

UNOFFICIAL DOCUMENT



When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Quitclaim Deed
(Boundary Line Adjustment)

Grantors: ^{NIELSEN} Betty ~~Neilsen~~, unmd.
Grantees: ^{NIELSEN} Betty ~~Neilsen~~, unmd.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20153670
SEP 11 2015

Legal Description: ptn E 1/2 Tr. 35, Burlington Acreage

Assessor's Property Tax Parcel or Account Nos.: P62475; P62500

Amount Paid \$0
Skagit Co. Treasurer
By *[Signature]* Deputy

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE, is made this 11TH day of SEPTEMBER 2015, between Betty ~~Neilsen~~, ^{NIELSEN} an unmarried person, Grantor, and Betty ~~Neilsen~~, ^{NIELSEN} an unmarried person, Grantee.

Recitals

- a. Grantor/ Grantee is the owner of the property bearing Skagit County Assessor's parcel nos. P62475 and P62500, described in the attached Exhibits A and B.
- b. Grantor/ Grantee wishes to adjust the boundaries between the two parcels, with a portion of P62475 (described in the attached Exhibit C) to be incorporated into P62500.
- c. The adjusted description of P62500 is attached as Exhibit D.
- d. The adjusted description of P62475 is attached as Exhibit E.
- c. A diagram showing the adjustment is attached hereto as Exhibit F.

Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, and for no monetary consideration, grantor does hereby QUIT CLAIM to grantee all of her 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 an additional building lot.

DATED: Sept. 11, 2015.

Betty Nielsen
BETTY NIELSEN

STATE OF WASHINGTON)

:ss

COUNTY OF SKAGIT)

On this day personally appeared before me Betty ~~Nielsen~~ ^{NIELSEN}, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 11TH day of SEPT., 2015.

BRUCE G. LISSER
NOTARY PUBLIC
My Commission Expires 7-14-2016

Bruce G. Lisser
NOTARY PUBLIC in and for the State of Washington,
residing at Wash. Nelson
My commission expires: 7-14-16
Name: Bruce G. Lisser

Exhibit "A"

**Betty Nielsen Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-62500)**

The East 120 feet of the South 210 feet of that portion of the East 1/2 of the West 1/2 of Tract 35, Plat of Burlington Acreage Property, as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, lying North of Fairhaven Avenue, as established.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Burlington, County of Skagit, State of Washington.

Exhibit "B"

**Betty Nielsen Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-62475)**

That portion of the West 134 feet of the East 1/2 of Tract 35, Plat of Burlington Acreage Property, as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, lying South of the Easterly extension of the South line of Lot 8 in Block 3 of Kloke's Addition to Burlington, as per plat recorded in Volume 7 of Plats, page 40, records of Skagit County, and lying North of the North line of Fairhaven Avenue, as established.

EXCEPT East 8 feet thereof as conveyed to Helen Aamot by Quit Claim deed recorded under Skagit County Auditor's File No. 8110120022;

TOGETHER WITH a strip of land described in Skagit County Superior Court Judgment No. 40937, dated October 5, 1981, being more particularly described as follows:

A strip of land located along the West line of a tract of land as described under Auditor's File No. 679256 as that portion of the West 134 feet of the East 1/2 of Tract 35, Plat of the Burlington Acreage Property, as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, lying South of the Easterly extension of the South line of Lot 8 in Block 3 of Kloke's Addition to Burlington, as per plat recorded in Volume 7 of Plats, page 40, records of Skagit County, and lying North of the North line of Fairhaven Avenue as established. Said strip of land being more particularly described as follows:

BEGINNING at the Northwest corner of the above-described tract;
thence South 85°26'48" West a distance of 10.41 feet;
thence South 0°01'54" West a distance of 146.75 feet;
thence North 86°55'48" West a distance of 0.50 feet;
thence South 0°31'51" West a distance of 32.43 feet;
thence North 89°26'57" East a distance of 11.55 feet;
thence North 0°05'29" West a distance of 179.86 feet to the POINT OF
BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Burlington, County of Skagit, State of Washington.

Exhibit "C"

**Portion of Nielsen Parcel No. P-62475
To be Boundary Line Adjusted into
Nielsen Parcel No. P-62500**

The West 8.50 feet (as measured perpendicular to the West line) of the South 210.00 feet (as measured perpendicular to the South line) of that portion of the East 1/2 of Tract 35, Plat of Burlington Acreage, as per plat recorded in Volume 1 of Plats, records of Skagit County, lying North of Fairhaven Avenue, as established.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Burlington, County of Skagit, State of Washington

Containing: 1,785 sq ft

APPROVAL

This Boundary Line Adjustment is not for the purpose of creating additional building lots.

