



201806050022

06/05/2018 11:00 AM Pages: 1 of 11 Fees: \$84.00
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Quitclaim Deed
(Boundary Line Adjustment)

Grantor: E. Leeds Gulick & Wendy Kay Gulick

Grantees: E. Leeds Gulick & Wendy Kay Gulick

Legal Description: ptn Tract D, Rancho San Juan Del Mar, Sub. 1

Assessor's Property Tax Parcel or Account Nos.: P68205; P68232

Reference Nos of Documents Assigned or Released: N/A

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20182371
JUN 05 2018

Amount Paid \$
Skagit Co. Treasurer
By *HB* Deputy

THIS INDENTURE, is made this 4th day of June, 2018, between E. Leeds Gulick & Wendy Kay Gulick, h/w, Grantors, and E. Leeds Gulick & Wendy Kay Gulick, h/w, Grantees.

Recitals

- a. Grantors/ Grantees are the owners of the property bearing Skagit County Assessor's parcel nos. P68205 and P68232, described in the attached Exhibits A and B.
- b. Grantors/ Grantees with to adjust the boundaries between the two parcels, by a portion of P68232 (described in the attached Exhibit C), being incorporated into P68205.
- d. The adjusted description of P68205 is attached hereto as Exhibit D.
- e. The adjusted description of P68232 is attached hereto as Exhibit E.
- f. A diagram showing the adjustments is attached hereto as Exhibit F.

Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, and for no monetary consideration, grantors do hereby QUIT CLAIM to 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 Exhibit C.

This boundary adjustment is not for the purpose of creating an additional building lot.

DATED: June 4th, 2018.

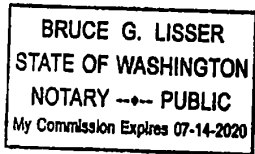
E. Leeds Gulick
E. LEEDS GULICK

Wendy Kay Gulick
WENDY KAY GULICK

STATE OF WASHINGTON)
)
) :ss
COUNTY OF SKAGIT)

On this day personally appeared before me E. Leeds Gulick, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 4th day of June, 2018.

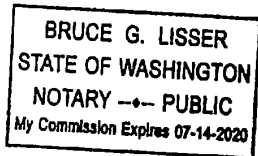


[Signature]
NOTARY PUBLIC in and for the State of Washington, residing at
Mano, Oregon
My commission expires: 7-14-20
Name: Bruce G. Lisser

STATE OF WASHINGTON)
)
) :ss
COUNTY OF SKAGIT)

On this day personally appeared before me Wendy Kay Gulick, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 4th day of June, 2018.



[Signature]
NOTARY PUBLIC in and for the State of Washington, residing at
Mano, Oregon
My commission expires: 7-14-20
Name: Bruce G. Lisser

Exhibit "A"

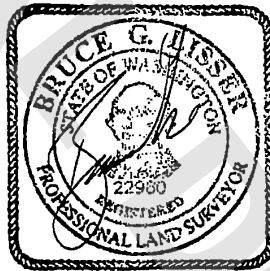
**E. Leeds Gulick and Wendy Kay Gulick, husband and wife
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-68205)**

Lot 20, Rancho San Juan Del Mar, Subdivision No. 1, as per plat recorded in Vol 5 of plats, page 27, records of Skagit County, Washington.

TOGETHER WITH tidelands adjacent to Lot 20, Rancho San Juan Del Mar, Subdivision No. 1, as per plat recorded in Volume 5 of plats, page 7, records of Skagit County, Washington.

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.



5-16-18

Exhibit "B"
E. Leeds Gulick and Wendy Kay Gulick, husband and wife
Prior to Boundary Line Adjustment
Skagit County Assessor's Parcel No. P-68232

Parcel "A"

A portion of Tract "D", Rancho San Juan Del Mar, Subdivision No. 1, as per plat recorded in Volume 5 of plats, page 27, records of Skagit County, Washington, described as follows:

BEGINNING at the corner which is common to Lots 19, and Tract "D"
in said Plat;
thence North 57°43' East to the Westerly line of the County road;
thence South 18°46' East along said road to a point which is
North 86°31'30" East of the corner which is common to Lots 20, 21 and
Tract "D";
thence South 86°31'30" West 176.36 feet to the common corner of Lots
20, 21 and Tract "D";
thence North 44°01' West 107.8 feet to the POINT OF BEGINNING.

ALL OF THE ABOVE BEING 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.

Parcel "B"

A 30 foot easement for ingress, egress and utilities as depicted on the face of that Survey
filed in Volume 5 of Surveys, page 124, and recorded March 7, 1984, under Auditor's File
No. 8403070045, all records of Skagit County, State of Washington

Situate in the County of Skagit, State of Washington.

