

Skagit County Auditor
3/2/2017 Page

1 of 4 2:53PM \$78.00

When recorded return to:

Ellis H. Buchanan and Ruby Buchanan
PO Box 103
Clearlake, WA 98235

Filed for record at request of:

Ellis H. Buchanan and Ruby Buchanan

Land Title #M-21207

and OI-161505

Quit Claim Deed

THE GRANTORS **Ellis H. Buchanan and Ruby R. Buchanan, Husband and Wife**
for and in consideration of **Boundary Line Adjustment, 458-61A-109(2)(b)**
grants and conveys to

THE GRANTEES **Ellis H. Buchanan and Ruby R. Buchanan, Husband and Wife**

the following described real estate, situated in the County of **Skagit**, State of Washington, together with all after acquired title of the grantor(s) therein.

- Exhibit 'A' - Parcels Before Boundary Line Adjustment
- Exhibit 'B' - Area to be conveyed
- Exhibit 'C' - Parcels After Boundary Line Adjustment

Accommodation only

Abbrev. Legal: Lot 2, #PL08-0415 & Lot 5, Wm. Shauger Ac.

Tax Account Numbers:

(P24566) 3997-000-001-0000 and (P69063) 3997-000-006-0002

Land Title and Escrow

The herein described property will be combined or aggregated with contiguous property owned by the parties. This boundary adjustment is not for the purposes of creating an additional building lot. This boundary adjustment is being executed to amend and adjust the boundary lines of the subject parcels ONLY.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017 819

MAR 02 2017

Dated: March 1st 2017.

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

Ellis H. Buchanan
Ellis H. Buchanan

Ruby R. Buchanan
Ruby R. Buchanan

STATE OF WASHINGTON }
County of Skagit } ss

I certify that I know or have satisfactory evidence that **Ellis H. Buchanan AND Ruby R. Buchanan** are the individuals who appeared before me and said individuals acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 1st day of March, 2017.

Karen Ashley
Notary Public in and for the
State of Washington, residing at Sedro-Waulley
My appointment expires 9-11-2018

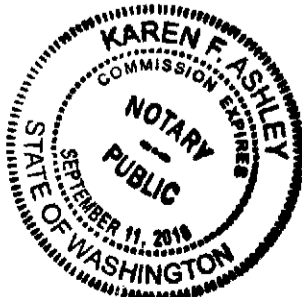


EXHIBIT A

Legal Descriptions BEFORE Boundary Line Adjustment

PARCEL "A"

Lot 2, Short Card No. PL08-0415, approved March 2, 2009 and recorded March 4, 2009 under Auditor's File No. 200903040074, records of Skagit County Washington, being a portion of Lot 1, "WM. SHAUGER ACREAGE, CLEAR LAKE, WASH.," as per plat recorded in Volume 4 of Plats, page 36, records of Skagit County, Washington.

Situate within the County of Skagit, State of Washington.

PARCEL "B":

Lot 5, "WM. SHAUGER ACREAGE, CLEAR LAKE, WASH.," as per plat recorded in Volume 4 of Plats, page 36, records of Skagit County, Washington.

Situate within the County of Skagit, State of Washington

EXHIBIT B

Legal Description – Transfer from Parcel “A” (Lot 2) to Tract B

A portion of Lot 2, Short Card No. PL08-0415, approved March 2, 2009 and recorded March 4, 2009 under Auditor's File No. 200903040074, records of Skagit County, Washington, being a portion of Lot 1, "WM. SHAUGER ACREAGE, CLEAR LAKE, WASH.", as per plat recorded in Volume 4 of Plats, Page 36, records of Skagit County, Washington, more particularly described as follows:

Beginning at the Southwest corner of said Lot 2; thence North 0°02'44" West along the West line of said Lot a distance of 13.17 feet; thence South 89°16'15" West parallel with the South line of said Lot 2 a distance of 104.64 feet; thence South 0°43'45" East perpendicular to said South line a distance of 13.16 feet to said South line; thence South 89°16'15" West along said South line a distance of 104.79 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

