

When recorded return to:



201509290043

Skagit County Auditor 9/29/2015 Page 1 of 5 \$76.00 1:44PM

Patricia L. Strong
5601 Pacific Avenue
Anacortes, WA 98221

Filed for Record at Request of
Patricia L. Strong

Grantor: Knoch, Dennis C. & Patricia C.
Grantee: Strong, Patricia L.
Abbreviated Legal: Portion of Block 15, First Plat of Ship Harbor
Tax Parcel Number(s): 3816-015-016-0008, P59000
3816-015-005-0001, P58995

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20153950
SEP 29 2015

Amount Paid \$
Skagit Co. Treasurer
By MF Deputy

QUIT CLAIM DEED

THE GRANTOR DENNIS C. KNOCH AND PATRICIA C. KNOCH, HUSBAND AND WIFE for and in consideration of **Boundary Adjustment and granting a Non-Exclusive Easement pursuant to Settlement Agreement** conveys and quit claims to PATRICIA L. STRONG, as her separate property, and her successors in interest, the following described real estate, situated in the County of Skagit State of Washington, together with all after acquired title of the Grantors therein:

THE EAST 2.50 FEET of the following described parcel:

Lots 15 and 16, Block 15, FIRST PLAT OF SHIP HARBOR, according to the plat thereof recorded in Volume 1 of Plats, page 13, records of Skagit County, Washington. Together with those portions of vacated alley and vacated "D" Avenue that attaches to said property by operation of law as set forth in Vacation Ordinance No. 2217, recorded February 3, 1992, under Auditor's File No. 9202030112, records of Skagit County, Washington.

TOGETHER WITH a Non-Exclusive Easement for ingress and egress over and across the existing Gravel Driveway traversing over "D" Avenue and over that portion of Grantor's parcel, as described in Exhibit "A", for the benefit of Grantee's parcel, as described in Exhibit "B", and depicted on Exhibit "C" attached hereto.

THE HEREIN DESCRIBED PROPERTY WILL BE COMBINED OR AGGREGATED WITH CONTIGUOUS PROPERTY OWNED BY THE GRANTEE. THIS BOUNDARY ADJUSTMENT IS NOT FOR THE PURPOSES OF CREATING AN ADDITIONAL BUILDING LOT.

Dated: ~~August~~ September 25, 2015 PK B

By [Signature]
Dennis C. Knoch

By [Signature]
Patricia C. Knoch

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Dennis C. Knoch and Patricia C. Knoch the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 25 Sep 2015 [Signature]

Notary Public in and for the State of Washington
Residing at: Fri Island
My appointment expires: 28 Feb 2018

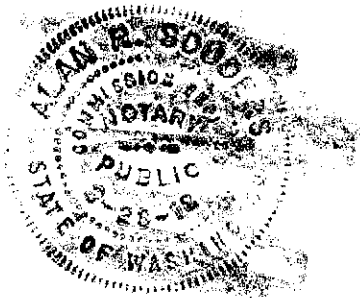


EXHIBIT "A"

"KNOCH" PARCEL (P59000) BEFORE BOUNDARY ADJUSTMENT:

Lots 15 and 16, Block 15, FIRST PLAT OF SHIP HARBOR, according to the plat thereof recorded in Volume 1 of Plats, page 13, records of Skagit County, Washington.

Together with those portions of vacated alley and vacated "D" Avenue that attaches to said property by operation of law as set forth in Vacation Ordinance No. 2217, recorded February 3, 1992, under Auditor's File No. 9202030112, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO EASEMENT FOR EXISTING GRAVEL DRIVEWAY FOR "STRONG" PARCEL (P58995):

That portion of Lots 15 and 16, Block 15, FIRST PLAT OF SHIP HARBOR, according to the plat thereof recorded in Volume 1 of Plats, page 13, records of Skagit County, Washington; AND those portions of vacated alley and vacated "D" Avenue that attaches to said property by operation of law as set forth in Vacation Ordinance No. 2217, recorded February 3, 1992, under Auditor's File No. 9202030112, records of Skagit County, Washington, *described as follows:*

Commencing at the Southwest corner of said Lot 15; thence South 88°40'02" East, 126.33 feet; Thence North 2°08'41" East, 81.99 feet, parallel with the East boundary of said lots 15 and 16, to the POINT OF BEGINNING; Thence South 2°08'41" West, 6.50 feet; Thence North 81°19'08" West, 50.77 feet to the North boundary of the South 15 feet of said vacated "D" Avenue; Thence South 88°41'16" East, 53.00 feet parallel to the North boundary of Lot 16 to the POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.