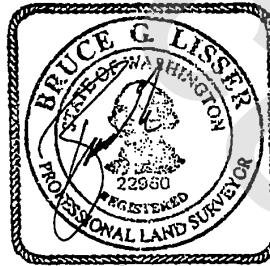
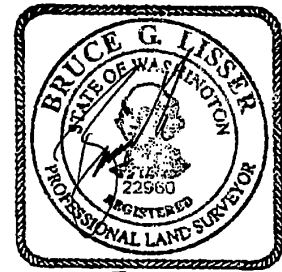


Exhibit "C"

Portion of E. Leeds Gulick and Wendy Kay Gulick, husband and wife
(Skagit County Assessor's Parcel No. P-68232)
to be combined with
E. Leeds Gulick and Wendy Kay Gulick, husband and wife
(Skagit County Assessor's Parcel No. P-68205)

That portion of Tract "D", Rancho San Juan Del Mar, Subdivision No. 1, as per plat recorded in Volume 5 of plats, page 27, records of Skagit County, Washington, described as follows:

BEGINNING at the corner which is common to Lots 19, 20 and Tract "D" in said Plat;
thence North 57°43'00" East on a projection of the common line between said Lots 19 and 20 for a distance of 44.74 feet;
thence South 28°21'54" East for a distance of 113.99 feet, more or less, to the southerly line of that certain parcel described on Statutory Warranty Deed to Wendy Kay Gulick and E. Lucas Gulick, a married couple, and recorded under Skagit County Auditor's File No. 201802270065;
thence South 86°31'30" West along said southerly line for a distance of 17.17 feet, more or less, to the corner common to Lots 20, 21, and Tract "D" of said plat of Rancho San Juan del Mar Subdivision No. 1, said point bearing South 44°01'00" West from the POINT of BEGINNING;
thence North 44°01'00" East along the line common to said Lots 19 and Tract "D" for a distance of 107.71 feet (called 107.8' on said deed recorded under Auditor's File No. 201802270065), 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 3,247 sq ft

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 southwest (P-68205) owned by the grantee.

APPROVED

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

Skagit County

By: [Signature]
Title: Senior Planner

Date: 6/5/2018

Exhibit "D"

**E. Leeds Gulick and Wendy Kay Gulick, husband and wife
After Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-68205)**

Lot 20, Rancho San Juan Del Mar, Subdivision No. 1, as per plat recorded in Vol 5 of plats, page 27, records of Skagit County, Washington.

TOGETHER WITH tidelands adjacent to Lot 20, Rancho San Juan Del Mar, Subdivision No. 1, as per plat recorded in Volume 5 of plats, page 7, records of Skagit County, Washington.

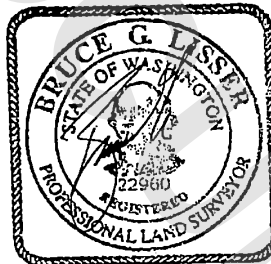
AND TOGETHER WITH that portion of Tract "D", Rancho San Juan Del Mar, Subdivision No. 1, as per plat recorded in Volume 5 of plats, page 27, records of Skagit County, Washington, described as follows:

BEGINNING at the corner which is common to Lots 19, 20 and Tract "D" in said Plat;
thence North 57°43'00" East on a projection of the common line between said Lots 19 and 20 for a distance of 44.74 feet;
thence South 28°21'54" East for a distance of 113.99 feet, more or less, to the southerly line of that certain parcel described on Statutory Warranty Deed to Wendy Kay Gulick and E. Lucas Gulick, a married couple, and recorded under Skagit County Auditor's File No. 201802270065;
thence South 86°31'30" West along said southerly line for a distance of 17.17 feet, more or less, to the corner common to Lots 20, 21, and Tract "D" of said plat of Ranch San Juan del Mar Subdivision No. 1, said point bearing South 44°01'00" West from the POINT of BEGINNING;
thence North 44°01'00" East along the line common to said Lots 19 and Tract "D" for a distance of 107.71 feet (called 107.8' on said deed recorded under Auditor's File No. 201802270065), more or less, to the POINT of BEGINNING

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

All being situate in the County of Skagit, State of Washington.