APPROVED

Reviewed and approved in accordance with City of Burlington Code, Chapter 16.16.

City of Burlington

By: Margaret J. Gask
Title: Planning Director

Date: 9/11/15

Exhibit "D"

**Betty Nielsen Parcel
Skagit County Assessor's Parcel No. P-62500
After Boundary Line Adjustment**

The East 120.00 feet (as measured perpendicular to the East line) of the South 210.00 feet (as measured perpendicular to the South line) of that portion of the East 1/2 of the West 1/2 of Tract 35, Plat of Burlington Acreage Property, as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, lying North of Fairhaven Avenue, as established.

TOGETHER WITH the West 8.50 feet (as measured perpendicular to the West line) of the South 210.00 feet (as measured perpendicular to the South line) of that portion of the East 1/2 of Tract 35, Plat of Burlington Acreage, as per plat recorded in Volume 1 of Plats, records of Skagit County, lying North of Fairhaven Avenue, as established.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Burlington, County of Skagit, State of Washington

Containing: 26,985 sq ft

APPROVAL

This Boundary Line Adjustment is not for the purpose of creating additional building lots.

APPROVED

Reviewed and approved in accordance with City of Burlington Code, Chapter 16.16.

City of Burlington

By: Margaret J. Fisk
Title: Planning Director

Date: 9/11/15

Exhibit "E"

**Betty Nielsen Parcel
Skagit County Assessor's Parcel Number P-62475
After Boundary Line Adjustment**

That portion of the West 134.00 feet (as measured perpendicular to the West line) of the East 1/2 of Tract 35, Plat of Burlington Acreage Property, as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, lying South of the Easterly extension of the South line of Lot 8 in Block 3 of Kloke's Addition to Burlington, as per plat recorded in Volume 7 of Plats, page 40, records of Skagit County, and lying North of the North line of Fairhaven Avenue, as established.

EXCEPT East 8.00 feet (as measured perpendicular to the East line) thereof as conveyed to Helen Aamot by Quit Claim deed recorded under Skagit County Auditor's File No. 8110120022;

ALSO EXCEPT the West 8.50 feet (as measured perpendicular to the West line) of the South 210.00 feet (as measured perpendicular to the South line) of that portion of the East 1/2 of Tract 35, Plat of Burlington Acreage, as per plat recorded in Volume 1 of Plats, records of Skagit County, lying North of Fairhaven Avenue, as established.

TOGETHER WITH a strip of land described in Skagit County Superior Court Judgment No. 40937, dated October 5, 1981, being more particularly described as follows:

A strip of land located along the West line of a tract of land as described under Auditor's File No. 679256 as that portion of the West 134 feet of the East 1/2 of Tract 35, Plat of the Burlington Acreage Property, as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, lying South of the Easterly extension of the South line of Lot 8 in Block 3 of Kloke's Addition to Burlington, as per plat recorded in Volume 7 of Plats, page 40, records of Skagit County, and lying North of the North line of Fairhaven Avenue as established. Said strip of land being more particularly described as follows:

BEGINNING at the Northwest corner of the above-described tract;
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thence South 0°01'54" West a distance of 146.75 feet;
thence North 86°55'48" West a distance of 0.50 feet;
thence South 0°31'51" West a distance of 32.43 feet;
thence North 89°26'57" East a distance of 11.55 feet;
thence North 0°05'29" West a distance of 179.86 feet to the POINT OF
BEGINNING.

EXCEPT any portion thereof that falls within said Lot 8, Block 3, Plat of Kloke's Addition to Burlington.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Burlington County of Skagit, State of Washington.

Containing: 49,060 sq ft

APPROVAL

This Boundary Line Adjustment is not for the purpose of creating additional building lots.

APPROVED

Reviewed and approved in accordance with City of Burlington Code, Chapter 16.16.

