



**201807130103**

07/13/2018 02:44 PM Pages: 1 of 15 Fees: \$113.00  
Skagit County Auditor

Return to: David D. Lowell  
P.O. Box 1346  
Burlington, WA 98233

DOCUMENT TITLE: Quit Claim Deed for Boundary Line Adjustment

GRANTORS: Stephen V. Burgess, Ernest M. Burgess II, and Elizabeth C. Burgess

GRANTEES: Stephen V. Burgess, Ernest M. Burgess II, and Elizabeth C. Burgess

ABBREVIATED LEGAL DESCRIPTION: Ptn NE $\frac{1}{4}$  of Section 12, Twp. 34N, Rng.  
04E, W.M.

ASSESSOR'S PARCELS/TAX ID NUMBERS: P62245 and P24571

When Recorded Return to:  
David D. Lowell  
P.O. Box 1346  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20183071  
JUL 13 2018

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

**QUIT CLAIM DEED for  
(BOUNDARY LINE ADJUSTMENT)**

**GRANTORS:** Stephen V. Burgess, Ernest M. Burgess II, and Elizabeth C. Burgess

**GRANTEES:** Stephen V. Burgess, Ernest M. Burgess II, and Elizabeth C. Burgess

**ABBREVIATED LEGAL DESCRIPTION:** Ptn NE¼ of Section 12, Twp. 34N, Rng. 04E, W.M.

**ASSESSOR'S PARCELS/TAX ID NUMBERS:** P62245 and P24571

**THIS INDENTURE**, is made this 17<sup>th</sup> day of May, ~~2016~~ <sup>2018</sup> <sub>ant</sub>, by Stephen V. Burgess, Ernest M. Burgess II, and Elizabeth C. Burgess who are all individually both the Grantors and the Grantees of the property subject to this Boundary Line Adjustment.

**RECITALS:**

- A. The Grantors Stephen V. Burgess, Ernest M. Burgess II, and Elizabeth C. Burgess are the owners of property bearing Skagit County Assessor's Parcel number: P62245; described as Lot 8 of the plat of Buchanan Acreage Plat 1 recorded in Volume 4 of Plats at page 6, that is more particularly described in the attached **Exhibit A**.
- B. The Grantors Stephen V. Burgess, Ernest M. Burgess II, and Elizabeth C. Burgess are the owners of property also bearing Skagit County Assessor's Parcel number: P62245; described as Lot 9 of the plat of Buchanan Acreage Plat 1 recorded in Volume 4 of Plats at page 6, that is more particularly described in the attached **Exhibit B**.
- C. The Grantors Stephen V. Burgess, Ernest M. Burgess II, and Elizabeth C. Burgess are the owners of property bearing Skagit County Assessor's Parcel number: P24571; described as Government Lot 3 and portions of Government Lots 1 and 4 all located in Section 12, Township 34N, Range 04 E, W.M., that is more particularly described in the attached **Exhibit C**.

- D. The parties wish to adjust the boundaries between the above described properties with portions of the Grantor's property being incorporated into the Grantees' properties by adding portions of Government Lot 3 (P24571) to Lot 8 *and* to Lot 9 of the plat of Buchanan Acreage Plat 1 as recorded in Volume 4 of Plats at page 6; with both portions of said Government Lot 3 being more fully described in the attached **Exhibits D and E**.
- E. The descriptions of the new boundaries of the properties, as the result of this boundary line adjustment, are set forth in the attached **Exhibits F, G, and H**.
- F. An exhibit map showing the adjusted boundaries of all of the properties is attached as **Exhibit I**.

**CONVEYANCE:**

**THEREFORE**, for and in consideration of said boundary line adjustment, and for no monetary consideration, the Grantors do hereby **QUIT CLAIM** to the 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 **Exhibits D and E**; with said property being combined or aggregated with the contiguous properties 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 *David Roeder* of the Skagit County Planning and Development Services Department, on this 10 day of July 2018

*David Roeder* (Skagit County Signature)

Dated this 25 day of May 2018

*Stephen V. Burgess*  
Stephen V. Burgess

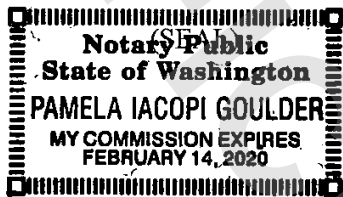
*Ernest M. Burgess II*  
Ernest M. Burgess II

*Elizabeth C. Burgess*  
Elizabeth C. Burgess, now known as Elizabeth B. Hawksley

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that STEPHEN V. BURGESS is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the QUICK CLAIM DEED to be the free and voluntary act and deed of said PROPERTY, for the uses and purposes therein mentioned.