Containing 19,648 sq ft 0.45 acres



5-16-18

Exhibit "E"
E. Leeds Gulick and Wendy Kay Gulick, husband and wife
After Boundary Line Adjustment
Skagit County Assessor's Parcel No. P-68232

Parcel "A"

A portion of Tract "D", Rancho San Juan Del Mar, Subdivision No. 1, as per plat recorded in Volume 5 of plats, page 27, records of Skagit County, Washington, described as follows:

BEGINNING at the corner which is common to Lots 19, and Tract "D" in said Plat;
thence North 57°43' East to the Westerly line of the County road;
thence South 18°46' East along said road to a point which is North 86°31'30" East of the corner which is common to Lots 20, 21 and Tract "D";
thence South 86°31'30" West 176.36 feet to the common corner of Lots 20, 21 and Tract "D";
thence North 44°01' West 107.8 feet to the POINT OF BEGINNING.

EXCEPT that portion of said Tract "D", Rancho San Juan Del Mar, Subdivision No. 1, as per plat recorded in Volume 5 of plats, page 27, records of Skagit County, Washington, described as follows:

BEGINNING at the corner which is common to Lots 19, 20 and Tract "D" in said Plat;
thence North 57°43'00" East on a projection of the common line between said Lots 19 and 20 for a distance of 44.74 feet;
thence South 28°21'54" East for a distance of 113.99 feet, more or less, to the southerly line of that certain parcel described on Statutory Warranty Deed to Wendy Kay Gulick and E. Lucas Gulick, a married couple, and recorded under Skagit County Auditor's File No. 201802270065;
thence South 86°31'30" West along said southerly line for a distance of 17.17 feet, more or less, to the corner common to Lots 20, 21, and Tract "D" of said plat of Ranch San Juan del Mar Subdivision No. 1, said point bearing South 44°01'00" West from the POINT OF BEGINNING;
thence North 44°01'00" East along the line common to said Lots 19 and Tract "D" for a distance of 107.71 feet (called 107.8' on said deed recorded under Auditor's File No. 201802270065), more or less, to the POINT OF BEGINNING

Parcel "B"

A 30 foot easement for ingress, egress and utilities as depicted on the face of that Survey filed in Volume 5 of Surveys, page 124, and recorded March 7, 1984, under Auditor's File No. 8403070045, all records of Skagit County, State of Washington

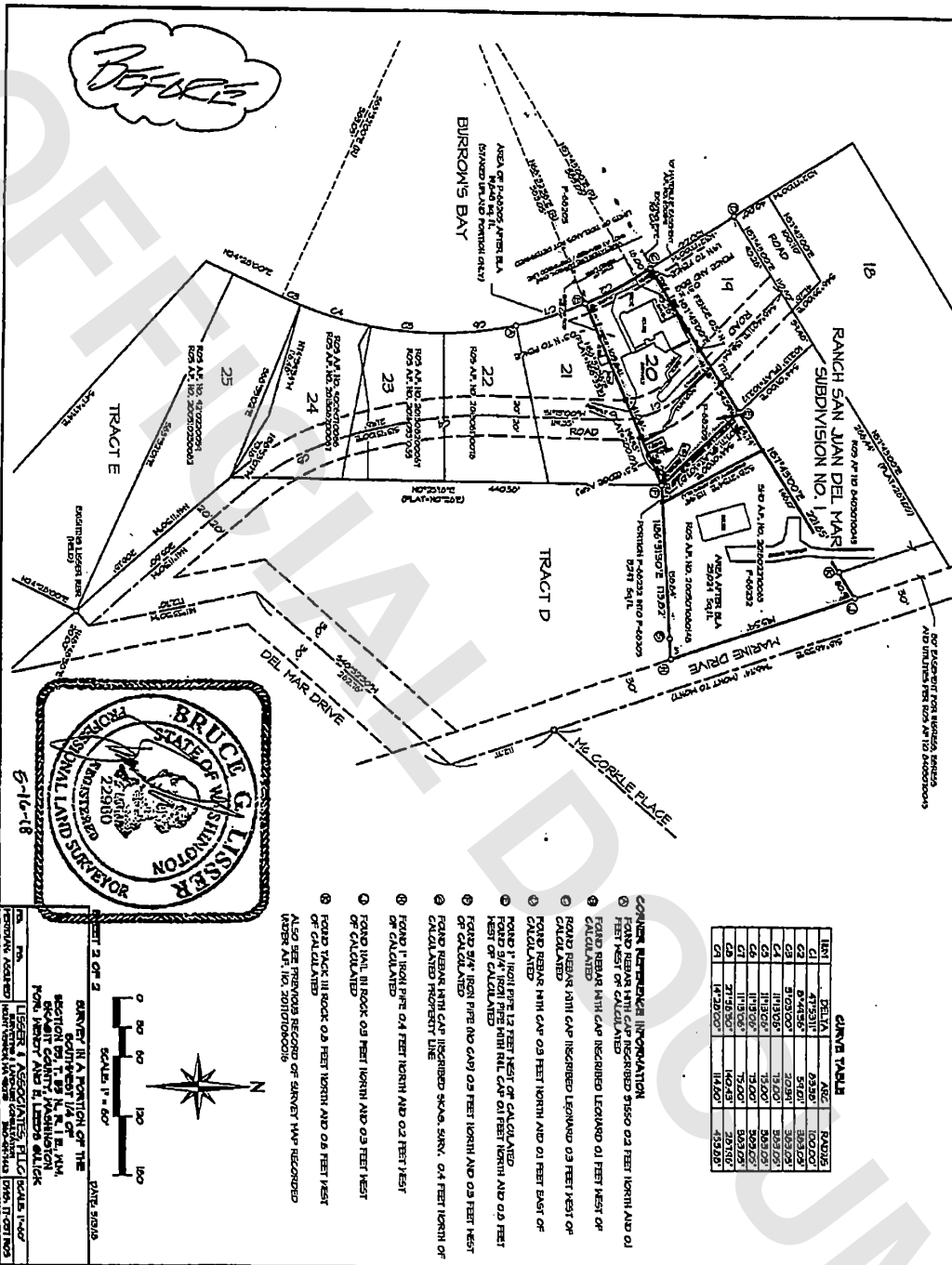
ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

