



201608250055

Skagit County Auditor

\$86.00

8/25/2016 Page

1 of

14 3:23PM

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

GRANTEES: Roger D. and Melody Buck

ABBREVIATED LEGAL DESCRIPTION: Ptn W 1/2 of Section 9, Twp. 33N, Rng. 03E,
W.M.

ASSESSOR'S PARCELS/TAX ID NUMBERS: P15541 and P15614

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20163741
AUG 25 2016

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

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

GRANTORS: Doyle E. Schmidt and Brenda Dickey and Roger D.

GRANTEES: Roger D. and Melody Buck

ABBREVIATED LEGAL DESCRIPTION: Ptn W ½ of Section 9, Twp. 33N, Rng. 03E,
W.M.

ASSESSOR'S PARCELS/TAX ID NUMBERS: P15541 and P15614

THIS INDENTURE, made this 15th day of August, 2016, by Doyle E. Schmidt and Brenda Dickey, the Grantors, and the Grantees Roger D. and Melody Buck for this Boundary Line Adjustment.

RECITALS:

- A. The Grantors Doyle E. Schmidt and Brenda Dickey are the owners of property generally described as portions of the SW ¼ of the NW ¼ and the SE ¼ of the NW ¼ of Section 9, Township 33 North, Range 03 East, W.M., bearing Skagit County Assessor's Parcel number of: P15541, more particularly described in the attached **Exhibit A**.
- B. The Grantees Roger D. and Melody Buck are the owners of property generally described as portions of the SW ¼ of the NW ¼ and the SE ¼ of the NW ¼ of Section 9, Township 33 North, Range 03 East, W.M., bearing Skagit County Assessor's Parcel number: P15614, more particularly described in the attached **Exhibit B**.
- C. The parties wish to adjust the boundaries between their respective properties, with portions of the Grantor's property, being incorporated into the Grantees' property, as described in the attached **Exhibit C**.
- D. The descriptions of the new boundaries of all the subject properties, as the result of this boundary line adjustment, are set forth in the attached **Exhibits D and E**.

Skagit Surveyors and Engineers

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LEGAL DESCRIPTION

FOR

DOYLE SCHMIDT

OF

DOYLE SCHMIDT AND BRENDA DICKEY PARCEL
BEFORE BOUNDARY LINE ADJUSTMENT 2 WITH BUCK

October 15, 2015

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 said 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 S 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 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;

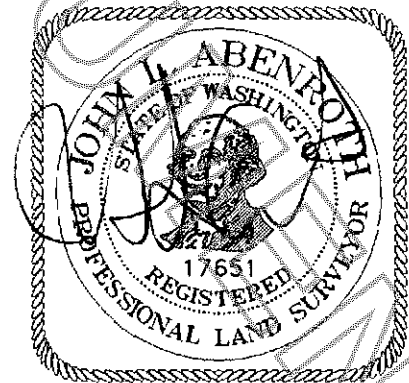


Exhibit A
Page 1 of 2

10/23/15

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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°40'34"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 said Government Lot 2; thence N 00°22'35"E along said east line to the point of beginning of this description.



10/23/15

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LEGAL DESCRIPTION FOR DOYLE SCHMIDT ROGER AND MELODY BUCK PARCEL BEFORE BOUNDARY ADJUSTMENT 2

October 15, 2015

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:

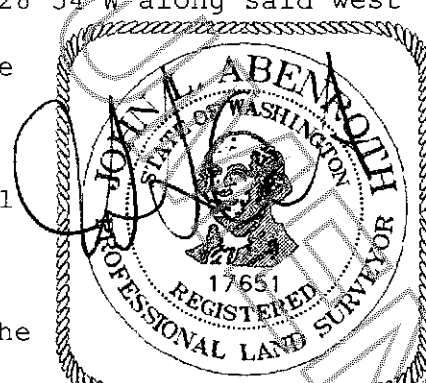
Beginning at the northwest corner of the southeast quarter of the northwest quarter of said Section 9; thence S 00°16'46"W along the west line of said subdivision, a distance of 864.7 feet to the point of beginning of this description; thence N 89°43'14"W, a distance of 190.00 feet; thence S 00°16'46"W, 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 Lot 2, Section 9, Township 33 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.

