



201707070039

Skagit County Auditor

\$85.00

7/7/2017 Page

1 of

13 11:37AM

When recorded return to:

Craig Sjoström
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Quitclaim Deed

(Boundary Line Adjustment)

Grantors: Bryan Sakuma & Barbara Sakuma, h/w

Grantees: Bryan Sakuma & Barbara Sakuma, h/w

Legal Description: ptn Lots 1, 2, and 4, S/P-92-023

Assessor's Property Tax Parcel or Account Nos.: P104022; P104026

Reference Nos of Documents Assigned or Released: N/A

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20173066
JUL 07 2017

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

THIS INDENTURE, is made this 22nd day of June, 2017, between Bryan Sakuma & Barbara Sakuma, h/w, Grantors, and Bryan Sakuma & Barbara Sakuma, h/w, Grantees.

Recitals

- a. Grantors/ Grantees are the owners of the property bearing Skagit County Assessor's parcel nos. P104022 and P104026, described in the attached Exhibits A and B.
- b. Grantors/ Grantees wish to adjust the boundaries between the two parcels, with a portion of P104026 (described in the attached Exhibit C) to be incorporated into P104022.
- c. The adjusted description of P104022 is attached as Exhibit D.
- d. The adjusted description of P104026 is attached as Exhibit E.
- c. A diagram showing the adjustment is attached hereto as Exhibit F.

Exhibit "A"

Bryan Sakuma and Barbara Sakuma, husband and wife, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-104022)

Lot 1, Skagit County Short Plat No. 92-023, approved November 18, 1992 and recorded November 19, 1992 in Book 10 of Short Plats, pages 140-141 (inclusive), under Skagit County Auditor's File No. 9211190029, being a portion of the Northeast 1/4 of the Northwest 1/4 of Section 27, Township 35 North, Range 3 East, W.M.

TOGETHER WITH that portion of Lot 2, said Skagit County Short Plat No. 92-023, described as follows:

BEGINNING in the Northwest corner of Lot 2 of said Short Plat No. 92-023, also being the Northeast corner of Lot 1 of said short Plat No. 92-023;
thence South $89^{\circ}26'48''$ East along the North line of said Lot 2, also being the Southerly right-of-way margin of Benson Road for a distance of 23.50 feet;
thence South $0^{\circ}10'30''$ West parallel with the East line of said Lot 1 for a distance of 161.97 feet;
thence North $89^{\circ}26'48''$ West parallel with the South line of said Lot 1 for a distance of 193.06 feet, more or less, to the Westerly line of said Lot 2 at a point bearing South $4^{\circ}16'28''$ West from the Southwest corner of said Lot 1;
thence North $4^{\circ}16'28''$ East along said West line of Lot 2 for a distance of 17.00 feet, more or less, to said Southwest corner of said Lot 1;
thence South $89^{\circ}26'48''$ East along the South line of said Lot 1 for a distance of 135.00 feet to an angle point in said South line;
thence North $47^{\circ}13'39''$ East along the Southeasterly line of said Lot 1 for a distance of 45.56 feet to an angle point in said line at a point bearing South $0^{\circ}10'30''$ West from the TRUE POINT OF BEGINNING;
thence North $0^{\circ}10'30''$ East along the East line of said Lot 1 for a distance of 113.74 feet, more or less, to the Northeast corner said Lot 1, and being the POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Exhibit "B"

**Bryan Sakuma and Barbara Sakuma, husband and wife Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-104026)**

Lot 4, Skagit County Short Plat No. 92-023, approved November 18, 1992 and recorded November 19, 1992, in Book 10 of Short Plats, pages 140-141 (inclusive), under Skagit County Auditor's File No. 9211190029, being a portion of the Northeast 1/4 of the Northwest 1/4 of Section 27, Township 35 North, Range 3 East, W.M.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Exhibit "C"

**Portion of Bryan Sakuma and Barbara Sakuma, husband and wife, Parcel
(Skagit County Assessor's Parcel No. P-104026)
to be Boundary Line Adjusted to
Bryan Sakuma and Barbara Sakuma Parcel
(Skagit County Assessor's Parcel No. P-104022)**

