

Skagit County Auditor

\$87.00

7/15/2015 Page

1 of

16 12:27PM

Return to:

David D. Lowell

P.O. Box 1346

Burlington, WA 98233

DOCUMENT TITLE:

Quit Claim Deed for Boundary Line Adjustment

GRANTORS:

Doyle E. Schmidt and Brenda Dickey and Roger and Melody Buck

GRANTEES:

Roger and Melody Buck and Doyle E. Schmidt and Brenda Dickey

ABBREVIATED LEGAL DESCRIPTION:

Ptn of W 1/2 of Sec 9, Twp. 33N, Rng. 03E,

W.M.

ASSESSOR'S PARCEL/TAX ID NUMBER:

P15541 and P15614

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

QUIT CLAIM DEED (BOUNDARY LINE ADJUSTMENT)

Grantors: Doyle E. Schmidt and Brenda Dickey and Roger and Melody Buck

Grantees: Roger and Melody Buck and Doyle E. Schmidt and Brenda Dickey

Abbreviated Legal Description: Ptn of W 1/2 of Sec 9, Twp. 33N, Rng. 03E, W.M.

Assessor Property Tax Parcels: P15541 and P15614

THIS INDENTURE, made this 15 day of 301 y, 2015, between Doyle E. Schmidt and Brenda Dickey and Roger and Melody Buck; who are both Grantors and Grantees.

RECITALS:

- A. Doyle E. Schmidt and Brenda Dickey (both grantors and grantees) are the owners of the property bearing Skagit County Assessor's Parcel number: P15541, more particularly described in the attached **Exhibit A**.
- B. Roger and Melody Buck (husband and wife), also both granters and grantees, are the owners of the property bearing Skagit County Assessor's parcel number: P15614, more particularly described in the attached **Exhibit B**.
- C. Doyle E. Schmidt and Brenda Dickey and Roger and Melody Buck wish to adjust the boundaries between their properties described within subsections A and B above. This adjustment of boundaries will result in portions of each property, as described in the attached Exhibits C and D, being incorporated into their property described in the attached Exhibits A and B.

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 2015 2713 JUL 15 2015

Amount Paid \$ &
Skagit Co. Treasurer
By #1% Deputy

- D. The descriptions of the new boundaries of the Doyle E. Schmidt and Brenda Dickey and Roger and Melody Buck properties, as the result of this boundary line adjustment, are set forth in the attached **Exhibits E and F**.
- E. An exhibit map showing the adjusted boundaries of the two properties is attached as Exhibit
- F. This Boundary Line Adjustment is dependent on, and is being executed contemporaneously with, a separate Boundary Line Adjustment between the Schmidt Family Limited Partnership and Doyle E. Schmidt and Brenda Dickey, which is set forth in the instrument recorded under Skagit County Auditor's File No. 2015 215 0 272.

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 their interest in the real property lying and being in the County of Skagit and State of Washington, and described in the attached Exhibits C and D.

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

This Boundary Line Adjustment is approved by Bouk order of the Skagit County Planning and Development Services Department, on this 24 day of June 2015.

Low Koede (Skagit County Signature)

Dated this 30 day of March 2015

Dovle E. Schmidt

Brenda Dickey

Roger Buck

Melody Buck

and the second s	
STATE OF WASHINGTON)	
ss.	
COUNTY OF SKAGIT	
I certify that I know or have satisfacto	ry evidence that Doyle E. Schnists the
	aid person acknowledged that he signed this instrument,
transfer of the Te	to execute the instrument and acknowledged it as the to be the free and voluntary act and deed of said
	the uses and purposes therein mentioned.
TOTAL	
	- F
Given under my hand and official seal th	nis 30 day of Moreh , 201 5 .
(SEAL)	1 .
(SEAL)	Key aked
	Notary Public ,
Notary Public	Residing at La Conner
State of Washington	My appointment expires 1-30-2017
LUCY A KELLY My Appointment Expires Jan 30, 2017	
STATE OF WASHINGTON)	
state of washington ss.	
COUNTY OF SKAGIT	
	-6(1)
I certify that I know or have satisfacto	ory evidence that Hazer Buck is the
	aid person acknowledged that he signed this instrument, to execute the instrument and acknowledged it as the
	to be the free and voluntary act and deed of said
	the uses and purposes therein mentioned.
	· - F
Given under my hand and official seal th	nis 30 day of March , 2015
(SEAL)	
()	The akelle
	Notary Public
Notary Public	Residing at La Conner
State of Washington	My appointment expires 1-30-2017
LUCY A KELLY	- William

