

When recorded return to:



201703020118

Skagit County Auditor \$77.00
3/2/2017 Page 1 of 5 2:29PM

QUIT CLAIM DEED

THE GRANTOR

Peter Downing, a single man

for and in consideration of

0 \$

conveys and quit claims to

Larry Bughi, a single man

the following described real estate, situated in the County of Skagit, State of Washington.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017815
MAR - 2 2017

Abbreviated Legal: (Required if full legal not inserted above)

See attached legal

Tax Parcel Number(s): P58109

Dated: 3-2-17

Amount Paid \$0
Skagit Co. Treasurer
By HS Deputy

Peter Downing

Peter Downing

State of WASHINGTON
County of SKAGIT } SS:

I certify that I know or have satisfactory evidence that PETER DOWNING the person who appeared before me, and said person acknowledge that PETER DOWNING signed this instrument and acknowledge it to be free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3-2-17

[Signature]

Notary Public in and for the State of WASHINGTON
Residing at: COUPEVILLE
My appointment expires: 11-16-2020

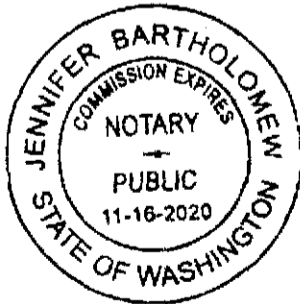


EXHIBIT B

LEGAL DESCRIPTION AFTER ADJUSTMENT

PARCEL "A"

That portion of Lot 1 and Lot 2, "PLAT OF NORMAN & WOOD'S SUB-DIVISION," as per plat recorded in Volume 4 of Plats, page 56, records of Skagit County, Washington, described as follows:

BEGINNING in the Southwest corner of said Lot 1; thence North 260.00 feet, along the West boundary of said Lot 1 to the Northwest corner of said Lot 1; thence East 69.11 feet, along the North boundary of said Lot 1; thence South 54.00 feet; thence East 26.13 feet; thence South $10^{\circ}46'49''$ West, 33.84 feet; thence South $15^{\circ}53'58''$ West, 24.79 feet; thence South $4^{\circ}44'08''$ West, 28.09 feet; thence South 120.91 feet to the Southeast corner of said Lot 1; thence West 79.80 feet to the POINT OF BEGINNING.

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

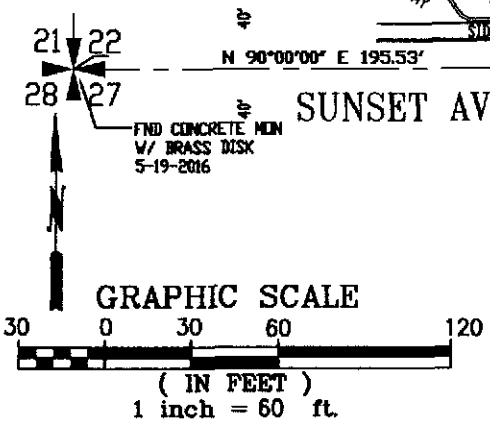
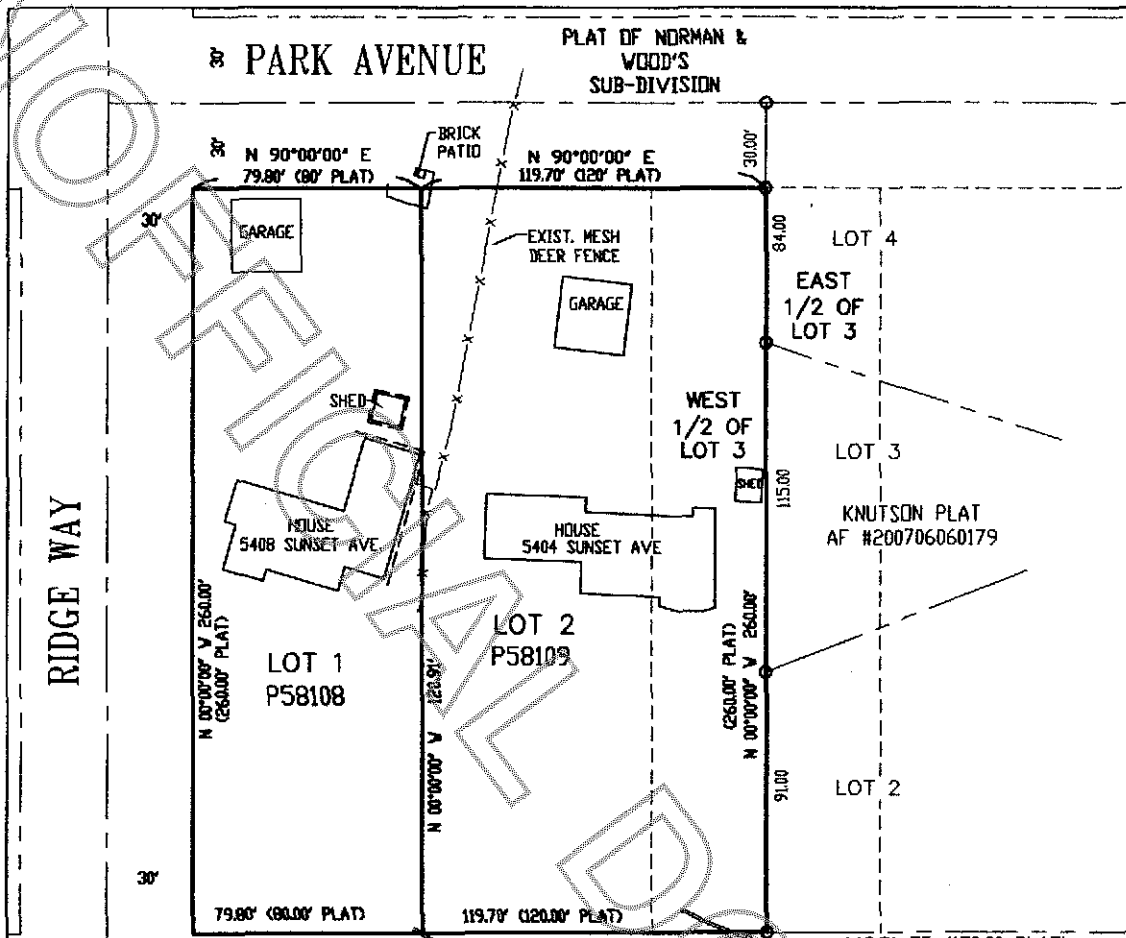
PARCEL "B"