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



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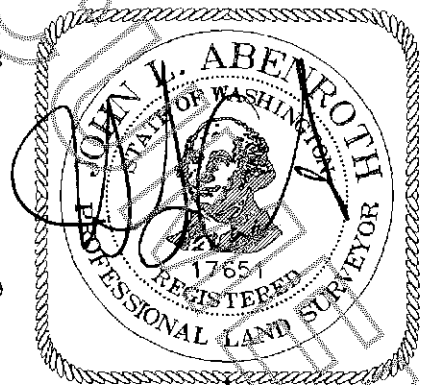
along the north bank of the Skagit River, to a point which is 310 feet east of the west line of said Government Lot 2 (as measured at right angles thereto); thence north parallel with the west line of said Government Lot 2, to the north line of thereof; thence westerly along the north line of Government Lots 1 and 2, a distance of 500 feet to the point of beginning.

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 33 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 146.99 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



10/23/19

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N 00°28'54"E along said west line, a distance of 122.29 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.



10/23/19

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

October 15, 2015

Beginning at the northeast corner of the west 310 feet of Government Lot 2, Section 9, Township 33 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.

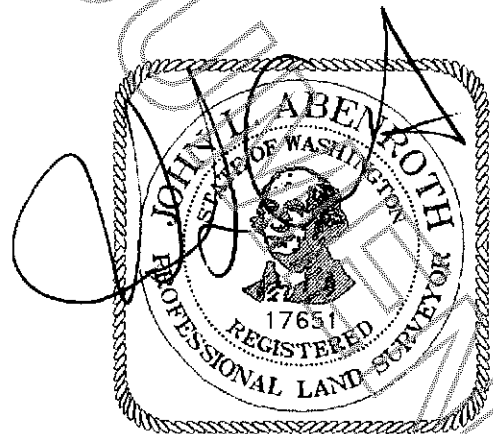


Exhibit C
Page 1 of 1

10/23/15

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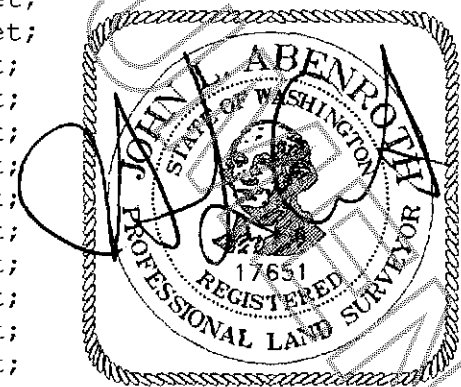
**LEGAL DESCRIPTION
FOR
DOYLE SCHMIDT
OF
DOYLE SCHMIDT AND BRENDA DICKEY PARCEL
AFTER BOUNDARY LINE ADJUSTMENT 2 WITH BUCK**

October 15, 2015

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 said Government Lot 2; thence S 00°28'54"W along the east line of said west 310 feet, a distance of 416.45 feet; thence S 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 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;
thence S 79°49'51"W, a distance of 30.75 feet;



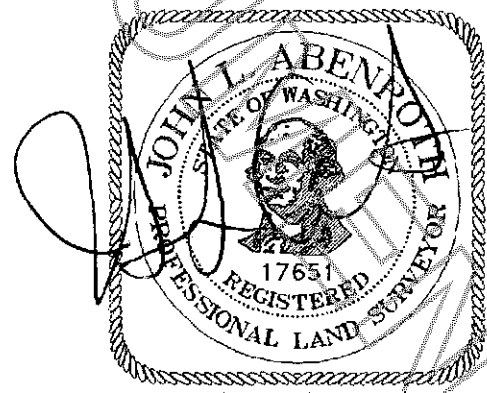
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thence N 18°40'34"W, a distance of 31.64 feet; thence N 78°39'41"W, a distance of 44.92 feet; thence N 74°53'43"W, a distance of 44.16 feet; thence S 69°04'57"W, a distance of 10.36 feet to a point on the west line of Lot 2 of said Short Plat; thence 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 28.8 acres.



