



201612080001

Skagit County Auditor

\$79.00

12/8/2016 Page

1 of

7

9:04AM

When recorded return to:

819 Commercial Ave., Suite G
Anacortes, WA 98221

Filed for record at request of:

Irving Construction
#M-21148

Quit Claim Deed

THE GRANTORS **Dale A. Fowler and Elizabeth Wilson-Fowler, Husband & Wife; AND Irving Construction Corporation, a Washington corporation**

for and in consideration of **Boundary Line Adjustment, 458-61A-109(2)(b)**
grants and conveys to

THE GRANTEES **Dale A. Fowler and Elizabeth Wilson-Fowler, Husband & Wife; AND Irving Construction Corporation, a Washington corporation**

Recitals

- A. Fowlers are the owners of parcel #p126321.
- B. Irving Construction Corp. is the owner of parcels #p58251, #p132138, #p132139, #p58253, #p102477, #p102478.
- C. The above parties wish to adjust the boundaries of their properties.
- D. The legal description of the properties are described as follows:

Exhibit 'A' – Legal Description Prior to Adjustment

Exhibit 'B' – Legal Description After Adjustment

Abbrev. Legal: Ptn. Blocks 1120 & 1121, "NORTHERN PACIFIC ADD TO ANACORTES"

Tax Parcel Numbers:

(p126321) 3809-120-003-0000; (p58251) 3809-120-011-0000; (p132138) 3809-120-011-0000;
(p132139) 3809-120-011-0000; (p58253) 3809-121-000-0001; (p102477) 3809-121-008-0100;
(p102478) 3809-121-004-0100

In consideration of the subject Boundary Line Adjustment(s) and for no monetary consideration, the parties hereby convey, quit claim and adjust the subject boundaries as outlined within the attached Exhibits A and B. Further, this boundary adjustment is given to adjust the subject boundaries based upon City of Anacortes No. COA BLA-2016-1007 and that survey recorded under Skagit County Auditor's File No. 201607290121.

Dated: 11-4, 2016

Dale A. Fowler

Elizabeth Wilson-Fowler

W. Scott Irving, President
Irving Construction Corporation

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 5535
DEC 08 2016

Amount Paid
Skagit Co. Treasurer
By Deputy

STATE OF WASHINGTON }

)ss

County of Skagit Spokane

I certify that I know or have satisfactory evidence that **Dale A. Fowler** is the individual who appeared before me and said individual acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

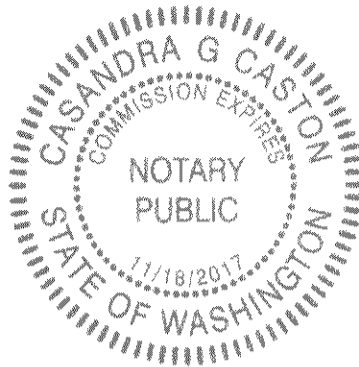
Dated this 4 day of Nov, 2016.

[Signature]

Notary Public in and for the

State of Washington, residing at Spokane

My appointment expires 11-18-17



STATE OF WASHINGTON }

)ss

County of Skagit Spokane

I certify that I know or have satisfactory evidence that **Elizabeth Wilson-Fowler** is the individual who appeared before me and said individual acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

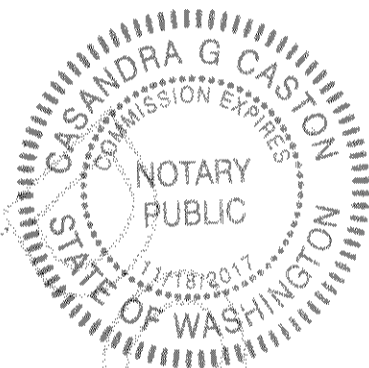
Dated this 4 day of Nov, 2016.

[Signature]

Notary Public in and for the

State of Washington, residing at Spokane

My appointment expires 11-18-17



STATE OF WASHINGTON }

)ss

County of Skagit }

I certify that I know or have satisfactory evidence that **W. Scott Irving**, as **President of Irving Construction Corporation** is the individual who appeared before me and said individuals acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument with full authority to execute on behalf of said corporation.