That portion of Lot 1 and Lot 2 and all of the West 1/2 of Lot 3, "PLAT OF NORMAN & WOOD'S SUB-DIVISION," as per plat recorded in Volume 4 of Plats, page 56, records of Skagit County, Washington, described as follows:

BEGINNING in the Southwest corner of said Lot 2; thence East, 119.70 feet; thence North 260.00 feet, along the East boundary of said West 1/2 of Lot 3 to the Northeast corner of said West 1/2 of Lot 3; thence West 130.39 feet, along the North boundary of said Lots 1, 2 & 3; thence South 54.00 feet; thence East 26.13 feet; thence South $10^{\circ}46'49''$ West, 33.84 feet; thence South $15^{\circ}53'58''$ West, 24.79 feet; thence South $4^{\circ}44'08''$ West, 28.09 feet; thence South 120.91 feet to the Southwest corner of said Lot 2 and the POINT OF BEGINNING.

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

UNOFFICIAL



MERIDIAN CT.

3-1-17



<p>HERRIGSTAD ENGINEERING & SURVEYING 4320 WHISTLE LAKE ROAD ANACORTES, WA 98221 299-8804</p>	<p>5404/5408 Sunset Drive Boundary Line Adjustment DATE: March 1, 2017 SCALE: 1"=60'</p>	<p>EXHIBIT C BEFORE ADJUSTMENT</p>
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5404/5408 SUNSET DRIVE BOUNDARY LINE ADJUSTMENT