STATE OF WASHINGTON)	
\ \rangle ss.	
COUNTY OF SKAGIT	
	D
I certify that I know or have satisfactor	ory evidence that Brenda Dickey is the
- 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	aid person acknowledged that he signed this instrument,
	to execute the instrument and acknowledged it as the
	to be the free and voluntary act and deed of said
Droperty, 101	r the uses and purposes therein mentioned.
Given under my hand and official seal to	his 1 ² day of 1, 2015.
Orven under my hand and orrectal scar to	, 201 <u>3</u> .
(SEAL)	
	X Well
Notary Public	Notary Public ,
State of Washington	Residing at Lo Come - WA
LUCY A KELLY	Residing at 10 Come - 411 My appointment expires 1-30-2017
My Appointment Expires Jan 30, 2017	//
van de la companya d	

STATE OF WASHINGTON	
SS.	
COUNTY OF SKAGIT	
I cartify that I know or have entirfact	ory evidence that Melody Buck is the
nerson who appeared before me and s	aid person acknowledged that he signed this instrument,
	to execute the instrument and acknowledged it as the
	to be the free and voluntary act and deed of said
	r the uses and purposes therein mentioned.
7	
Given under my hand and official seal t	his 30 day of March 2015.
(SEAL)	I CANTILL
	they a feely
· ·	Notary Public
Notary Public	Residing at La Conner
State of Washington	My appointment expires /-30572017
LUCY A KELLY My Appointment Expires Jan 30, 2017	

Skagit Surveyors and Engineers

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

FOR DOYLE SCHMIDT

OF

DOYLE SCHMIDT AND BRENDA DICKEY PARCEL BEFORE BOUNDARY LINE ADJUSTMENT WITH BUCK

September 30, 2014

Those portions of Lots 1 and 2 of Short Plat 58-78 filed in Volume 4 of Short Plats at page 123 under Auditor's File No. 8006240009, records of Skagit County, Washington, described as follows:

Beginning at the northeast corner of Government Lot 2, Section 9, Township 33 North, Range 3 Last, W.M.; thence S 89°43'16"W along the north line thereof, a distance of 995.73 feet to the northeast corner of the west 310.00 feet of said Government Lot 2; thence S 00°28'54"W along the east line of said west 310 feet, a distance of 571.25 feet; thence N 50°13'45"E, a distance of 100.02 feet; thence N 39°46'15"W, a distance of 98.00 feet to a point on the westerly prolongation of the north line of Lot 1 of said short plat; thence N 89°18'23"E along the of the north line of Lot 1 of said Short Plat and its westerly prolongation, a distance of 227.67 feet to a point on a curve concave to the northeast from which radius point bears N 44°19'56"E, a distance of 1249.00 feet; thence southeasterly along said curve through a central angle of 4°52'12", being an arc distance of 106.16 feet to a point of reverse curvature with a curve concave to the southwest having a radius of 355.00 feet; thence southeasterly along said curve through a central angle of 25°11'28",

being an arc distance of 156.08 feet; thence S 25°20′48″E, a distance of 101.86 feet; thence S 19°57′43″W, a distance of 224.03 feet; thence N 21°46′38″W, a distance of 46.57 feet; thence N 75°42′41″W, a distance of 45.60 feet; thence S 53°06′40″W, a distance of 28.94 feet; thence S 21°36′25″W, a distance of 30.25 feet; thence S 74°08′08″W, a distance of 14.43 feet; thence N 48°55′49″W, a distance of 27.46 feet; thence N 47°26′30″W, a distance of 26.71 feet; thence N 32°39′29″W, a distance of 52.53 feet; thence N 71°27′01″W, a distance of 45.59 feet; thence S 74°41′36″W, a distance of 27.66 feet;