That portion of Lot 4, Skagit County Short Plat No. 92-023, approved November 18, 1992 and recorded November 19, 1992, in Book 10 of Short Plats, pages 140-141 (inclusive), under Skagit County Auditor's File No. 9211190029, being a portion of the Northeast 1/4 of the Northwest 1/4 of Section 27, Township 35 North, Range 3 East, W.M., and being more particularly described as follows:

BEGINNING at a Northeasterly corner of said Lot 4, common with the Northwest corner of Lot 1 of said Skagit County Short Plat No. 92-023; thence South $4^{\circ}16'28''$ West along the common line between said Lots 1 and 4 and the extension thereof for a distance of 162.31 feet, more or less, to the Southwest corner of that certain boundary line adjustment parcel conveyed to Bryan Sakuma and Barbara Sakuma by deed recorded under Skagit County Auditor's File No. 201507010083; thence North $89^{\circ}26'48''$ West on a Westerly projection of the South line of said Bryan Sakuma and Barbara Sakuma boundary line adjustment parcel for a distance of 26.79 feet; thence South $0^{\circ}42'18''$ West for a distance of 96.27 feet; thence North $89^{\circ}58'42''$ West for a distance of 22.95 feet; thence South $0^{\circ}02'08''$ West for a distance of 49.70 feet; thence South $86^{\circ}25'34''$ West for a distance of 63.25 feet; thence South $75^{\circ}07'29''$ West for a distance of 192.48 feet, more or less, to the Easterly margin (centerline based upon as-built ditch) or that certain 20-foot wide strip conveyed to Skagit County Drainage District No. 14 by Skagit County Superior Court Cause No. 3604; thence along said Easterly margin North $3^{\circ}48'47''$ West for a distance of 161.98 feet; thence North $26^{\circ}44'53''$ West for a distance of 56.44 feet; thence North $33^{\circ}05'43''$ West for a distance of 55.93 feet; thence North $44^{\circ}33'42''$ West for a distance of 52.69 feet; thence North $57^{\circ}57'24''$ West for a distance of 130.75 feet; thence North $65^{\circ}25'29''$ West for a distance of 98.77 feet, more or less, to the North line of said Lot 4, also being the North line of said Northeast 1/4 of the Northwest 1/4 of Section 27; thence leaving said Easterly margin South $89^{\circ}26'48''$ East along the North line of said Lot 4, for a distance of 183.64 feet, more or less, to an angle point in said North line; thence South $0^{\circ}09'40''$ West for a distance of 40.00 feet, more or less, to an angle point in said North line at a point bearing North $89^{\circ}26'48''$ West from the POINT OF BEGINNING;

thence South 89°26'48" East along said North line for a distance of 433.04 feet, more or less, to the POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Containing 2.71 acres.

This Boundary Line Adjustment is not for the purpose of creating additional building lots.

The above described parcels will be combined or aggregated with contiguous property to the east (P-104022) owned by the grantee.

APPROVED

Reviewed and approved in accordance with Skagit County Code, Chapter 14.18.700

Skagit County

By: Mark Rooder
Title: Senior Planner

Date: 7/6/2017



6-15-17

Exhibit "D"

**Bryan Sakuma and Barbara Sakuma, husband and wife, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-104022)**

Lot 1, Skagit County Short Plat No. 92-023, approved November 18, 1992 and recorded November 19, 1992 in Book 10 of Short Plats, pages 140-141 (inclusive), under Skagit County Auditor's File No. 9211190029, being a portion of the Northeast 1/4 of the Northwest 1/4 of Section 27, Township 35 North, Range 3 East, W.M.

TOGETHER WITH that portion of Lot 2, said Skagit County Short Plat No. 92-023, described as follows:

BEGINNING in the Northwest corner of Lot 2 of said Short Plat No. 92-023, also being the Northeast corner of Lot 1 of said short Plat No. 92-023;
thence South $89^{\circ}26'48''$ East along the North line of said Lot 2, also being the Southerly right-of-way margin of Benson Road for a distance of 23.50 feet;
thence South $0^{\circ}10'30''$ West parallel with the East line of said Lot 1 for a distance of 161.97 feet;
thence North $89^{\circ}26'48''$ West parallel with the South line of said Lot 1 for a distance of 193.06 feet, more or less, to the Westerly line of said Lot 2 at a point bearing South $4^{\circ}16'28''$ West from the Southwest corner of said Lot 1;
thence North $4^{\circ}16'28''$ East along said West line of Lot 2 for a distance of 17.00 feet, more or less, to said Southwest corner of said Lot 1;
thence South $89^{\circ}26'48''$ East along the South line of said Lot 1 for a distance of 135.00 feet to an angle point in said South line;
thence North $47^{\circ}13'39''$ East along the Southeasterly line of said Lot 1 for a distance of 45.56 feet to an angle point in said line at a point bearing South $0^{\circ}10'30''$ West from the TRUE POINT OF BEGINNING;
thence North $0^{\circ}10'30''$ East along the East line of said Lot 1 for a distance of 113.74 feet, more or less, to the Northeast corner said Lot 1, and being the POINT OF BEGINNING.

ALSO TOGETHER WITH that portion of Lot 4, said Skagit County Short Plat No. 92-023, described as follows:

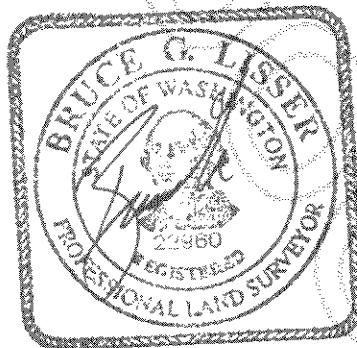
BEGINNING at a Northeasterly corner of said Lot 4, common with the Northwest corner of Lot 1 of said Skagit County Short Plat No. 92-023;
thence South $4^{\circ}16'28''$ West along the common line between said Lots 1 and 4 and the extension thereof for a distance of 162.31 feet, more or less, to the Southwest corner of that certain boundary line adjustment parcel conveyed to Bryan Sakuma and Barbara Sakuma by deed recorded under Skagit County Auditor's File No. 201507010083;
thence North $89^{\circ}26'48''$ West on a Westerly projection of the South line of said Bryan Sakuma and Barbara Sakuma boundary line adjustment parcel for a distance of 26.79 feet;
thence South $0^{\circ}42'18''$ West for a distance of 96.27 feet;

thence North 89°58'42" West for a distance of 22.95 feet;
thence South 0°02'08" West for a distance of 49.70 feet;
thence South 86°25'34" West for a distance of 63.25 feet;
thence South 75°07'29" West for a distance of 192.48 feet, more or less, to the
Easterly margin (centerline based upon as-built ditch) or that certain 20-foot wide
strip conveyed to Skagit County Drainage District No. 14 by Skagit County
Superior Court Cause No. 3604;
thence along said Easterly margin North 3°48'47" West for a distance of 161.98
feet;
thence North 26°44'53" West for a distance of 56.44 feet;
thence North 33°05'43" West for a distance of 55.93 feet;
thence North 44°33'42" West for a distance of 52.69 feet;
thence North 57°57'24" West for a distance of 130.75 feet;
thence North 65°25'29" West for a distance of 98.77 feet, more or less, to the
North line of said Lot 4, also being the North line of said Northeast 1/4 of the
Northwest 1/4 of Section 27;
thence leaving said Easterly margin South 89°26'48" East along the North line of
said Lot 4, for a distance of 183.64 feet, more or less, to an angle point in said
North line;
thence South 0°09'40" West for a distance of 40.00 feet, more or less, to an angle
point in said North line at a point bearing North 89°26'48" West from the POINT
OF BEGINNING;
thence South 89°26'48" East along said North line for a distance of 433.04 feet,
more or less, to the POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens,
leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Containing 3.41 acres



6-15-17

Exhibit "E"

**Bryan Sakuma and Barbara Sakuma, husband and wife Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-104026)**

Lot 4, Skagit County Short Plat No. 92-023, approved November 18, 1992 and recorded November 19, 1992, in Book 10 of Short Plats, pages 140-141 (inclusive), under Skagit County Auditor's File No. 9211190029, being a portion of the Northeast 1/4 of the Northwest 1/4 of Section 27, Township 35 North, Range 3 East, W.M.