Dated this 14 day of Nov, 2016.

Kay F. Springer

Notary Public in and for the

State of Washington, residing at Anacortes

My appointment expires 11-30-17



EXHIBIT "A"

LEGAL DESCRIPTION PRIOR TO ADJUSTMENT

PARCEL A: (Area before adjustment 7500 square feet)

Lots 1, 2 and the East 5 feet of Lot 3, Block 1120, "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

EXCEPT the South 10 feet thereof.

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

PARCEL B: (Area before adjustment 7500 square feet)

The West 25 feet of Lot 3 and all of lot 4 and the East 20 feet of Lot 5, Block 1120, "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

EXCEPT the South 10 feet thereof.

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

PARCEL C: (Area before adjustment 14,150 square feet)

The West 10 feet of Lot 5 and all of Lots 6, 7, 8 and the East 15 feet of Lot 9, Block 1120, "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

TOGETHER WITH the South 10 feet of Lots 1 through 4 and the West 20 feet of lot 5.

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

PARCEL D: (Area before adjustment 8250 square feet)

The East 15 feet of Lot 9 and all of lots 10 and 11, Block 1120, "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

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

PARCEL E: (Area before adjustment 37,400 square feet)

Lots 1 through 11, inclusive, Block 1121, "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

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

EXHIBIT "B"

LEGAL DESCRIPTION AFTER ADJUSTMENT

Lot 1: (Area after adjustment 7,500 square feet)

That portion of Lots 1 and 2 and the platted alley of Block 1120, "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, described as follows:

BEGINNING in the Northeast corner of said Lot 1;
thence South $20^{\circ}38'00''$ East, 110.30 feet;
thence South $69^{\circ}22'00''$ West, 68.00 feet;
thence North $20^{\circ}38'00''$ West, 110.30 feet;
thence North $69^{\circ}22'00''$ East, 68.00 feet.

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

Lot 2: (Area after adjustment 7,500 square feet)

That portion of Lots 2, 3, 4 & 5 and the platted alley of Block 1120, "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, described as follows:

COMMENCING in the Northeast corner of said Lot 1;
thence South $69^{\circ}22'00''$ West, 68.00 feet to the POINT OF BEGINNING;
thence South $20^{\circ}38'00''$ East, 110.30 feet;
thence South $69^{\circ}22'00''$ West, 68.00 feet;
thence North $20^{\circ}38'00''$ West, 110.30 feet;
thence North $69^{\circ}22'00''$ East, 68.00 feet TO THE POINT OF BEGINNING.

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

Lot 3: (Area after adjustment 7,500 square feet)

That portion of Lots 5, 6 & 7 and the platted alley of Block 1120, "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, described as follows:

COMMENCING in the Northeast corner of said Lot 1;
thence South $69^{\circ}22'00''$ West, 136.00 feet to the POINT OF BEGINNING;
thence South $20^{\circ}38'00''$ East, 110.30 feet;
thence South $69^{\circ}22'00''$ West, 68.00 feet;
thence North $20^{\circ}38'00''$ West, 110.30 feet;
thence North $69^{\circ}22'00''$ East, 68.00 feet TO THE POINT OF BEGINNING.

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

Lot 4: (Area after adjustment 7,500 square feet)

That portion of Lots 7, 8 & 9 and the platted alley of Block 1120, "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, described as follows:

COMMENCING in the Northeast corner of said Lot 1;
thence South $69^{\circ}22'00''$ West, 204.00 feet to the POINT OF BEGINNING;
thence South $20^{\circ}38'00''$ East, 110.30 feet;
thence South $69^{\circ}22'00''$ West, 68.00 feet;
thence North $20^{\circ}38'00''$ West, 110.30 feet;
thence North $69^{\circ}22'00''$ East, 68.00 feet TO THE POINT OF BEGINNING.

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

Lot 5: (Area after adjustment 7,500 square feet)

That portion of Lots 9, 10 & 11 and the platted alley of Block 1120, "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, described as follows:

COMMENCING in the Northeast corner of said Lot 1;
thence South 69°22'00" West, 272.00 feet to the POINT OF BEGINNING;
thence South 20°38'00" East, 110.30 feet;
thence South 69°22'00" West, 68.00 feet;
thence North 20°38'00" West, 110.30 feet;
thence North 69°22'00" East, 68.00 feet TO THE POINT OF BEGINNING.