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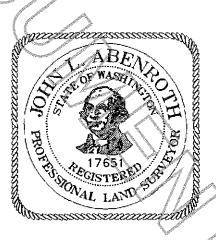
11/26/14

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thence S 19°49′51″W, a distance of 30.75 feet; thence N 18°40′34″W, a distance of 31.64 feet; thence N 78°39′41″W, a distance of 44.92 feet; thence N 74°53′43″W, a distance of 44.16 feet; thence S 69°04′57″W, a distance of 10.36 feet to a point on the west line of Lot 2 of said Short Plat; thence S 00°28′54″W along said west line, a distance of 650 feet more or less to the Skagit River which is also the south line of Lot 2 of said short plat; thence easterly along the Skagit River/south line of Lot 2, a distance of 835 feet more or less to the west line of the east 175.00 feet of said Government Lot 2; thence N 00°22′35″E along the west line of said east 175.00 feet, a distance of 564 feet, more or less to its intersection with the south line of the north 1010.00 feet of said Government Lot 2; thence N 89°43′16″E along the south line of said north 1010.00 feet, a distance of 175.01 feet to the east line of Lot 2 of said Short Plat; thence N 00°22′35″E along said east line to the point of beginning of this description.

Containing approximately 29 acres.



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LEGAL DESCRIPTION FOR DOYLE SCHMIDT

ROGER AND MELODY BUCK PARCEL BEFORE BOUNDARY ADJUSTMENT

October 28, 2014

That portion of the southwest quarter of the northwest quarter and the southeast quarter of the northwest quarter of Section 9, Township 33 North, Range 3 East, W.M. described as follows:

Beginning at the northwest corner the southeast quarter of the northwest quarter of said Section 9; thence S 00°16′46″W along the west line of said subdivision, a distance of 864.7 feet to the point of beginning of this description; thence N 89°43′14″W, a distance of 190.00 feet; thence S 00°16′46″W, a distance of 451.42 feet to the south line of the northwest quarter of said Section 9; thence N 89°43′16″E along said south line, a distance of 500.00 feet; thence N 00°16′46″E, a distance of 446.55 feet; thence N 89°43′14″W, a distance of 310.00 feet to the point of beginning.

TOGETHER WITH that portion of Government Lots 1 and 2, Section 9, Township 33 North, Range 3 East, W.M. described as follows:
Beginning at a point on the north line of said Government Lot 1 which lies 190 feet west of the northeast corner thereof; thence south to the north bank of the Skagit River; thence easterly along the north bank of the Skagit River, to a point which is 3/0 feet east of the west line of said Government Lot 2 (as measured at right angles thereto); thence north parallel with the west line of said Government Lot 2, to the north line of thereof; thence westerly along the north line of Government Lots 1 and 2, a distance of 500 feet to the point of beginning.

EXCEPT that portion of Government Lot 2 and the southeast quarter of the northwest quarter of Section 9, Township 33 North, Range 3 East, W.M. described as follows:

Beginning at a point on the south line of said southeast quarter of the northwest quarter which lies N 89°43′16″E, a distance of 42.59 feet from the southwest corner thereof; thence N 56°47′47″E, a distance of 131.98 feet; thence S 34°11′54″E, a distance of 69.02 feet; thence

ce No. VAL LAND

Maring management

10/28/14

Page 1 of 2 Exhibit B

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S 21°17'42"E, a distance of 27.77; thence S 19°12'33"E, a distance of 63.22 feet; thence S 12°36'03"E, a distance of 33.05 feet; thence S 00°54'00"E, a distance of 78.87 feet; thence S 6°45'05"E, a distance of 28.68 feet; thence S 54°46'14"W, a distance of 90.74 feet; thence N 35°13'46"W, a distance of 247.73 feet; thence N 13°12'31"E, a distance of 25.53 feet; thence N 4°56'24"W, a distance of 21.37 feet; thence N 56°47'47"E, a distance of 25.22 feet to the point of beginning.