Legal Description Transfer Parcel “B” (Lot 5) to Tract A

A portion of Lot 5, "WM. SHAUGER ACREAGE, CLEAR LAKE, WASH.", as per plat recorded in Volume 4 of Plats, Page 36, records of Skagit County, Washington, more particularly described as follows:

Beginning at the Northeast corner of said Lot 5; thence South 89°16'15" West along the North line of said Lot 5 a distance of 93.91 feet; thence South 0°43'45" East perpendicular to said North line a distance of 14.69 feet; thence North 89°16'15" East parallel with said North a distance of 93.73 feet to the East line of said Lot 5; thence North 0°03'02" West along said East line a distance of 14.69 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

BOUNDARY ADJUSTMENT
Reviewed and approved in accordance
with Skagit County Code Chapter 14.18
Grace Rodden
Skagit Co. Planning & Dev. Services
Date 2/28/2017

EXHIBIT C

Legal Description After Boundary Line Adjustment

Legal Description after BLA – Tract “A” (P24566)

Lot 2, Short Card No. PL08-0415, approved on March 2, 2009 and recorded March 4, 2009 under Auditor's File No. 200903040074, records of Skagit County, Washington, being a portion of Lot 1, "WM. SHAUGER ACREAGE, CLEAR LAKE, WASH.", as per plat recorded in Volume 4 of Plats, Page 36, records of Skagit County, Washington,

EXCEPT that portion of said Lot 2 more particularly described as follows:

Beginning at the Southwest corner of said Lot 2; thence North 0°02'44" West along the West line of said Lot a distance of 13.17 feet; thence South 89°16'15" West parallel with the South line of said Lot 2 a distance of 104.64 feet; thence South 0°43'45" East perpendicular to said South line a distance of 13.16 feet to said South line; thence South 89°16'15" West along said South line a distance of 104.79 feet to the point of beginning.

TOGETHER WITH that portion of Lot 5, "WM. SHAUGER ACREAGE, CLEAR LAKE, WASH.", as per plat recorded in Volume 4 of Plats, Page 36, records of Skagit County, Washington, more particularly described as follows:

Beginning at the Northeast corner of said Lot 5; thence South 89°16'15" West along the North line of said Lot 5 a distance of 93.91 feet; thence South 0°43'45" East perpendicular to said North line a distance of 14.69 feet; thence North 89°16'15" East parallel with said North a distance of 93.73 feet to the East line of said Lot 5; thence North 0°03'02" West along said East line a distance of 14.69 feet to the point of beginning

Situate in the County of Skagit, State of Washington

Legal Description after BLA – Tract “B” (P69063)

Lot 5, "WM. SHAUGER ACREAGE, CLEAR LAKE, WASH." as per plat recorded in Volume 4 of Plats, Page 36, records of Skagit County, Washington,

EXCEPT that portion of said Lot 5 more particularly described as follows:

Beginning at the Northeast corner of said Lot 5; thence South 89°16'15" West along the North line of said Lot 5 a distance of 93.91 feet; thence South 0°43'45" East perpendicular to said North line a distance of 14.69 feet; thence North 89°16'15" East parallel with said North a distance of 93.73 feet to the East line of said Lot 5; thence North 0°03'02" West along said East line a distance of 14.69 feet to the point of beginning.

TOGETHER WITH that portion of Lot 2, Short Card No. PL08-0415, approved March 2, 2009 and recorded March 4, 2009 under Auditor's File No. 200903040074, records of Skagit County, Washington, being a portion of Lot 1, "WM. SHAUGER ACREAGE, CLEAR LAKE, WASH.", as per plat recorded in Volume 4 of Plats, Page 36, records of Skagit County, Washington, more particularly described as follows:

Beginning at the Southwest corner of said Lot 2; thence North 0°02'44" West along the West line of said Lot a distance of 13.17 feet; thence South 89°16'15" West parallel with the South line of said Lot 2 a distance of 104.64 feet; thence South 0°43'45" East perpendicular to said South line a distance of 13.16 feet to said South line; thence South 89°16'15" West along said South line a distance of 104.79 feet to the point of beginning.

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