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

Lot 6: (Area after adjustment 7,500 square feet)

That portion of Lots 9, 10 & 11 of Block 1121, "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, described as follows:

Beginning in the Southwest corner of said Lot 11;
thence North 20°38'00" West, 109.70 feet;
thence North 69°22'00" East, 68.37 feet;
thence South 20°38'00" East, 109.70 feet;
thence South 69°22'00" West, 68.37 feet TO THE POINT OF BEGINNING.

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

Lot 7: (Area after adjustment 7,500 square feet)

That portion of Lots 7, 8 & 9 of Block 1121, "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, described as follows:

COMMENCING in the Southeast corner of said Lot 11;
thence North 69°22'00" East, 68.37 feet to the POINT OF BEGINNING;
thence North 20°38'00" West, 109.70 feet;
thence North 69°22'00" East, 68.37 feet;
thence South 20°38'00" East, 109.70 feet;
thence South 69°22'00" West, 68.37 feet TO THE POINT OF BEGINNING.

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

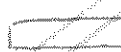
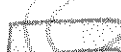




Lot 8: (Area after adjustment 22,298 square feet)

That portion of Lots 1 through 6 & 7 of Block 1121, "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, described as follows:

Beginning in the Southwest corner of said Lot 1;
thence North 20°38'00" West, 109.70 feet;
thence South 69°22'00" West, 203.26 feet;
thence South 20°38'00" East, 109.70 feet;
thence North 69°22'00" East, 203.26 feet TO THE POINT OF BEGINNING.

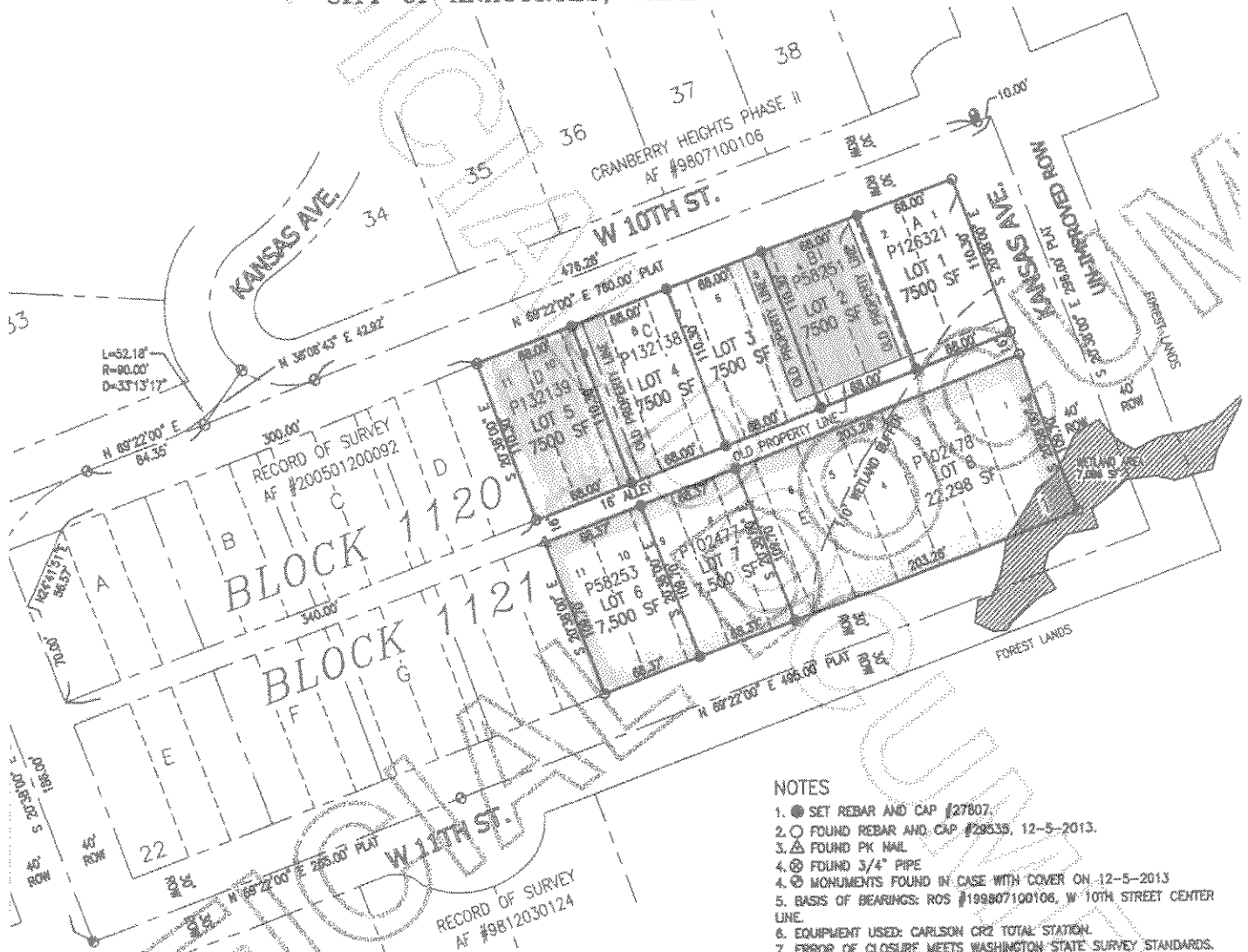
Situate in the City of Anacortes, County of Skagit, State of Washington.