AUDITORS CERTIFICATE

IN THE S.W. 1/4, SEC. 22, TWP 35 N., RNG 1 E., W.M.
CITY OF ANACORTES, WASHINGTON

RECORD OF SURVEY AT THE REQUEST OF DALE K. HERRIGSTAD

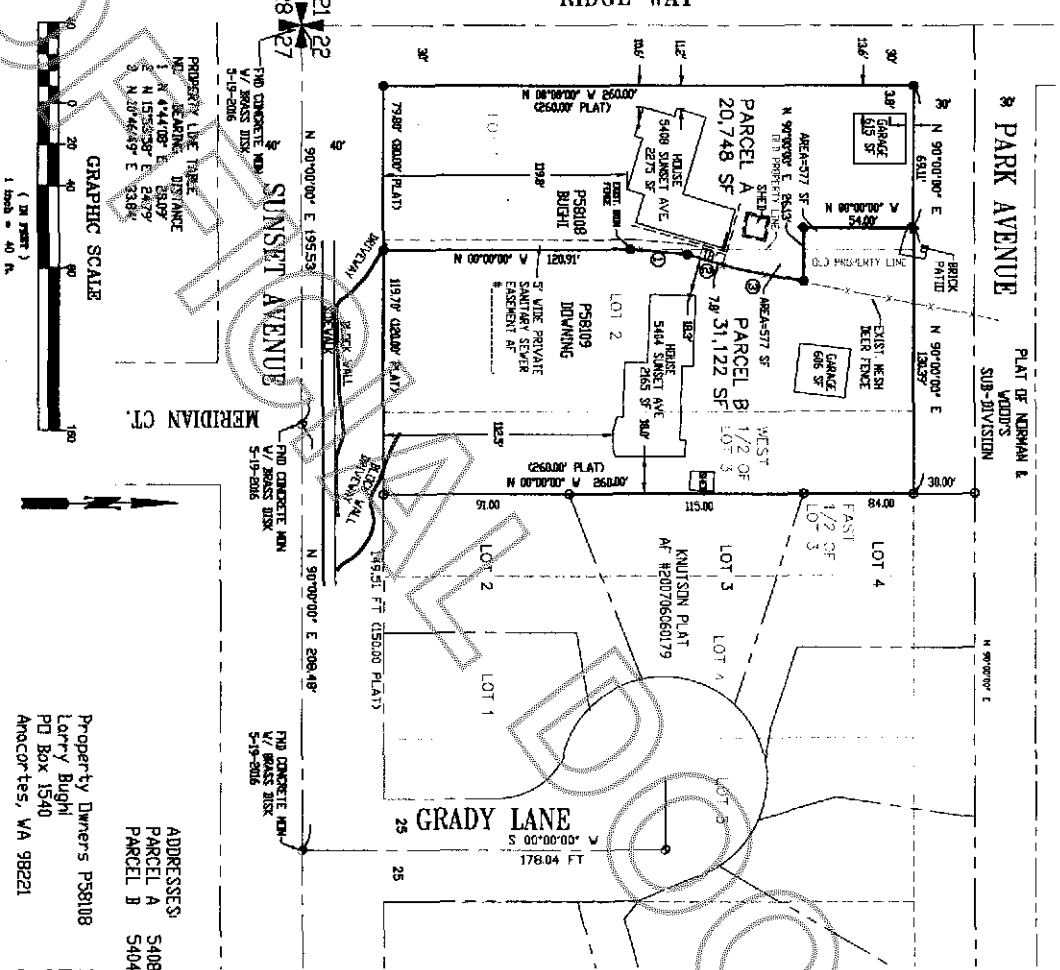
PARK AVENUE
SUB-DIVISION

AUDITOR
DEPUTY AUDITOR

- NOTES**
1. SET BEARS AND COR. #27807 3-1-2017.
 2. SET BEARS IN BRICK PATION WALL 3-1-2017.
 3. FOUND MONUMENT IN CASE ON 2-2-2016.
 4. FOUND BEARS AND CAP PER 25971 ON 5-19-2016.
 5. BASIS OF BEARINGS: Monumented Sunset Avenue ROS AF #10070000179.
 6. EQUIPMENT USED: CR2 2" TOTAL STATION.
 7. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
 8. SURVEY METHOD: STANDARD FIELD TRANSIT.

GENERAL INFORMATION

1. This Boundary Line Adjustment is adjust a common boundary due to encroachment.
2. Assessor's Account No. 5404 Sunset Ave, PS8109, 3808-000-003-0005 & 5408 Sunset Ave, PS8108, 3808-000-003-0007. Information is from the Subdivision Quotient, order No. 158058-SA dated August 2, 2016.
3. Zoning: (R2) Residential Low Density.
4. Water Supply: City of Anacortes.
5. Sewer Disposal: City of Anacortes.
6. Storm Sewer: City of Anacortes.
7. This is a boundary survey only. Not all utilities were underground.



AREA AFTER	AREA BEFORE
PARCEL A 20,748 SF	20,748 SF
PARCEL B 31,122 SF	31,122 SF

ADDRESSES

5408 Sunset Avenue
Parcel A
20,748 SF

5404 Sunset Avenue
Parcel B
31,122 SF

SECTION 22, TOWNSHIP 35 N.,
RNG. 1 EAST, W.M.
CITY OF ANACORTES,
SKAGIT COUNTY, WASHINGTON.

BLA-2017-0001

SURVEYOR
DALE K. HERRIGSTAD P.L.S.
4320 WHISTLE LAKE ROAD
ANACORTES WA 98221
509-299-8804



SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF PETER DOWNING IN DECEMBER 2016.