All being situate in the County of Skagit, State of Washington.

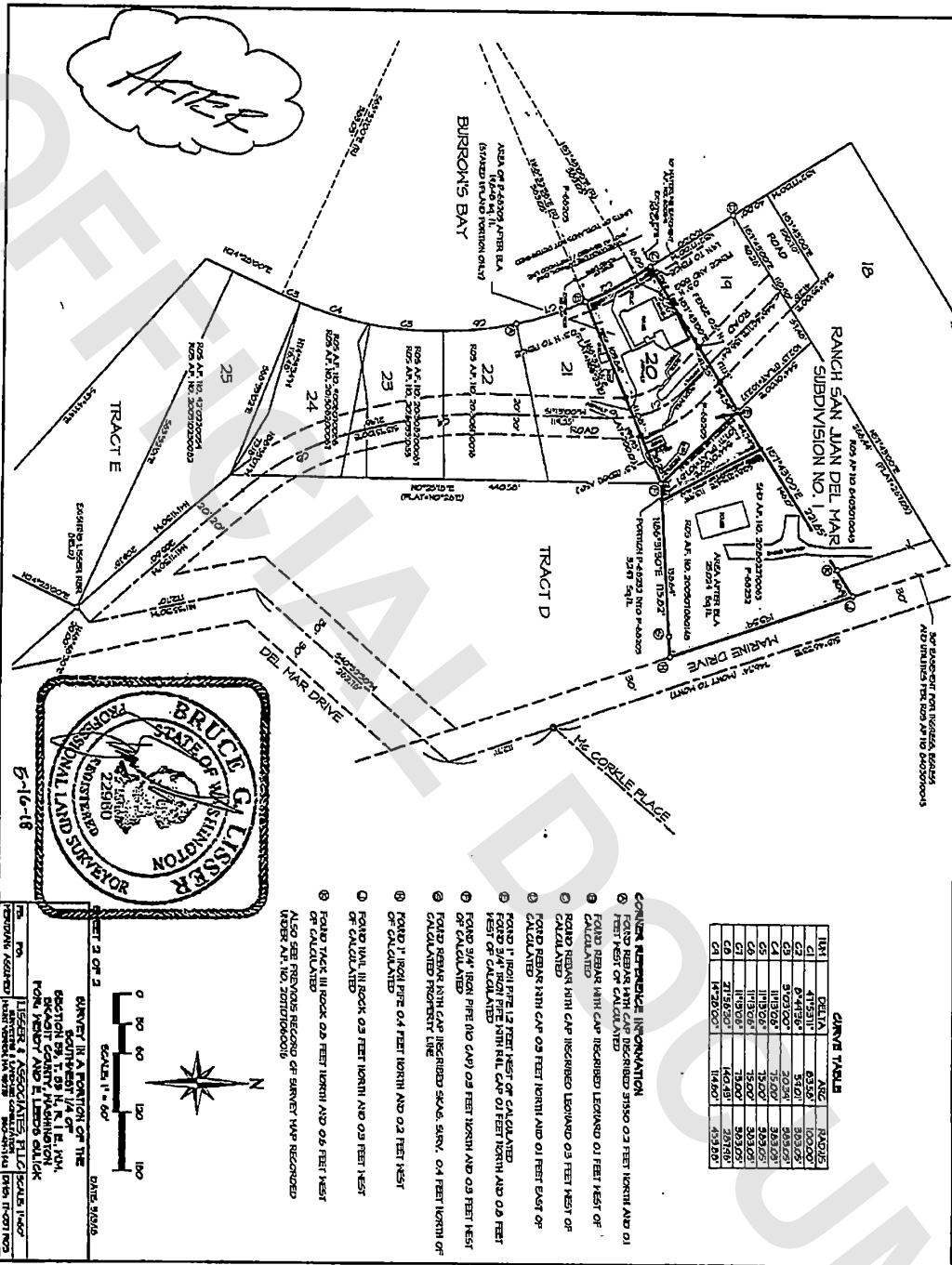
Containing 25,024 sq ft 0.57 acres



5-16-18