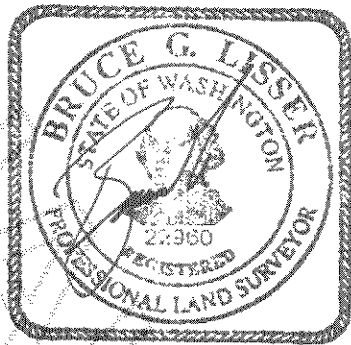
EXCEPT that portion of said Lot 4, Skagit County Short Plat No. 92-023, described as follows:

BEGINNING at a Northeasterly corner of said Lot 4, common with the Northwest corner of Lot 1 of said Skagit County Short Plat No. 92-023; thence South $4^{\circ}16'28''$ West along the common line between said Lots 1 and 4 and the extension thereof for a distance of 162.31 feet, more or less, to the Southwest corner of that certain boundary line adjustment parcel conveyed to Bryan Sakuma and Barbara Sakuma by deed recorded under Skagit County Auditor's File No. 201507010083; thence North $89^{\circ}26'48''$ West on a Westerly projection of the South line of said Bryan Sakuma and Barbara Sakuma boundary line adjustment parcel for a distance of 26.79 feet; thence South $0^{\circ}42'18''$ West for a distance of 96.27 feet; thence North $89^{\circ}58'42''$ West for a distance of 22.95 feet; thence South $0^{\circ}02'08''$ West for a distance of 49.70 feet; thence South $86^{\circ}25'34''$ West for a distance of 63.25 feet; thence South $75^{\circ}07'29''$ West for a distance of 192.48 feet, more or less, to the Easterly margin (centerline based upon as-built ditch) or that certain 20-foot wide strip conveyed to Skagit County Drainage District No. 14 by Skagit County Superior Court Cause No. 3604; thence along said Easterly margin North $3^{\circ}48'47''$ West for a distance of 161.98 feet; thence North $26^{\circ}44'53''$ West for a distance of 56.44 feet; thence North $33^{\circ}05'43''$ West for a distance of 55.93 feet; thence North $44^{\circ}33'42''$ West for a distance of 52.69 feet; thence North $57^{\circ}57'24''$ West for a distance of 130.75 feet; thence North $65^{\circ}25'29''$ West for a distance of 98.77 feet, more or less, to the North line of said Lot 4, also being the North line of said Northeast 1/4 of the Northwest 1/4 of Section 27; thence leaving said Easterly margin South $89^{\circ}26'48''$ East along the North line of said Lot 4, for a distance of 183.64 feet, more or less, to an angle point in said North line; thence South $0^{\circ}09'40''$ West for a distance of 40.00 feet, more or less, to an angle point in said North line at a point bearing North $89^{\circ}26'48''$ West from the POINT OF BEGINNING; thence South $89^{\circ}26'48''$ East along said North line for a distance of 433.04 feet, more or less, to the POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