"KNOCH" PARCEL AFTER BOUNDARY ADJUSTMENT:

Lots 15 and 16, Block 15, FIRST PLAT OF SHIP HARBOR, according to the plat thereof recorded in Volume 1 of Plats, page 13, records of Skagit County, Washington.

Together with those portions of vacated alley and vacated "D" Avenue that attaches to said property by operation of law as set forth in Vacation Ordinance No. 2217, recorded February 3, 1992, under Auditor's File No. 9202030112, records of Skagit County, Washington.

EXCEPT THE EAST 2.50 FEET THEREOF.

Situate in the County of Skagit, State of Washington.

pls

EXHIBIT "B"

"STRONG" PARCEL (P58995) BEFORE BOUNDARY ADJUSTMENT:

Those portions of said Lots 1, 2, and 3 and the "vacated right of ways" of "D" Street and "Alley", in Block 15, "FIRST PLAT OF SHIP HARBOR," as per plat recorded in Volume 1 of Plats, page 13, records of Skagit County, Washington.

Beginning at said Southwest corner of Lot 2;
thence North 88°39'58" West along the Westerly extension of the South line of Lot 2 6.00 feet, to the centerline of the existing "alley";
thence North 02°08'53" East along said centerline 107.00 feet to the centerline of "D" Street (Pacific Avenue);
thence South 88°41'05" East along said centerline 84.31 feet;
thence South 02°08'12" West 129.81 feet;
thence North 88°38'23" West 78.33 feet to the West line of Lot 3;
thence North 02°08'53" East along said West line 22.76 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

"STRONG" PARCEL AFTER BOUNDARY ADJUSTMENT:

Those portions of said Lots 1, 2, and 3 and the "vacated right of ways" of "D" Street and "Alley", in Block 15, "FIRST PLAT OF SHIP HARBOR," as per plat recorded in Volume 1 of Plats, page 13, records of Skagit County, Washington.

Beginning at said Southwest corner of Lot 2;
thence North 88°39'58" West along the Westerly extension of the South line of Lot 2 6.00 feet, to the centerline of the existing "alley";
thence North 02°08'53" East along said centerline 107.00 feet to the centerline of "D" Street (Pacific Avenue);
thence South 88°41'05" East along said centerline 84.31 feet;
thence South 02°08'12" West 129.81 feet;
thence North 88°38'23" West 78.33 feet to the West line of Lot 3;
thence North 02°08'53" East along said West line 22.76 feet to the point of beginning.

TOGETHER WITH THE EAST 2.50 FEET of the following described parcel: Lots 15 and 16, Block 15, FIRST PLAT OF SHIP HARBOR, according to the plat thereof recorded in Volume 1 of Plats, page 13, records of Skagit County, Washington, and those portions of vacated alley and vacated "D" Avenue that attaches to said property by operation of law as set forth in Vacation Ordinance No. 2217, recorded February 3, 1992, under Auditor's File No. 9202030112, records of Skagit County, Washington.

ALSO TOGETHER WITH a Non-Exclusive Easement for ingress and egress over and across the existing Gravel Driveway traversing over "D" Avenue and over the following described parcel:

That portion of Lots 15 and 16, Block 15, FIRST PLAT OF SHIP HARBOR, according to the plat thereof recorded in Volume 1 of Plats, page 13, records of Skagit County, Washington; AND those portions of vacated alley and vacated "D" Avenue that attaches to said property by operation of law as set forth in Vacation Ordinance No. 2217, recorded February 3, 1992, under Auditor's File No. 9202030112, records of Skagit County, Washington, *described as follows:*