ALL BEFORE

-  = PARCEL 'A'
-  = PARCEL 'B'
-  = PARCEL 'C'
-  = PARCEL 'D'
-  = PARCEL 'E'
-  = PARCEL 'F'

PARCELS 'BEFORE' ADJUSTMENT

WEST 10TH STREET BOUNDARY LINE ADJUSTMENT #2 IN THE S.E. 1/4 OF THE S.W. 1/4, SEC. 23, TWP 35 N., RNG 1 E., W.M. CITY OF ANACORTES, WASHINGTON



NOTES

1. ● SET REBAR AND CAP #27807
2. ○ FOUND REBAR AND CAP #29535, 12-5-2013.
3. △ FOUND PK NAIL
4. ⊕ FOUND 3/4" PIPE
4. ⊕ MONUMENTS FOUND IN CASE WITH COVER ON 12-5-2013
5. BASIS OF BEARINGS: ROS #199807100106, W 10TH STREET CENTER LINE.
6. EQUIPMENT USED: CARLSON CR2 TOTAL STATION.
7. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
8. SURVEY METHOD: STANDARD FIELD TRAVERSE
9. THIS IS A BOUNDARY SURVEY ONLY, UTILITIES WERE NOT INVESTIGATED.

PROPERTY OWNERS









IRVING CONSTRUCTION CORPORATION
819 COMMERCIAL AVE. STE G
ANACORTES, WA 98221

DALE & ELIZABETH FOWLER
1705 6TH STREET
