



201608250056

Skagit County Auditor

\$84.00

8/25/2016 Page

1 of

12

3:24PM

Return to:

David D. Lowell  
P.O. Box 1346  
Burlington, WA 98233

DOCUMENT TITLE: Quit Claim Deed for Boundary Line Adjustment

GRANTORS: Roger D. and Melody Buck

GRANTEES: Schmidt Family Limited Partnership

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

ASSESSOR'S PARCELS/TAX ID NUMBERS: P15614 and P15612

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016 3742  
AUG 25 2016

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

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

**GRANTORS:** Roger D. and Melody Buck

**GRANTEES:** Schmidt Family Limited Partnership

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

**ASSESSOR'S PARCELS/TAX ID NUMBERS:** P15614 and P15612

**THIS INDENTURE**, made this 18<sup>th</sup> day of August, 2016, by Roger D. and Melody Buck, the Grantors, and the Grantees the Schmidt Family Limited Partnership for this Boundary Line Adjustment.

**RECITALS:**

- A. The Grantors Roger D. and Melody Buck are the owners of property generally described as portions of the SW 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4 of Section 9, Township 33 North, Range 03 East, W.M., bearing Skagit County Assessor's Parcel number of: P15614, more particularly described in the attached **Exhibit A**.
- B. The Grantees the Schmidt Family Limited Partnership are the owners of property generally described as portions of the SW 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4 of Section 9, Township 33 North, Range 03 East, W.M., bearing Skagit County Assessor's Parcel number: P15612, 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 properties, being incorporated into the Grantees' properties, 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**.

E. An exhibit map showing the adjusted boundaries of all of the subject properties is attached as **Exhibit F.**

**CONVEYANCE:**

**THEREFORE**, for and in consideration of the said boundary line adjustment, and for no monetary consideration, the 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.**

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

This Boundary Line Adjustment is approved by Grace Rorder of the Skagit County Planning and Development Services Department, on this 18 day of Aug. 2016.

Grace Rorder (Skagit County Signature)

Dated this 20<sup>th</sup> day of Apr. 2016

Roger D. Buck  
Roger D. Buck

Melody Buck  
Melody Buck

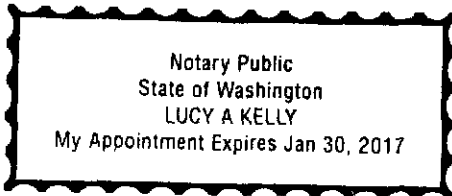
STATE OF WASHINGTON )  
) ss  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that Roger D. Buck & Melody Buck are the person(s) who signed this instrument, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 4-20-16

Signature: Lucy A Kelly

(print name) Lucy A. Kelly



NOTARY PUBLIC IN AND FOR THE STATE OF Washington

My appointment expires 1-30-2017

# — Skagit Surveyors and Engineers —

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

## LEGAL DESCRIPTION FOR SCHMIDT FAMILY PARTNERSHIP OF 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 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 A  
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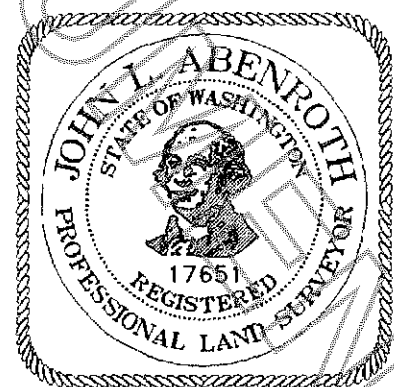
S 21°17'42"E, a distance of 27.77; thence S 19°12'33"E, a distance of 63.22 feet; thence S 12°36'03"E, a distance of 33.05 feet; thence S 00°54'00"E, a distance of 78.87 feet; thence S 6°45'05"E, a distance of 28.68 feet; thence S 54°46'14"W, a distance of 90.74 feet; thence N 35°13'46"W, a distance 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.



**Skagit Surveyors and Engineers**

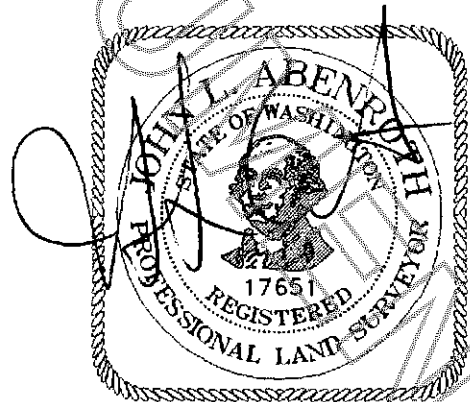
806 Metcalf St. Sedro-Woolley, WA 98284  
360.855.2121 360.855.1658(f)  
www.sseconsultants.com

