


Order No:

When recorded return to:

Daniel R. Mitzel
Patricia R. Burkland
PO BOX 188
Mount Vernon, WA 98273


201807050043
07/05/2018 12:13 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Escrow Number: JM1998

QUIT CLAIM DEED

THE GRANTOR DANIEL R. MITZEL AND PATRICIA R. BURKLUND, HUSBAND AND WIFE, for and in consideration of boundary line adjustment for owner convenience conveys and quit claims to DANIEL R. MITZEL AND PATRICIA R. BURKLUND, 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 therein:

Those portions of Lots 190 and 189 of Nookachamp Hills PUD Phases 3 and 4 described on Exhibit "B" hereto.

There is no Exhibit "A"; Exhibit "C" attached is the Before Map; and Exhibit "D" attached is the After Map.

This conveyance is subject to matters of record.

The two herein described separate contiguous lots are a recombination or reaggregation of two differently described separate lots owned by the Grantees. This boundary line adjustment is not for the purposes of creating an additional building lot.

This boundary line adjustment is approved by *Mark Roeder* of the Skagit County Planning Department.
7/5/2018

Tax Parcel Number(s): P127743 and P127742.

Dated: *July 2, 2018.*

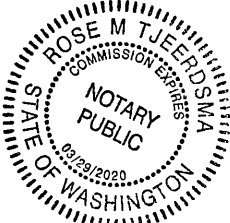
[Signature]
Daniel R. Mitzel

[Signature]
Patricia R. Burkland

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Daniel R. Mitzel and Patricia R. Burkland are the persons who appeared before me, and said persons 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: *July 2, 2018*
[Signature]



Notary Public in and for the State of Washington
Residing at: *Burlington*
My appointment expires: *3/29/20*

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
201807036
JUL 05 2018
Amount Paid \$ *102.00*
By *[Signature]* Skagit Co. Treasurer Deputy

LOT 190 BEFORE

LOT 190 OF NOOKACHAMP HILLS PUD PHASES 3 AND 4, RECORDED UNDER AUDITOR FILE NUMBER 200807240089, BEING A PORTION OF THE NW QUARTER OF SECTION 31, TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M.

LOT 189 BEFORE

LOT 189 OF NOOKACHAMP HILLS PUD PHASES 3 AND 4, RECORDED UNDER AUDITOR FILE NUMBER 200807240089, BEING A PORTION OF THE NW QUARTER OF SECTION 31, TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M.

EXHIBIT "B"

LOT 190 AFTER

LOT 190 OF NOOKACHAMP HILLS PUD PHASES 3 AND 4, RECORDED UNDER AUDITOR FILE NUMBER 200807240089, BEING A PORTION OF THE NW QUARTER OF SECTION 31, TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M.

TOGETHER WITH THE NORTH 12 FEET OF LOT 189 OF SAID NOOKACHAMP HILLS, AS MEASURED PERPENDICULAR WITH SAID NORTH LINE.

SUBJECT TO AN EASEMENT FOR SANITARY SEWER CONNECTION OVER, UNDER AND UPON THE NORTH 12 FEET OF THE WEST 20 FEET OF SAID LOT 189 AS ORIGINALLY PLATTED.

SUBJECT TO AN EASEMENT FOR ACCESS AND UTILITIES OVER, UNDER AND UPON THE SOUTH 50 FEET AS MEASURED ALONG THE EAST LINE OF THE LOT 190 PANHANDLE FOR THE BENEFIT OF LOT 189.

LOT 189 AFTER

LOT 189 OF NOOKACHAMP HILLS PUD PHASES 3 AND 4, RECORDED UNDER AUDITOR FILE NUMBER 200807240089, BEING A PORTION OF THE NW QUARTER OF SECTION 31, TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M.

EXCEPT THE NORTH 12 FEET OF LOT 189 OF SAID NOOKACHAMP HILLS, AS MEASURED PERPENDICULAR WITH SAID NORTH LINE.