10/23/15

Skagit Surveyors and Engineers

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LEGAL DESCRIPTION FOR DOYLE SCHMIDT ROGER AND MELODY BUCK PARCEL AFTER BOUNDARY ADJUSTMENT 2

October 15, 2015

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.

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

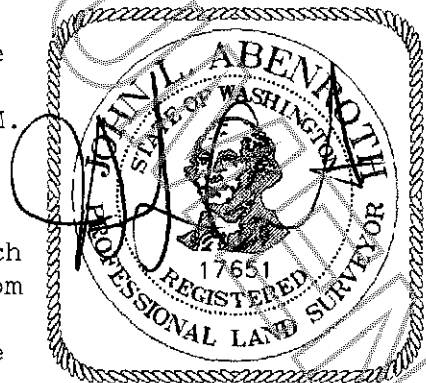


Exhibit E
Page 1 of 2

10/23/15

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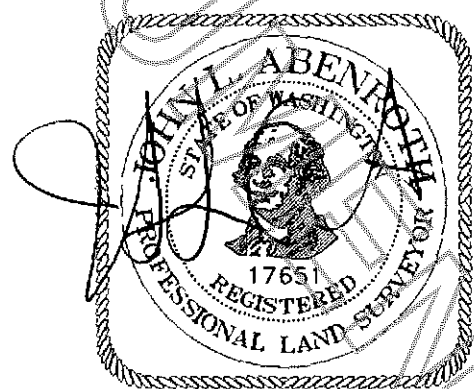
S 21°17'42"E, a distance of 27.77; thence S 19°12'33"E, a distance of 63.22 feet; thence S 12°36'03"E, a distance of 33.05 feet; thence S 00°54'00"E, a distance of 78.87 feet; thence S 6°45'05"E, a distance of 28.68 feet; thence S 54°46'14"W, a distance of 90.74 feet; thence N 35°13'46"W, a distance 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:

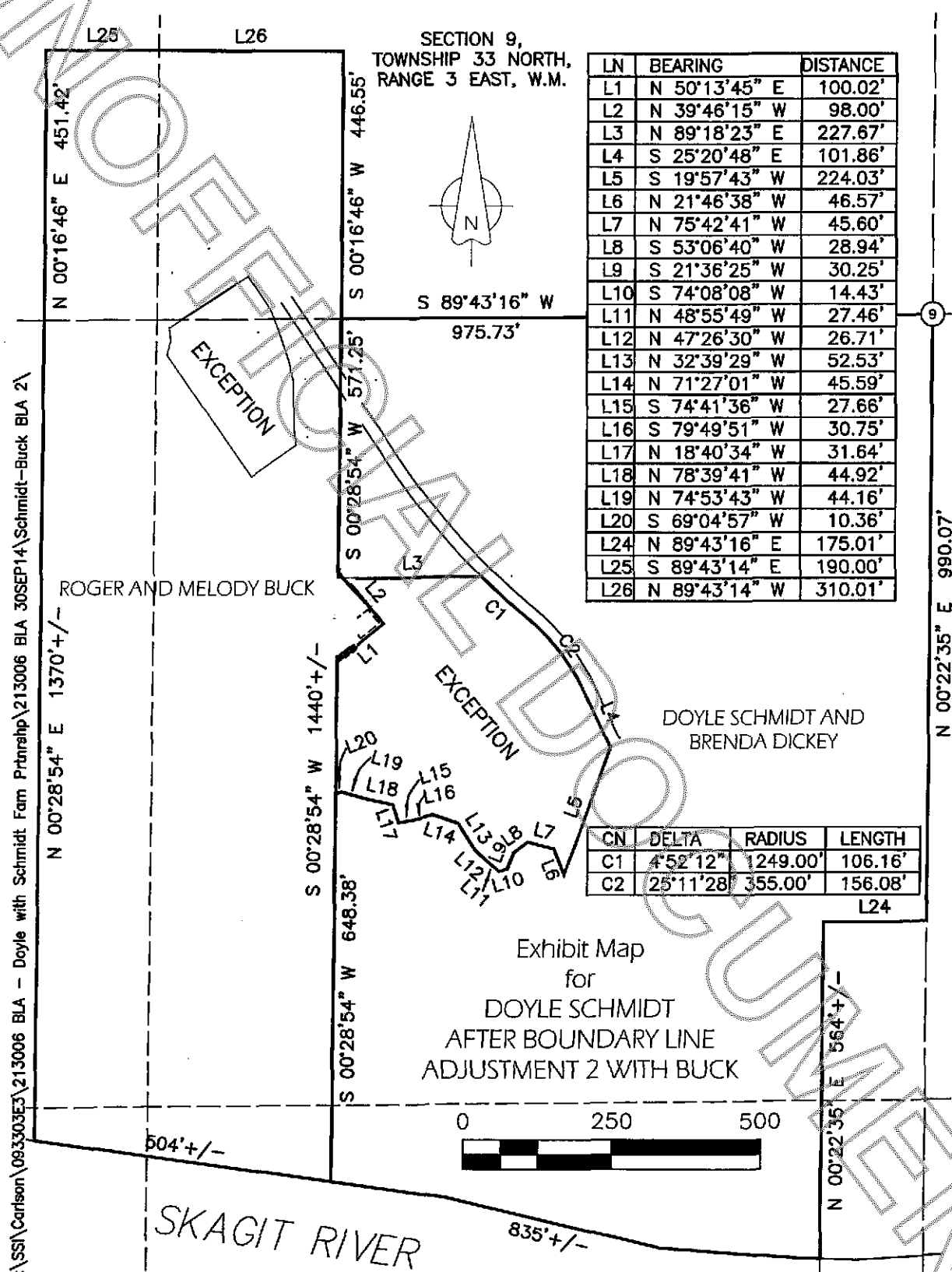
Commencing at a point on the north line of the southeast quarter of the northwest quarter of said Section 9 which lies N 89°43'16"E, a distance of 42.59 feet from the southwest corner thereof; thence N 56°47'47"E, a distance of 90.06 feet to the point of beginning of this description; thence S 36°36'14"E,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



10/23/19



LN	BEARING	DISTANCE
L1	N 50°13'45" E	100.02'
L2	N 39°46'15" W	98.00'
L3	N 89°18'23" E	227.67'
L4	S 25°20'48" E	101.86'
L5	S 19°57'43" W	224.03'
L6	N 21°46'38" W	46.57'
L7	N 75°42'41" W	45.60'
L8	S 53°06'40" W	28.94'
L9	S 21°36'25" W	30.25'
L10	S 74°08'08" W	14.43'
L11	N 48°55'49" W	27.46'
L12	N 47°26'30" W	26.71'
L13	N 32°39'29" W	52.53'
L14	N 71°27'01" W	45.59'
L15	S 74°41'36" W	27.66'
L16	S 79°49'51" W	30.75'
L17	N 18°40'34" W	31.64'
L18	N 78°39'41" W	44.92'
L19	N 74°53'43" W	44.16'
L20	S 69°04'57" W	10.36'
L24	N 89°43'16" E	175.01'
L25	S 89°43'14" E	190.00'
L26	N 89°43'14" W	310.01'

CN	DELTA	RADIUS	LENGTH
C1	4°52'12"	1249.00'	106.16'
C2	25°11'28"	355.00'	156.08'

P:\SSJ\Carlson\093303E3\213006 BLA - Doyle with Schmidt Farm Partnership\213006 BLA 30SEP14\Schmidt-Buck BLA 2\