ANACORTES, WA 98221

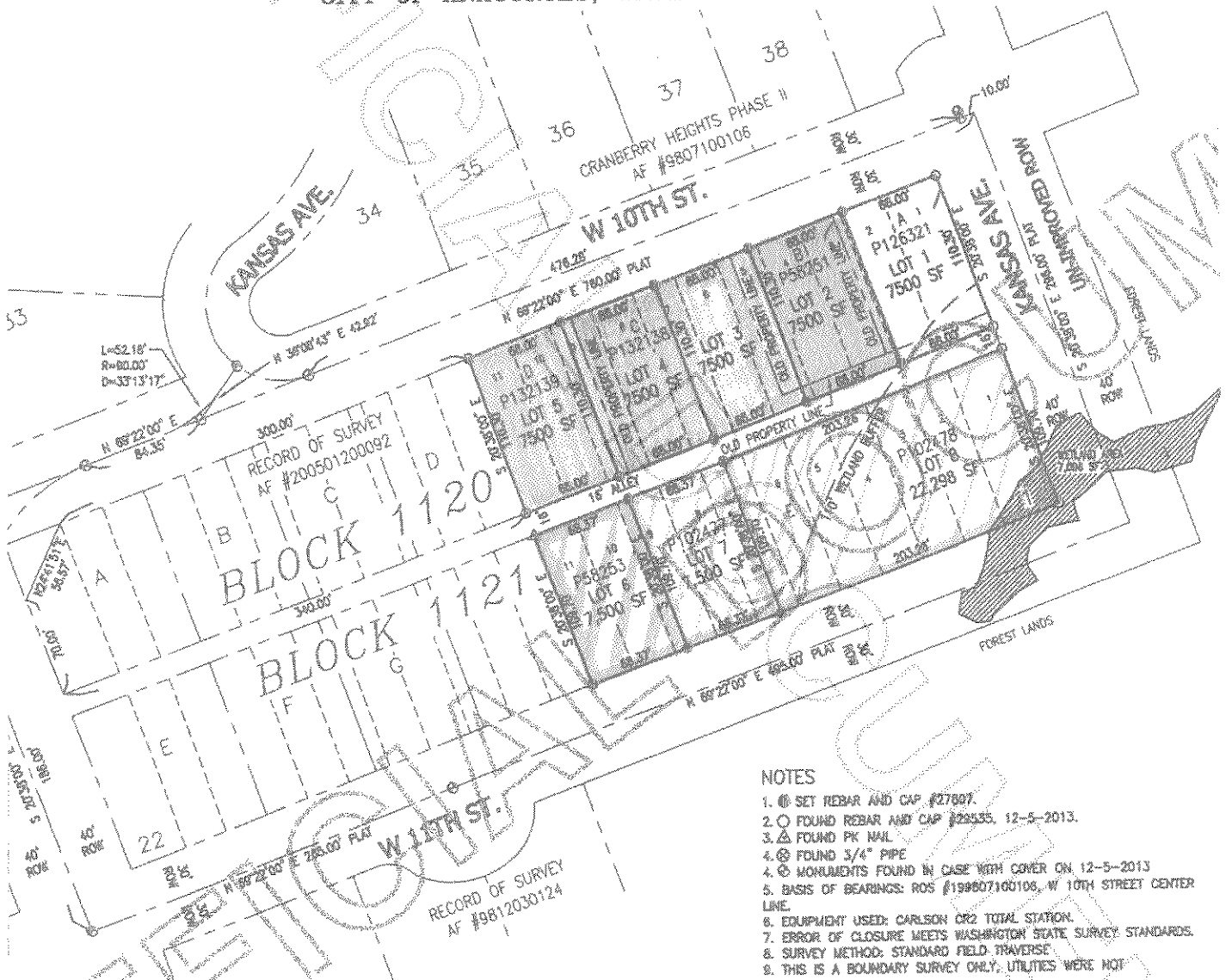
GRAPHIC SCALE



PARCELS 'AFTER' ADJUSTMENT

- All 'AFTER'
-  = LOT 1
 -  = LOT 2
 -  = LOT 3
 -  = LOT 4
 -  = LOT 5
 -  = LOT 6
 -  = LOT 7
 -  = LOT 8

WEST 10TH STREET BOUNDARY LINE ADJUSTMENT #2 IN THE S.E. 1/4 OF THE S.W. 1/4, SEC. 23, TWP 35 N., RNG 1 E., W.M. CITY OF ANACORTES, WASHINGTON



NOTES

1. (⊙) SET REBAR AND CAP #27807.
2. (○) FOUND REBAR AND CAP #29535, 12-5-2013.
3. (△) FOUND PK NAIL.
4. (⊙) FOUND 3/4" PIPE.
5. (⊙) MONUMENTS FOUND IN CASE WITH COVER ON 12-5-2013.
6. BASIS OF BEARINGS: ROS #199807100108, W 10TH STREET CENTER LINE.
7. EQUIPMENT USED: CARLSON CR2 TOTAL STATION.
8. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
9. SURVEY METHOD: STANDARD FIELD TRAVERSE.
10. THIS IS A BOUNDARY SURVEY ONLY; UTILITIES WERE NOT INVESTIGATED.

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