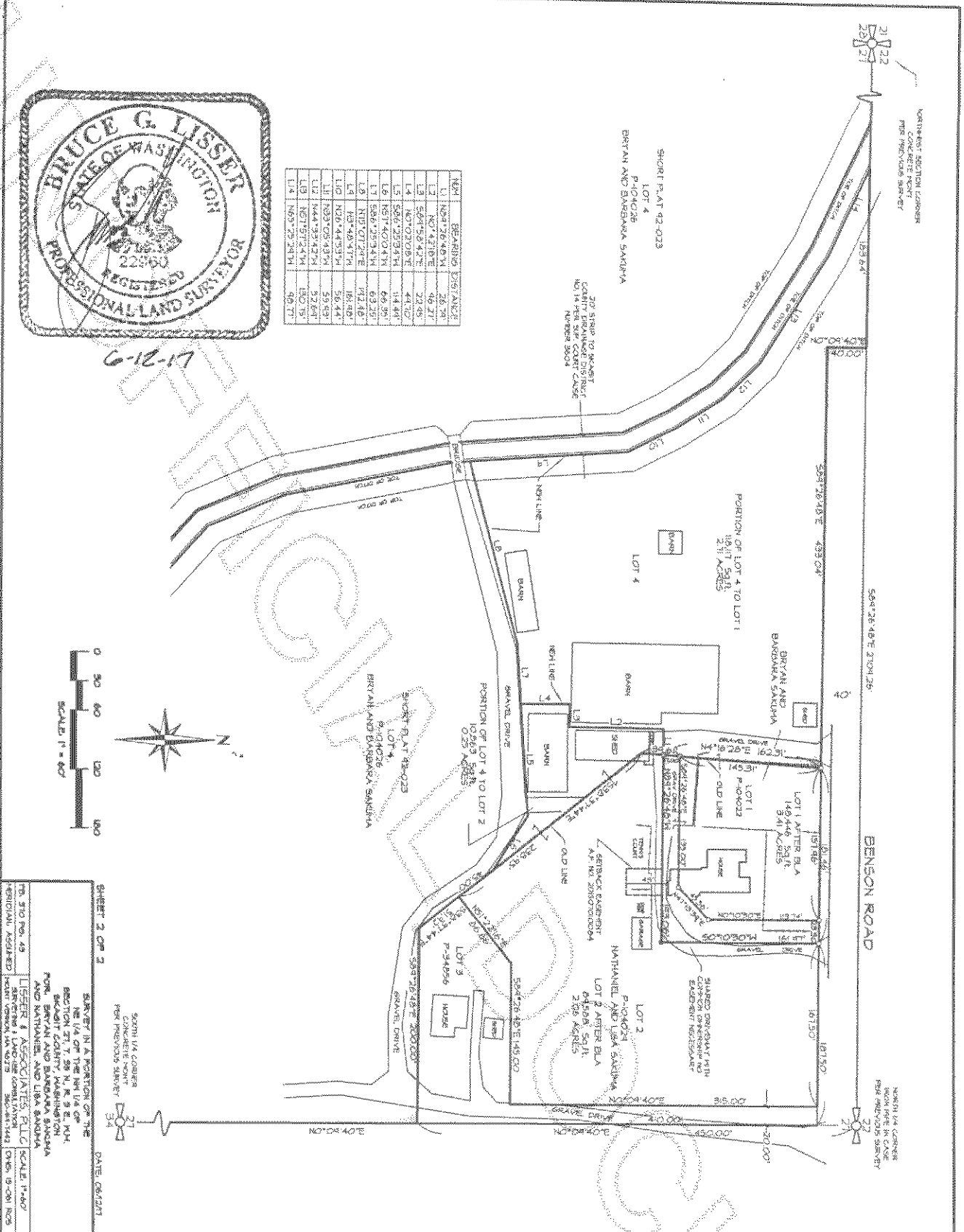
Situate in the County of Skagit, State of Washington.

Area (not computed)



6-15-17

EXHIBIT "B"



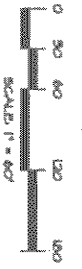
SHEET 2 OF 2

SECTION 21, T. 28 N., R. 8 E., M. 4
 SKAGIT COUNTY, WASHINGTON
 FROM: BRYAN AND BARBARA SANDHA
 AND NATHANIEL AND LISA SANDHA
 LISSE & ASSOCIATES, PLLC
 SURVEYOR & LAND USE CONSULTANT
 10000 14TH AVENUE NE, SUITE 100
 BELLEVUE, WA 98004

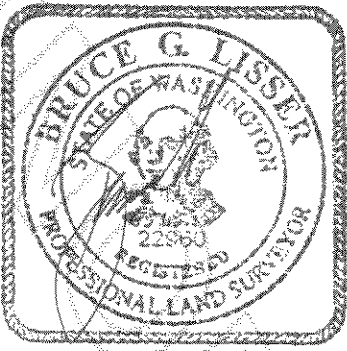
DATE: 06/12/17

SCALE: 1"=40'