**LEGAL DESCRIPTION  
FOR  
DOYLE SCHMIDT - SCHMIDT FAMILY PARTNERSHIP  
OF  
SCHMIDT FAMILY PARTNERSHIP PARCEL BEFORE BOUNDARY LINE  
ADJUSTMENT**

October 18, 2015

The west half of the northeast quarter of the northwest quarter of Section 9, Township 33 North, Range 3 East, W.M.; EXCEPT the east 330 feet of the north 396 feet thereof. Together with that portion of Lot 2 of Short Plat 58-78 filed in AF#8006240009 lying in the southeast quarter of the northwest quarter of Section 9, Township 33 North, Range 3 East, W.M.

Exhibit B  
Page 1 of 1



**Skagit Surveyors and Engineers**

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**LEGAL DESCRIPTION  
FOR  
DOYLE SCHMIDT - SCHMIDT FAMILY PARTNERSHIP  
OF  
PARCEL TO BE DEEDED FROM BUCK TO SCHMIDT FAMILY PARTNERSHIP**

October 18, 2015

Commencing at the northwest corner of the southeast quarter of the northwest quarter of Section 9, Township 33 North, Range 3 East, W.M.; thence S 00°16'46" W along the west line of said subdivision, a distance of 864.70 feet; thence S 89°43'14" E, a distance of 310.00 feet to the point of beginning of this description; thence N 89°43'14" W, a distance of 109.76 feet; thence S 45°16'46" E, a distance of 153.74 feet; thence N 00°16'46" E, a distance of 107.64 feet; to the point of beginning of this description.

Containing 5908 s.f.

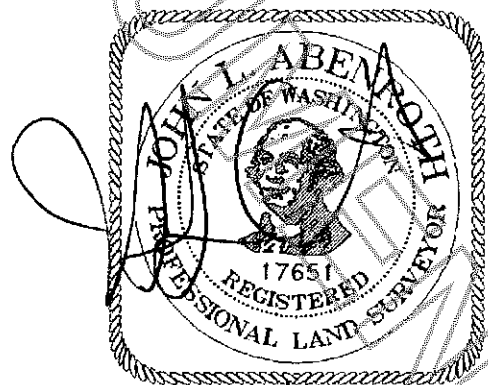


Exhibit C  
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10/23/19

# Skagit Surveyors and Engineers

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www.sseconsultants.com

## LEGAL DESCRIPTION FOR DOYLE SCHMIDT - SCHMIDT FAMILY PARTNERSHIP OF 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 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

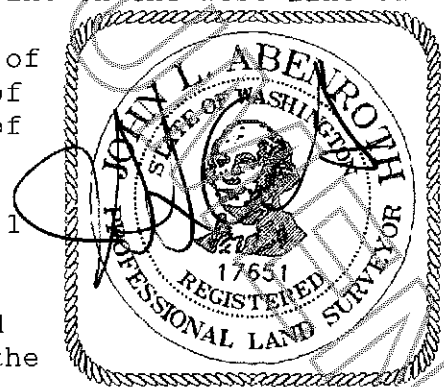


Exhibit D  
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# — Skagit Surveyors and Engineers —

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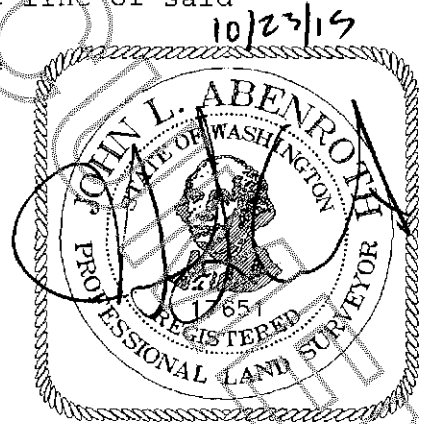
north bank of the Skagit River; thence easterly along the north bank of the Skagit River, to a point which is 310 feet east of the west line of said Government Lot 2 (as measured at right angles thereto); thence north parallel with the west line of said Government Lot 2, to the north line of thereof; 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 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 Commencing at the northwest corner of the southeast quarter of the northwest quarter of Section 9, Township 33 North, Range 3 East, W.M.; thence S 00°16'46" W along the west line of said subdivision, a distance of 864.70 feet; thence S 89°43'14" E, a distance of 310.00 feet to the point of beginning of this description; thence N 89°43'14" W, a distance of 109.76 feet; thence S 45°16'46" E, a distance of 153.74 feet; thence N 00°16'46" E, a distance of 107.64 feet; to the point of beginning of this description.

