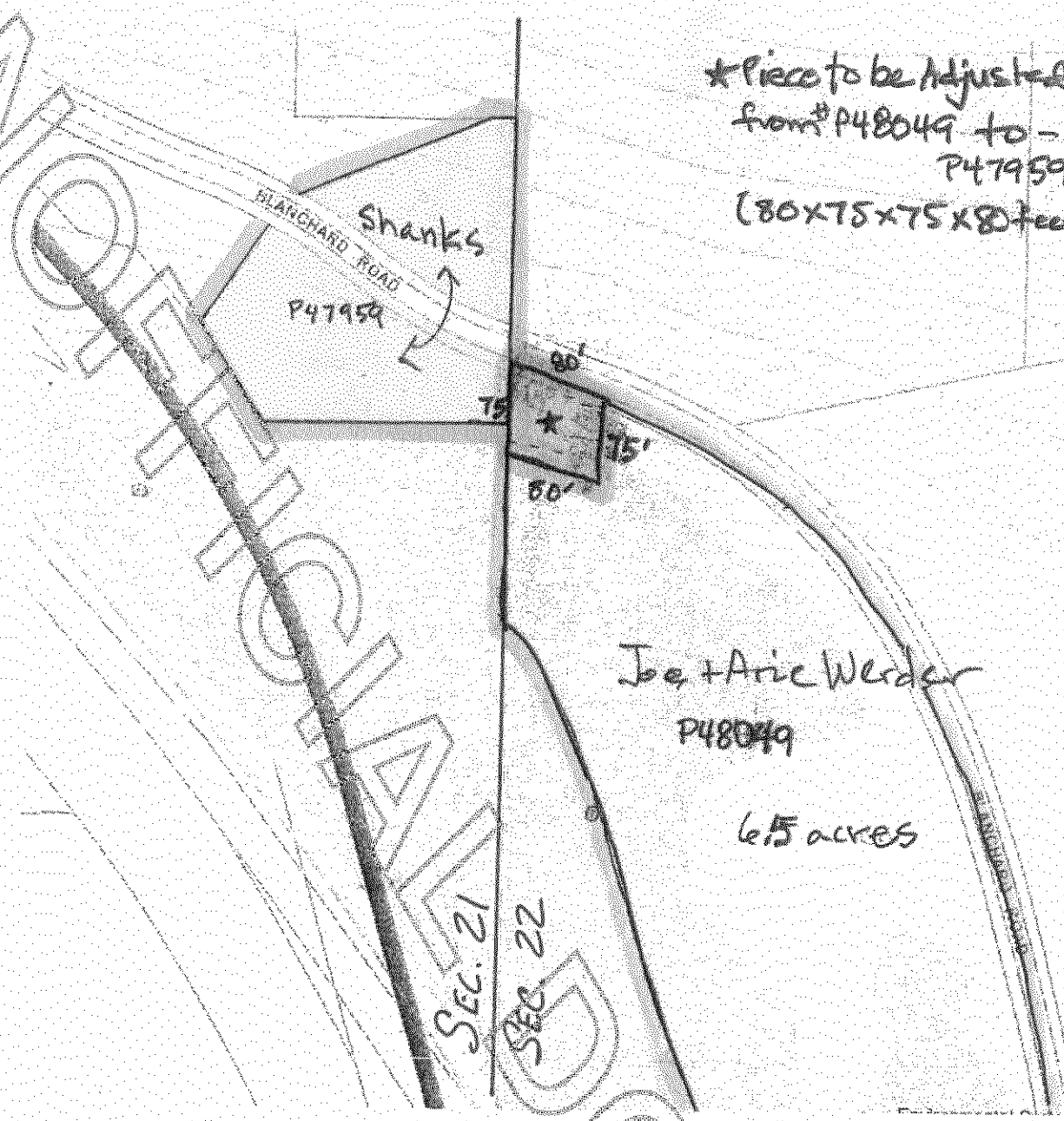
EXCEPT Roads;

EXCEPT all Railroad Rights-of-Way;

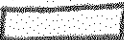


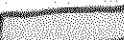
Situate in the County of Skagit, State of Washington.



UNOFFICIAL DRAFT



\* Piece to be adjusted  
from #P48049 to -  
P47959  
(80x75x75x80 feet)

-  = P47959, SHANKS; PRIOR TO BLA
-  = PORTION OF P48049, WERDER;  
PRIOR TO BLA
-  = PORTION OF P48049 TO BE CONVEYED/  
ADJUSTED TO P47959
-  = P47959 AFTER ADJUSTMENT

This sketch is a courtesy of LAND TITLE  
COMPANY OF SKAGIT COUNTY to assist  
in locating the premises.  
It is not based on a survey, and the  
Company assumes no liability for  
variations, if any, in dimensions and  
locations.  
This map does not purport to show all  
highways, roads or easements affecting  
the property.