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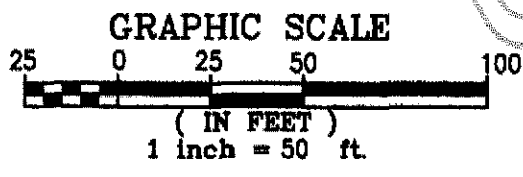
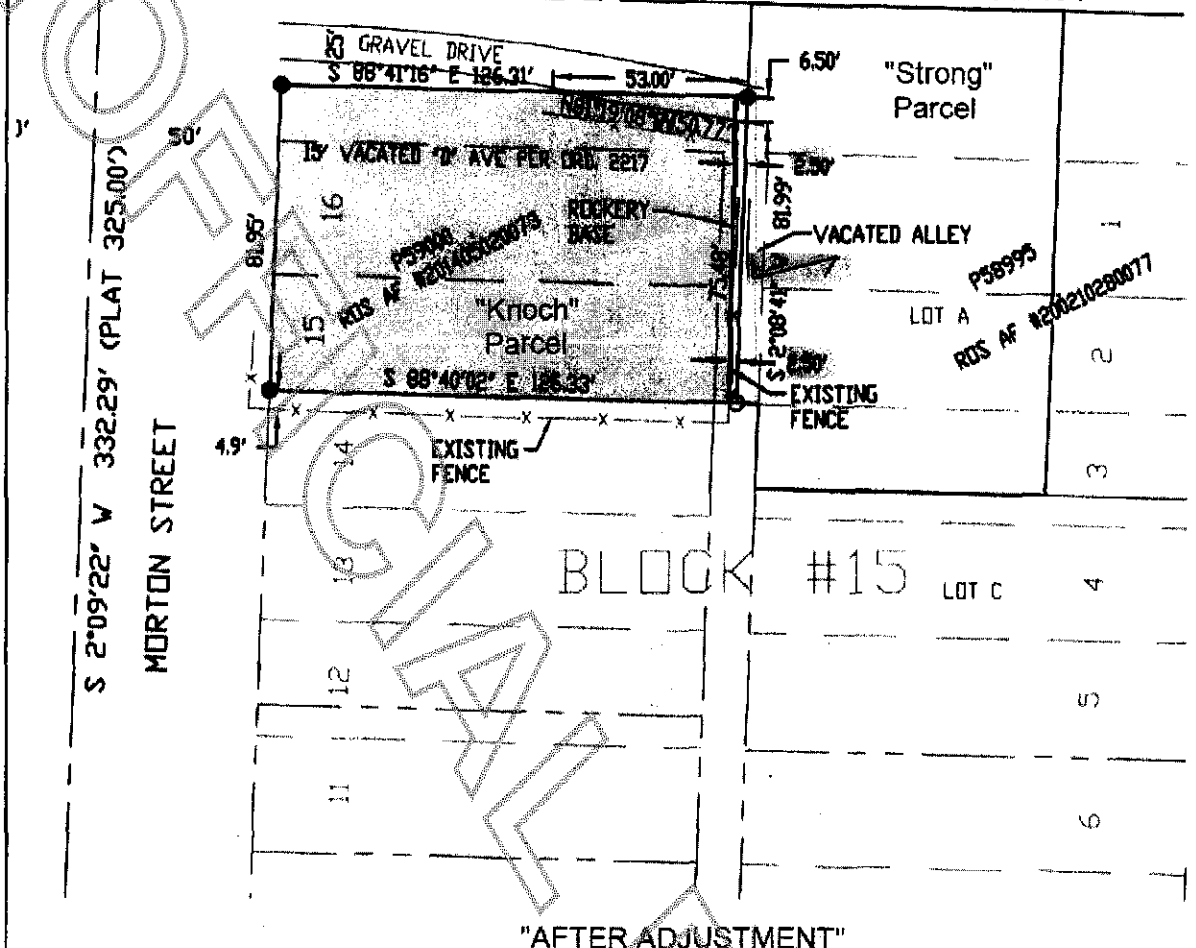
Situate in the County of Skagit, State of Washington.

pls

LEGEND

FENCE -x-x-x-

PACIFIC AVENUE ("D" AVENUE)
N 88°41'16" W 340.62' (PLAT 340.00')



HERRIGSTAD ENGINEERING & SURVEYING
4320 WHISTLE LAKE ROAD
ANACORTES, WA 98221 299-8804

EASEMENT ON PARCEL
P59000

SCALE: NOTED

EXHIBIT MAP

DATE: MAY 4, 2015

UNOFFICIAL DOCUMENT