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



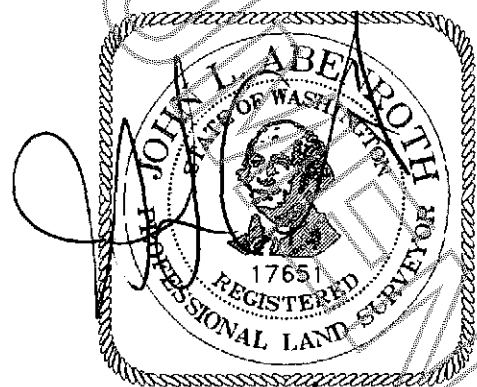
# — Skagit Surveyors and Engineers —

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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.



10/23/19

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**LEGAL DESCRIPTION  
FOR  
BOYLE SCHMIDT - SCHMIDT FAMILY PARTNERSHIP  
OF  
SCHMIDT FAMILY PARTNERSHIP PARCEL  
AFTER BOUNDARY LINE ADJUSTMENT**

October 18, 2015

The west half of the northeast quarter of the northwest quarter of Section 9, Township 33 North, Range 3 East, W.M.; EXCEPT the east 330 feet of the north 396 feet thereof.

TOGETHER WITH that portion of Lot 2 of Short Plat 58-78 filed in AF#8006240009 lying in the southeast quarter of the northwest quarter of Section 9, Township 33 North, Range 3 East, W.M.

AND TOGETHER WITH Commencing at the northwest corner of the southeast quarter of the northwest quarter of Section 9, Township 33 North, Range 3 East, W.M.; thence S 00°16'46" W along the west line of said subdivision, a distance of 864.70 feet; thence S 89°43'14" E, a distance of 310.00 feet to the point of beginning of this description; thence N 89°43'14" W, a distance of 109.76 feet; thence S 45°16'46" E, a distance of 153.74 feet; thence N 00°16'46" E, a distance of 107.64 feet; to the point of beginning of this description.

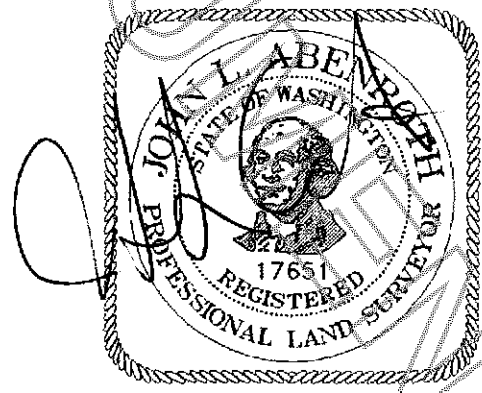
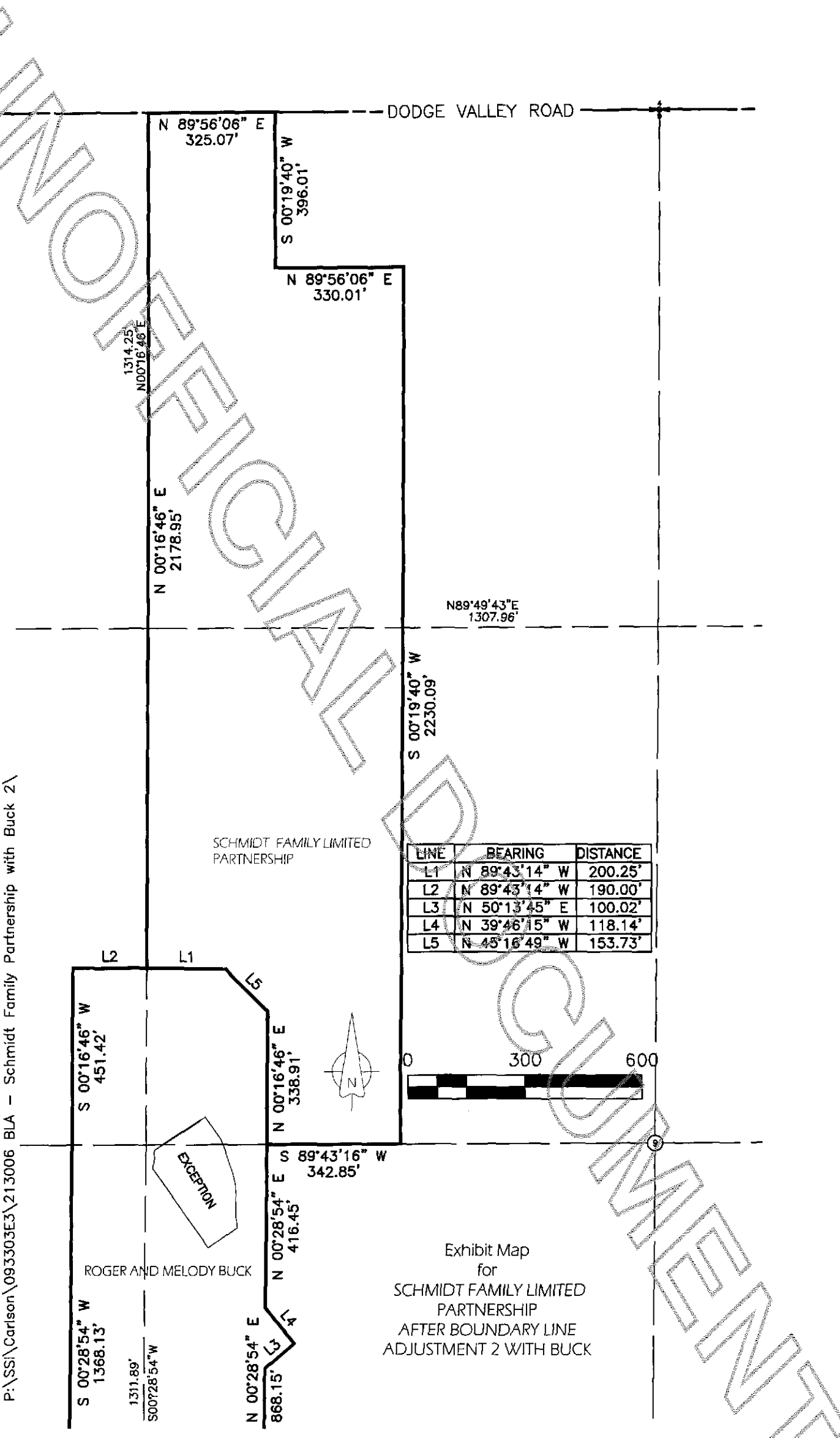