TOGETHER WITH a ten (10) foot wide utility easement for installation, operation and maintenance of a power line over, under, and through the above described exception lying in the southeast quarter of the northwest quarter and Government Lot 2 of Section 9, Township 33 North, Range 3 East, W.M. the centerline of which is described as follows:

Commencing at a point on the north line of the southeast quarter of the northwest quarter of said Section 9 which lies N 89°43′16″E, a distance of 42.59 feet from the southwest corner thereof; thence N 56°47′47″E, a distance of 90.06 feet to the point of beginning of this description; thence S 36°36′14″E, a distance of 88.22 feet; thence S 15°45′10″E, a distance of 202.44 feet to the terminal point of this centerline description.

SUBJECT TO a sixty (60) foot wide easement for ingress, egress and utilities over, under and through the private road known as Skydda Lane. Said sixty (60) foot wide easement shall be 30 feet on each side of the centerline of Skydda Lane as it now exists.

Situate in Skagit County, Washington.



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LEGAL DESCRIPTION
FOR
DOYLE SCHMIDT
OF
PARCEL TO BE ACQUIRED FROM BUCK

September 30, 2014

Beginning at the northeast corner of the west 310 feet of Government Lot 2, Section 9, Township 35 North, Range 3 East, W.M.; thence S 89°43′16″W along the north line of said Government Lot 2, a distance of 83.19 feet; thence S 33°58′58″E, a distance of 146.99 feet to a point on the east line of the west 310 feet of said Government Lot 2; thence N 00°28′54″E along said east line, a distance of 122.29 feet to the point of beginning of this description.

Containing 5,086 square feet.

Situate in Skagit County, Washington

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Page 1 of 1 Exhibit C

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LEGAL DESCRIPTION
FOR
DOYLE SCHMIDT
OF
PARCEL TO BE CONVEYED TO BUCK

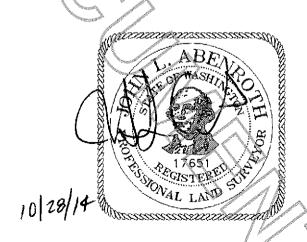
September 30, 2014

That portion of Government Lot 2, Section 9, Township 35 North, Range 3 East, W.M. described as follows

Commencing at the northwest corner of Lot 1 of Short Plat #58-78 as recorded in Volume 4 of Short Plats at page 123 under AF#8006240009, records of Skagit County, Washington; thence S 89°18'23"W along the westerly prolongation of the north line of said Lot 1, a distance of 135.43 feet to the point of beginning of this description; thence N 39°46'15"W, a distance of 20.14 feet to a point on the west line of Lot 2 of said Short Plat #58-78; thence S 00°28'54"W along said west line, a distance of 154.79 feet; thence N 50°13'45"E, a distance of 100.02 feet; thence N 39°46'15"W, a distance of 98.00 feet to the point of beginning.

Containing 5,908 square feet.

Situate in Skagit County, Washington



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LEGAL DESCRIPTION FOR DOYLE SCHMIDT OF

DOYLE SCHMIDT AND BRENDA DICKEY PARCEL AFTER BOUNDARY LINE ADJUSTMENT WITH BUCK

November 25, 2014

Those portions of Lots 1 and 2 of Short Plat 58-78 filed in Volume 4 of Short Plats at page 123 under Auditor's File No. 8006240009, records of Skagit County, Washington, described as follows:

Beginning at the northeast corner of Government Lot 2, Section 9, Township 33 North, Range 3 East W.M.; thence S 89°43'16"W along the north line thereof, a distance of 995.73 feet to the northeast corner of the west 310.00 feet of sald Government Lot 2; thence continuing S 89°43'16"W, a distance of 83.19 feet; thence S 33°58'58"E, a distance of 146.99 feet to a point on the east line of said west 310.00 feet; thence S 00°28'54"W along the east line of said west 310 feet, a distance of 294.16 feet; thence \$ 39°46'15"E, a distance of 20.14 feet to a point on the westerly prolongation of the north line of Lot 1 of said short plat; thence N 89 18 23 E along the of the north line of Lot 1 of said Short Plat and its/westerly prolongation, a distance of 227.67 feet to a point on a curve concave to the northeast from which radius point bears N 44 19 56 E, a distance of 1249.00 feet; thence southeasterly along said durve through a central angle of 4°52'12", being an arc distance of 106.16 feet to a point of reverse curvature with a curve concave to the southwest having a

radius of 355.00 feet; thence southeasterly along said curve through a central angle of 25°11'28",