RESIDENTIAL, ASSESSED

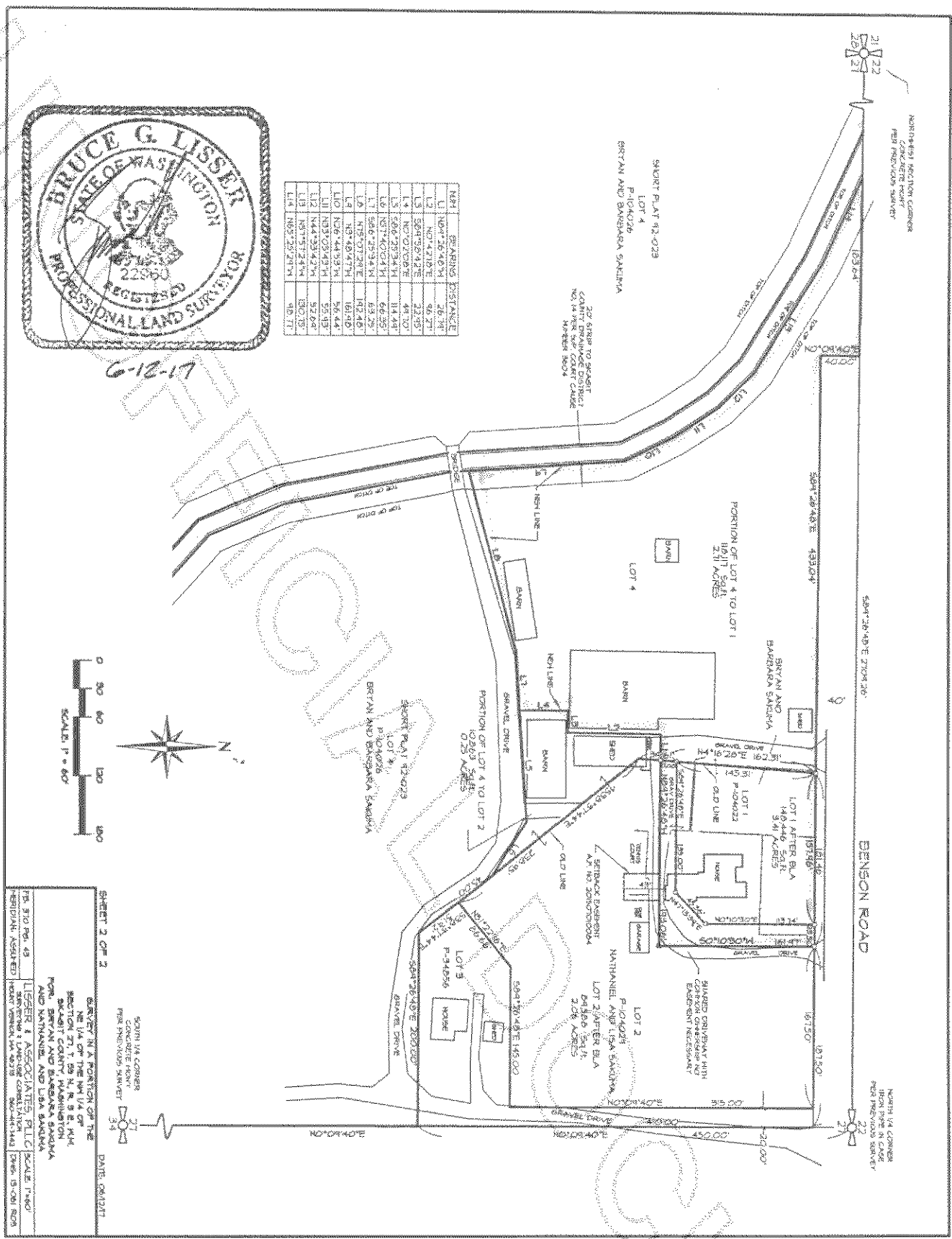


BEFORE



6-12-17

LINE	BEARINGS	DISTANCE
L1	N04°26'40.34"	26.78
L2	N07°42'08"	96.77
L3	S84°52'42.28"	22.95
L4	N07°02'08"	41.07
L5	S66°28'34.71"	114.41
L6	S71°40'04.71"	66.95
L7	S66°28'34.71"	63.25
L8	N75°07'27.71"	192.46
L9	N07°48'47.71"	161.40
L10	N26°44'53.71"	56.44
L11	N83°02'49.71"	55.13
L12	N44°33'42.71"	52.64
L13	N07°57'24.71"	130.75
L14	N67°32'21.71"	90.77



SHEET 2 OF 2

SECTION 27, T. 29 N., R. 9 E., M. 4, SKAGIT COUNTY, WASHINGTON

FOR: BRYAN AND BARBARA SANDINA AND NATHANIEL AND LISA SANDINA

BY: LUISER & ASSOCIATES, PLLC

DATE: 06/12/17

SCALE: 1" = 60'

REVISIONS ASSAILED

AFTER

UNRECORDED