Exhibit E  
Page 1 of 1

10/23/15

P:\SSI\Carlson\093303E3\213006 BLA - Schmidt Family Partnership with Buck 2\



N 89°56'06" E  
325.07'

S 00°19'40" W  
396.01'

N 89°56'06" E  
330.01'

1314.25'  
N00°16'46" E

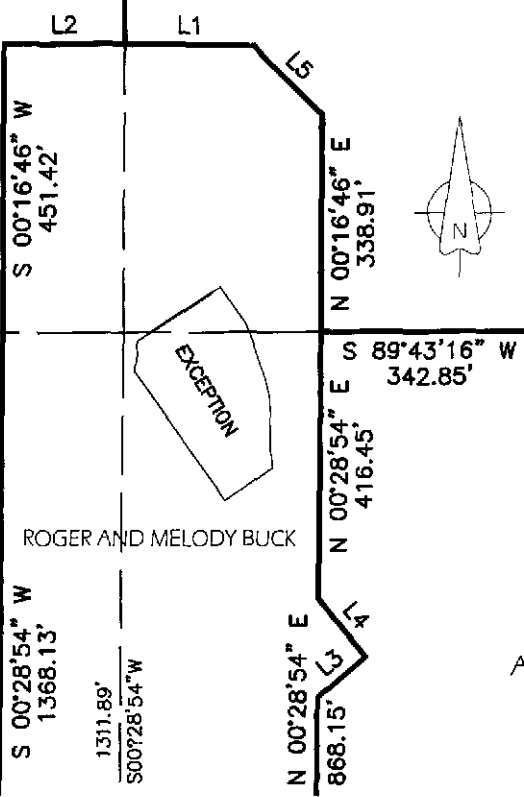
N 00°16'46" E  
2178.95'

N89°49'43"E  
1307.96'

S 00°19'40" W  
2230.09'

SCHMIDT FAMILY LIMITED PARTNERSHIP

LINE	BEARING	DISTANCE
L1	N 89°43'14" W	200.25'
L2	N 89°43'14" W	190.00'
L3	N 50°13'45" E	100.02'
L4	N 39°46'15" W	118.14'
L5	N 45°16'49" W	153.73'



S 00°16'46" W  
451.42'

S 00°28'54" W  
1368.13'

1311.89'  
S00°28'54"W

N 00°28'54" E  
868.15'

N 00°28'54" E  
416.45'

N 00°16'46" E  
338.91'

S 89°43'16" W  
342.85'

ROGER AND MELODY BUCK

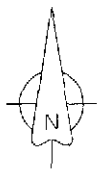


Exhibit Map  
for  
SCHMIDT FAMILY LIMITED PARTNERSHIP  
AFTER BOUNDARY LINE  
ADJUSTMENT 2 WITH BUCK