being an arc distance of 156.08 feet;

thence S 25°20'48"E, a distance of 101.86 feet; thence S 19°57'43"W, a distance of 224.03 feet; thence N 21°46'38"W, a distance of 46.57 feet; thence N 75°42'41"W, a distance of 45.60 feet; thence S 53°06'40"W, a distance of 28.94 feet; thence S 21°36'25"W, a distance of 30.25 feet; thence S 74°08'08"W, a distance of 14.43 feet; thence N 48°55'49"W, a distance of 27.46 feet; thence N 47°26'30"W, a distance of 26.71 feet; thence N 32°39'29"W, a distance of 52.53 feet;

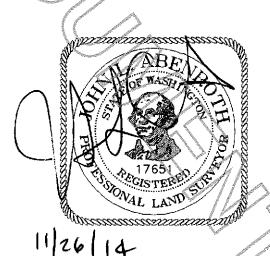
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thence N 71°27'01"W, a distance of 45.59 feet; thence S 74°41'36"W, a distance of 27.66 feet; thence S 79°49'51"W, a distance of 30.75 feet; thence N 18°40'32"W, a distance of 31.64 feet; thence N 78°39'41"W, a distance of 44.92 feet; thence N 74°53'43"W, a distance of 44.16 feet; thence S $69^{\circ}04^{\circ}57^{\circ}W$, a distance of 10.36 feet to a point on the west line of Lot 2 of said Short Plat; thence S 00°28'54"W along said west line, a distance of 650 feet more or less to the Skagit River which is also the south line of Lot 2 of said short plat; thence easterly along the Skagit River/south line of Lot 2, a distance of 835 feet more or less to the west line of the east 175.00 feet of said Government Lot 2; thence N 00°22'35"E along the west line of said east 175.00 feet, a distance of 564 feet, more or less to its intersection with the south line of the north 1010.00 feet of said Government Lot 2; thence N 89°43'16"E along the south line of said north 1010.00 feet, a distance of 175.01 feet to the east line of said Government Lot 2; thence N 00°22'35"E along said east line to the point of beginning of this description,



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LEGAL DESCRIPTION FOR DOYLE SCHMIDT

ROGER AND MELODY BUCK PARCEL AFTER BOUNDARY ADJUSTMENT

November 24, 2014

That portion of the southwest quarter of the northwest quarter and the southeast quarter of the northwest quarter of Section 9, Township 33 North, Range 3 East, W.M. described as follows:

Beginning at the northwest corner the southeast quarter of the northwest quarter of said Section 9; thence S 00°16′46″W along the west line of said subdivision, a distance of 864.7 feet to the point of beginning of this description; thence N 89°43′14″W, a distance of 190.00 feet; thence S 00°16′46″W, a distance of 451.42 feet to the south line of the northwest quarter of said Section 9; thence S 89°43′16″E along said south line, a distance of 500.00 feet; thence N 00°16′46″E, a distance of 446.55 feet; thence N 89°43′14″W, a distance of 310.00 feet to the point of beginning.

TOGETHER WITH that portion of Government Lots 1 and 2, Section 9, Township 33 North, Range 3 East, W.M. described as follows:
Beginning at a point on the north line of said Government Lot 1 which lies 190 feet west of the northeast corner thereof; thence south to the north bank of the Skagit River; thence easterly along the north bank of the Skagit River, to a point which is 310 feet east of the west line of said Government Lot 2 (as measured at right angles thereto); thence north parallel with the west line of said Government Lot 2, to the north line of thereof; thence westerly along the north line of Government Lots 1 and 2, a distance of 500 feet to the point of beginning.

AND TOGETHER WITH that portion of Government Lot 2, Section 9, Township 35 North, Range 3 East, W.M. described as follows:

Commencing at the northwest corner of Lot 1 of Short Plat #58-78 as recorded in Volume 4 of Short Plats at page 123 under AF#8006240009, records of Skagit County, Washington; thence S 89°18′23″W along the westerly prolongation of the north line of said Lot 1, a distance of 135.43 feet to the point of beginning of this description; thence N 39°46′15″W, a distance of 20.14 feet to a point on the west line of Lot 2

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Page 1 of 2
Exhibite

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of said Short Plat #58-78; thence S 00°28'54"W along said west line, a distance of 154.79 feet; thence N 50°13'45"E, a distance of 100.02 feet; thence N 39°46'15"W, a distance of 98.00 feet to the point of beginning.