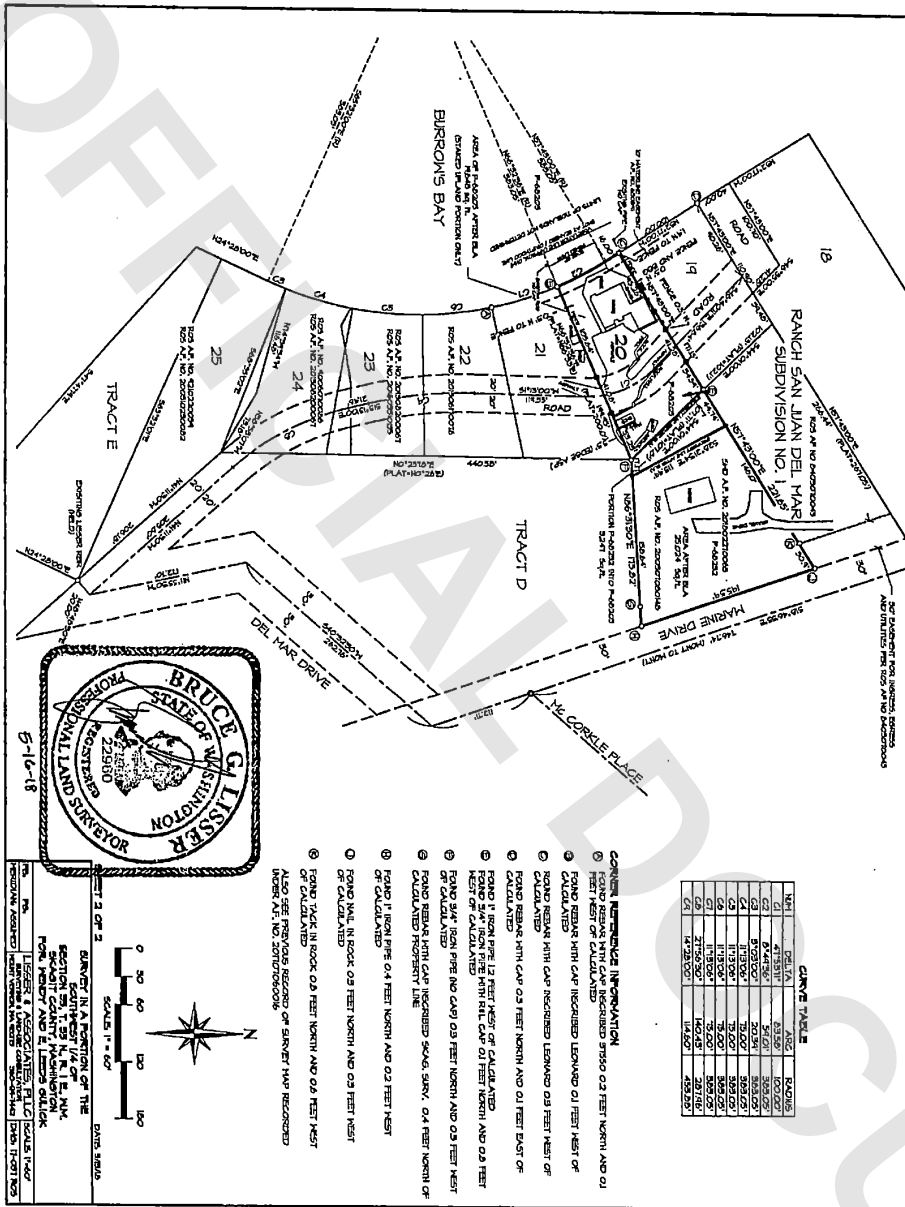


FOR FULL SCALE SEE RECORDED SURVEY MAP



FOR FULL SCALE SEE RECORDED SURVEY MAP

EXHIBIT "F"



FOR FULL SCALE SEE RECORDED SURVEY MAP