DALE K. HERRIGSTAD, P.L.S. Certificate No. 27807

**HERRIGSTAD
ENGINEERING AND SURVEYING**

4320 WHISTLE LAKE ROAD, ANACORTES WA
PHONE (360) 299-8804

BOUNDARY LINE ADJUSTMENT

FOR
PETER DOWNING & LARRY BUGH

SCALE	DATE	JOB NO.
Noted	MARCH 2017	2015-126
DRAWN BY:	CHKD BY:	SHEET: OF:
DALE H.	DKH	1 2

5404/5408 SUNSET DRIVE BOUNDARY LINE ADJUSTMENT

IN THE S.W. 1/4, SEC. 22, TWP 35 N., RNG 1 E., W.M. CITY OF ANACORTES, WASHINGTON

LEGAL DESCRIPTION BEFORE ADJUSTMENT

PARCEL 'A'
 Lot 1, 'PLAT OF NORMAN & VIDOS'S SUB-DIVISION', as per plat recorded in Volume 4 of Plats, page 56, records of Skagit County, Washington.
 Situate in the City of Anacortes, County of Skagit, State of Washington.
PARCEL 'B'
 Lot 2 and the West 1/2 of Lot 3, 'PLAT OF NORMAN & VIDOS'S SUB-DIVISION', as per plat recorded in Volume 4 of Plats, page 56, records of Skagit County, Washington.
 Situate in the City of Anacortes, County of Skagit, State of Washington.

LEGAL DESCRIPTION AFTER ADJUSTMENT

PARCEL 'A'
 That portion of Lot 1 and Lot 2, 'PLAT OF NORMAN & VIDOS'S SUB-DIVISION', as per plat recorded in Volume 4 of Plats, page 56, records of Skagit County, Washington, described as follows:
 BEGINNING in the Southwest corner of said Lot 1; thence North 28.00 Feet, along the West boundary of said Lot 1 to the Northwest corner of said Lot 1; thence East 69.11 Feet, along the North boundary of said Lot 1; thence South 54.00 Feet; thence East 26.13 Feet; thence South 107.46 Feet; thence East 33.94 Feet; thence South 153.95 Feet; thence South 47.41 Feet; thence East 28.09 Feet; thence South 120.91 Feet to the Southeast corner of said Lot 1; thence West 79.80 Feet to the POINT OF BEGINNING.
 Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL 'B'
 That portion of Lot 1 and Lot 2 and all of the West 1/2 of Lot 3, 'PLAT OF NORMAN & VIDOS'S SUB-DIVISION', as per plat recorded in Volume 4 of Plats, page 56, records of Skagit County, Washington, described as follows:
 BEGINNING in the Southwest corner of said Lot 2; thence East 119.70 Feet; thence North 28.00 Feet, along the East boundary of said Lot 2 to the Northwest corner of said Lot 2; thence West 1/2 of Lot 3; thence West 130.29 Feet; along the North boundary of said Lot 3; thence South 54.00 Feet; thence East 26.13 Feet; thence South 107.46 Feet; thence East 33.94 Feet; thence South 153.95 Feet; thence South 47.41 Feet; thence East 28.09 Feet; thence South 120.91 Feet to the Southeast corner of said Lot 2 and the POINT OF BEGINNING.
 Situate in the City of Anacortes, County of Skagit, State of Washington.

ACCEPTANCE
 This Boundary Line Adjustment is hereby examined and approved for acceptance the _____ day of _____

Public Work Director _____
 Subdivision Administrator _____

State of Washington
 County of Skagit
 City of Anacortes

State of Washington
 County of Skagit
 City of Anacortes
 I, Peter Downing, a person of lawful celebrity, declare that Peter Downing, on the foregoing property, signed this plat and that I have examined the same and find it to be the true and voluntary act of each party for the uses and purposes mentioned in the instrument.
 Signed _____ day of _____ 20____. Myself Public in and for the State of Washington.
 Name printed _____
 Reading at _____
 My commissions expires _____

CONSENT:
 Have all been by me so understood certain copies that the Boundary Line Adjustment is made as of this act and deed, in Witness whereof on this day of _____ 20____ at the place and state the _____

Larry P. Bughl _____

Peter Downing _____

State of Washington
 County of Skagit

I, Larry P. Bughl, being a duly qualified address that Larry P. Bughl, on the foregoing property, signed this plat and that I have examined the same and find it to be the true and voluntary act of each party for the uses and purposes mentioned in the instrument.
 Signed _____ day of _____ 20____. Myself Public in and for the State of Washington.
 Name printed _____
 Reading at _____
 My commissions expires _____

Property Owners PS8108
 Larry Bughl
 PO Box 1540
 Anacortes, WA 98221

Property Owners PS8109
 Peter Downing
 5404 Sunset Drive
 Anacortes, WA 98221

BLA-2017-0001

SURVEYOR
 DALE K. HERRIGSTAD P.L.S.
 4320 WHISTLE LAKE ROAD
 ANACORTES WA 98221
 360-299-8804



HERRIGSTAD
ENGINEERING AND SURVEYING
 4320 WHISTLE LAKE ROAD, ANACORTES WA
 PHONE (360) 299-8804

BOUNDARY LINE ADJUSTMENT			
FOR			
PETER DOWNING & LARRY BUGHL			
SCALE	DATE	JOB NO.	
Noted	MARCH 2017	2015-126	
DRAWN BY:	CHKD BY:	SHEET:	OF:
DKH	DKH	2	2