EXCEPT that portion of Government Lot 2 and the southeast quarter of the northwest quarter of Section 9, Township 33 North, Range 3 East, W.M. described as follows:

Beginning at a point on the south line of said southeast quarter of the northwest quarter which lies N 89°43′16″E, a distance of 42.59 feet from the southwest corner thereof; thence N 56°47′47″E, a distance of 131.98 feet; thence S 34°11′54″E, a distance of 69.02 feet; thence S 21°17′42″E, a distance of 27.77; thence S 19°12′33″E, a distance of 63.22 feet; thence S 12°36′03″E, a distance of 33.05 feet; thence S 00°54′00″E, a distance of 78.87 feet; thence S 6°45′05″E, a distance of 28.68 feet; thence S 54°46′14″W, a distance of 90.74 feet; thence N 35°13′46″W, a distance of 247.73 feet; thence N 13°12′31″E, a distance of 25.53 feet; thence N 4°56′24″W, a distance of 21.37 feet; thence N 56°47′47″E, a distance of 25.22 feet to the point of beginning.

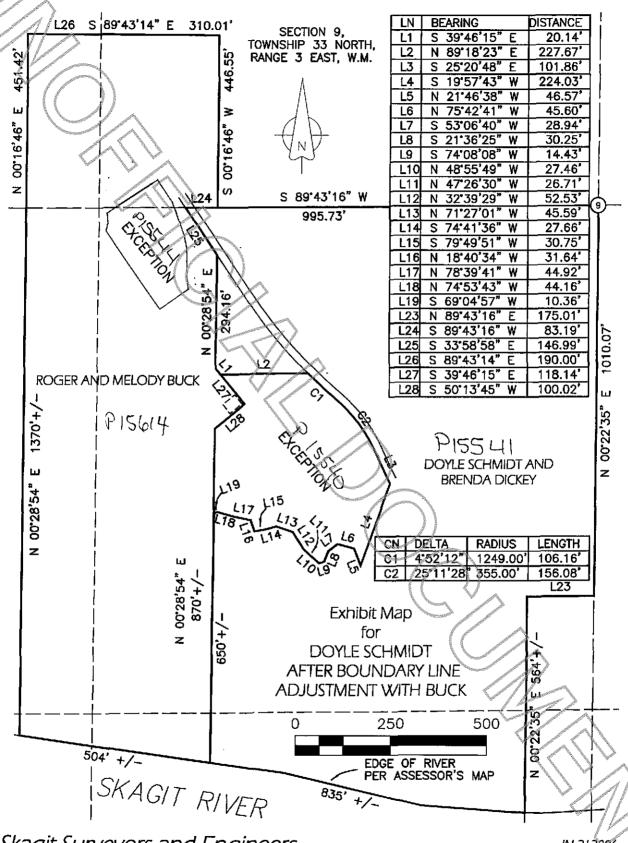
AND EXCEPT that portion of Government Lot 2, Section 9, Township 35 North, Range 3 East, W.M. described as follows

Commencing at the northeast corner of Government Lot 2; thence S 89°43'16"W, a distance of 995.74 feet to the northeast corner of the west 310.00 feet of Government Lot 2, as conveyed to Melodie Ann Buck and Roger D. Buck by Quit Claim Deed dated January 28, 1971 and recorded February 10, 1971, under AF#748655, records of Skagit County, Washington, and the point of beginning of this description; thence continuing S 89°43'16"W, a distance of 83.19 feet; thence S 33°58′58″E, a distance of 46.99 feet to a point on the west line of Lot 2 of Short Plat #58-78 as recorded in Volume 4 of Short Plats at page 123 under AF#8006240009, records of Skagit County, Washington; thence N 00°28'54"E along said west line, a distance of 122.29 feet to the point of beginning.

Together with and subject to easements of record.

11/26/14

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Skagit Surveyors and Engineers

806 Metcalf St., Sedro-Woolley, WA 98284

360.855.2121

Exhibit G

JN 213006 25NOV 14