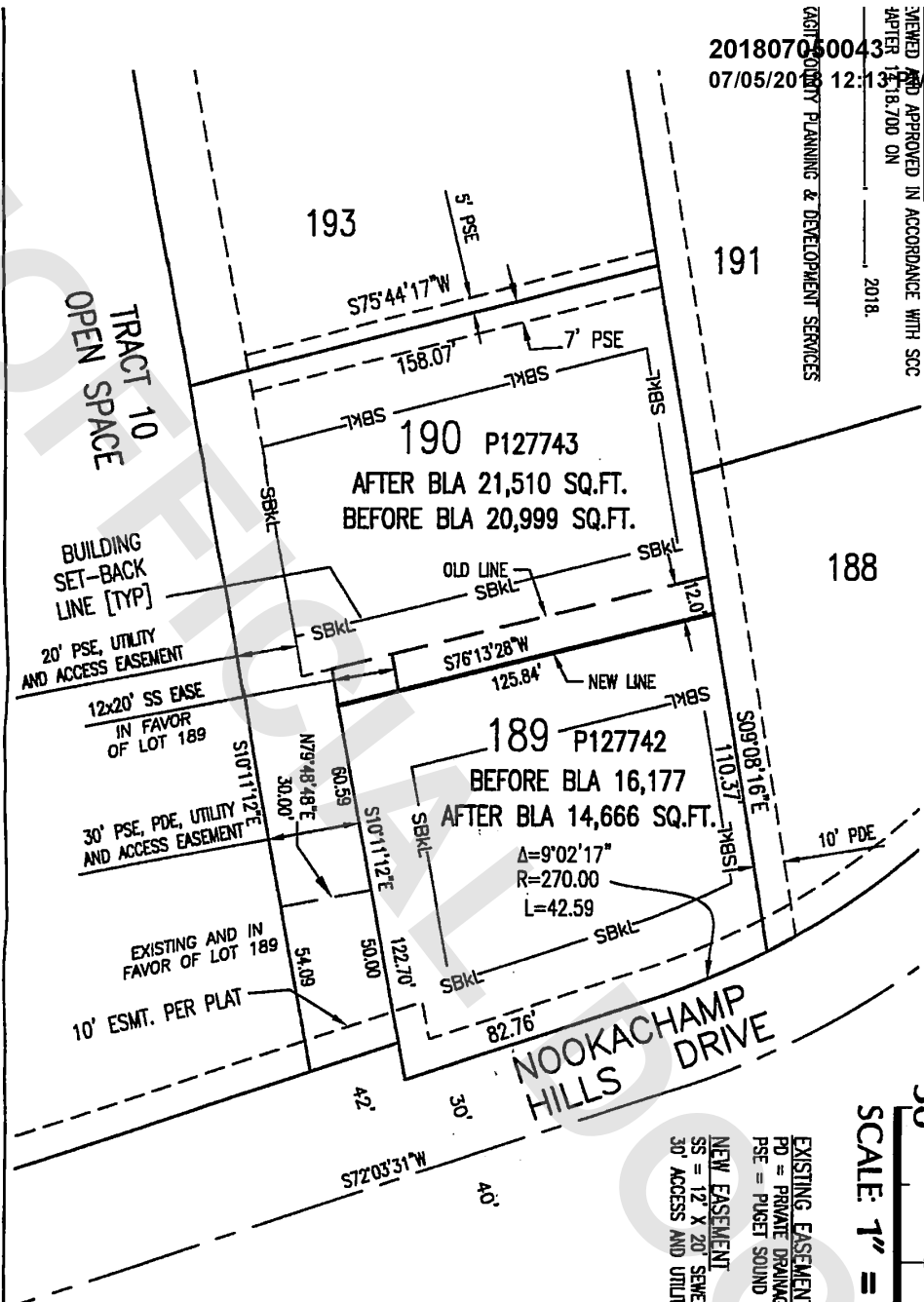
TOGETHER WITH AN EASEMENT FOR SANITARY SEWER CONNECTION OVER, UNDER AND UPON THE NORTH 12 FEET OF THE WEST 20 FEET OF SAID LOT 189 AS ORIGINALLY PLATTED.

TOGETHER WITH AN EASEMENT FOR ACCESS AND UTILITIES OVER, UNDER AND UPON THE SOUTH 50 FEET AS MEASURED ALONG THE EAST LINE OF THE LOT 190 PANHANDLE



6-22-2018

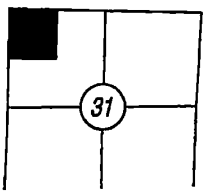
PLANNING & DEVELOPMENT SERVICES
 SECONDARY LINE ADJUSTMENT
 REVIEWED AND APPROVED IN ACCORDANCE WITH SCC
 CHAPTER 12.18.700 ON
 2018.



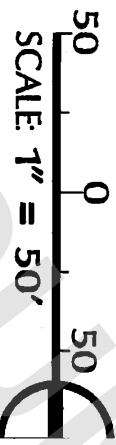
TRACT 10
OPEN SPACE

BUILDING SET-BACK LINE [TYP]
 20' PSE, UTILITY AND ACCESS EASEMENT
 12x20' SS EASE IN FAVOR OF LOT 189
 30' PSE, PDE, UTILITY AND ACCESS EASEMENT
 EXISTING AND IN FAVOR OF LOT 189
 10' ESMT. PER PLAT

NOOKACHAMP HILLS DRIVE



EXISTING EASEMENT
 PD = PRIVATE DRAINAGE EASEMENT
 PSE = PUGET SOUND ENERGY
 NEW EASEMENT
 SS = 12' X 20' SEWER SERVICE EASEMENT
 30' ACCESS AND UTILITY EASEMENT



DRAFT