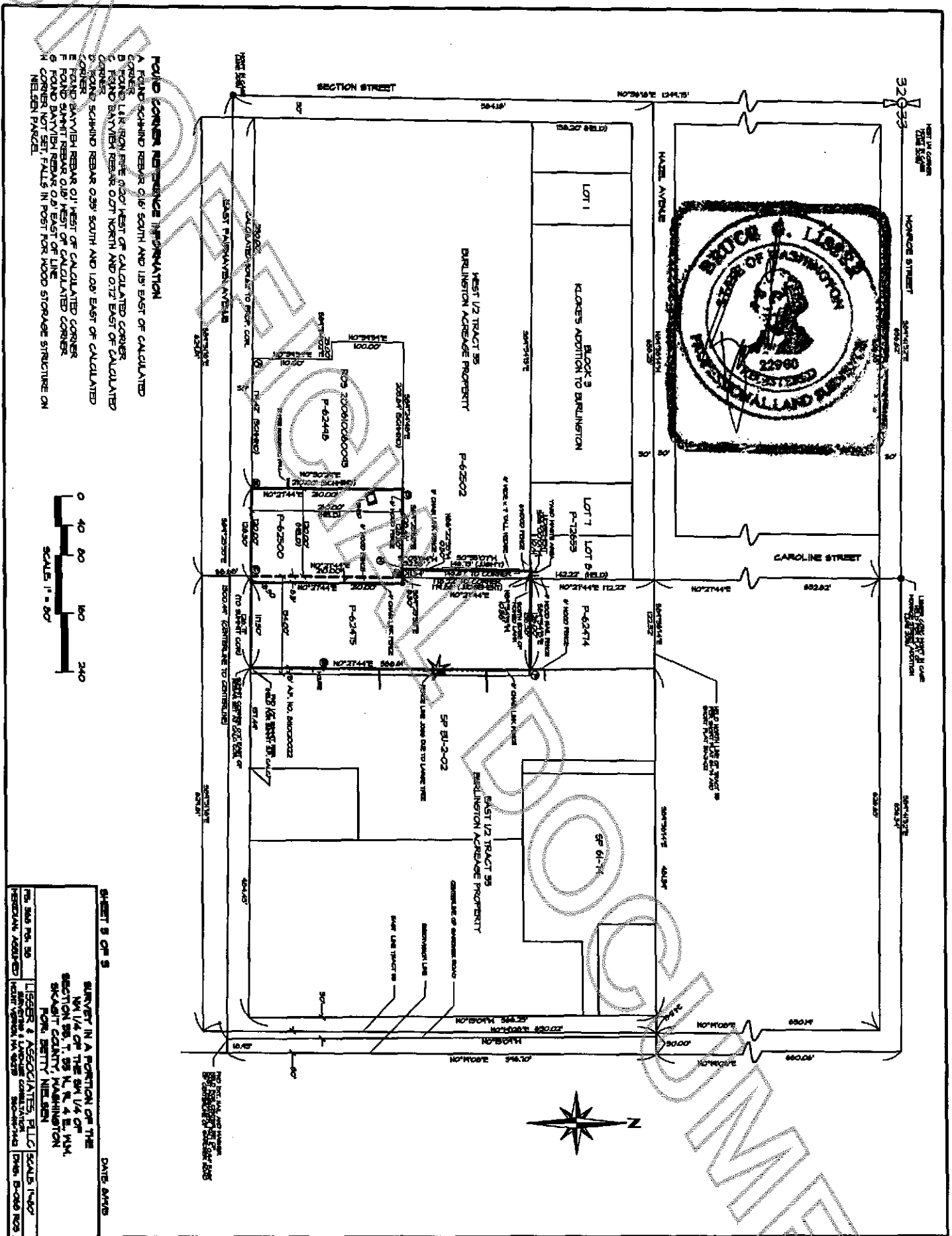
City of Burlington

By: Margaret S. Cook

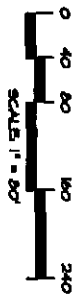
Date: 9/11/15

Title: Planning Director

EXHIBIT "II"



- FOUND CORNER REFERENCE INFORMATION**
- A. FOUND SCREWDRIVER REBAR 0.16' SOUTH AND 1.19' EAST OF CALCULATED CORNER
 - B. FOUND 1.18" IRON PIPE 0.20' WEST OF CALCULATED CORNER
 - C. FOUND BATTERY REBAR 0.07' NORTH AND 0.72' EAST OF CALCULATED CORNER
 - D. FOUND SCREWDRIVER REBAR 0.39' SOUTH AND 1.09' EAST OF CALCULATED CORNER
 - E. FOUND BATTERY REBAR 0.1' WEST OF CALCULATED CORNER
 - F. FOUND BATTERY REBAR 0.1' WEST OF CALCULATED CORNER
 - G. FOUND BATTERY REBAR 0.2' EAST OF LINE
 - H. CORNER NOT SET, FALLS IN POST FOR WOOD STORAGE STRUCTURE ON NIELSEN PARCEL



SHEET 5 OF 5

DATE: 08/15/2023

SURVEY IN A PORTION OF THE
 NW 1/4 OF THE SW 1/4 OF
 SECTION 35, T. 35 N. R. 4 E. N.W. 1/4
 SKAGHT COUNTY, WASHINGTON
 FOR: BETTY NIELSEN

LIBBER & ASSOCIATES, PLLC
 SURVEYING & LAND USE CONSULTANTS
 1001 10TH AVENUE, SUITE 200
 BURLINGTON, WA 98222

SCALE: 1" = 50'

DATE: 08/15/2023

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SEE RECORDED SURVEY MAP FOR FULL SCALE