Given under my hand and official seal this 25 day of MAY, 2016-2018. <sup>75</sup>

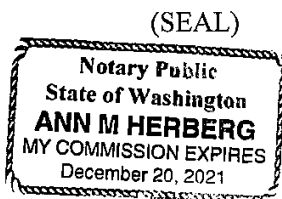


Pamela Iacopi Goulder  
Notary Public  
Residing at Bellevue, Wa  
My appointment expires 2-14-2020

STATE OF WASHINGTON }  
COUNTY OF King } ss.  
SKAGIT

I certify that I know or have satisfactory evidence that Ernest Burgess II is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Quick Claim Deed to be the free and voluntary act and deed of said Property, for the uses and purposes therein mentioned.

Given under my hand and official seal this 29th day of May, 2016-2018. <sup>8</sup>



Ann M Herberg  
Notary Public  
Residing at Remon  
My appointment expires 12/20/21

MAINE  
STATE OF WASHINGTON }  
CUMBERLAND ss.  
COUNTY OF SKAGIT }

I certify that I know or have satisfactory evidence that ELIZABETH C BURGESS is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the deed to be the free and voluntary act and deed of said PROPERTY, for the uses and purposes therein mentioned.

Given under my hand and official seal this 17 day of MAY, 2018, 2016

(SEAL)

WILLIAM D. MILLIKEN  
Notary Public, Maine  
My Commission Expires July 18, 2019

Wm D Milliken  
Notary Public  
Residing at BRUNSWICK MAINE  
My appointment expires 7/18/19

**—Skagit Surveyors and Engineers—**

806 Metcalf St. Sedro-Woolley, WA 98284  
360.855.2121 360.855.1658(f)  
www.sseconsultants.com

**LEGAL DESCRIPTION  
FOR  
STEPHEN BURGESS  
OF LOT 8 BEFORE BOUNDARY LINE ADJUSTMENT**

April 21, 2015

Lot 8 of the plat of Buchanan Acreage Plat 1 as recorded in Volume 4 of Plats at page 6, records of Skagit County, Washington.

EXCEPT that portion of Lot 8 of the plat of Buchanan Acreage Plat as recorded in Volume 4 of Plats at page 6, records of Skagit County, Washington, and that portion of Government Lot 3, Section 12, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the northeast corner of Government Lot 3; thence west along the north line of said Section 12, a distance of 200.00 feet; thence southeasterly parallel with the new meander line established September 12, 1914 in said Section 12, a distance of 100.00 feet; thence easterly parallel with the north line of said Section 12, a distance of 200 feet, more or less, to said new meander line; thence northwesterly along said meander line, a distance of 100 feet, more or less, to the point of beginning.

Containing 1.29 acres.

Situate in Skagit County, Washington.

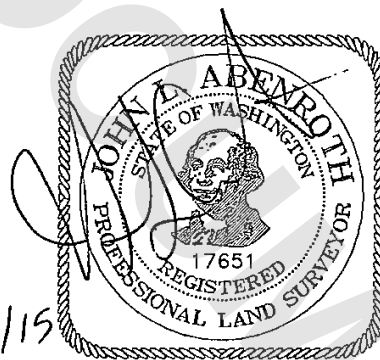


Exhibit A  
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**—Skagit Surveyors and Engineers—**

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**LEGAL DESCRIPTION  
FOR  
STEPHEN BURGESS  
OF LOT 9 BEFORE BOUNDARY LINE ADJUSTMENT**

April 21, 2015

Lot 9 of the plat of Buchanan Acreage Plat 1 as recorded in Volume  
4 of Plats at page 6, records of Skagit County, Washington.

Containing 2.15 acres.

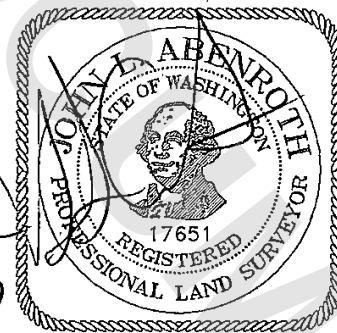


Exhibit B  
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**—Skagit Surveyors and Engineers—**

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**LEGAL DESCRIPTION  
FOR  
STEPHEN BURGESS  
OF GOVERNMENT LOTS (P24571) BEFORE BOUNDARY LINE ADJUSTMENT  
April 17, 2015**

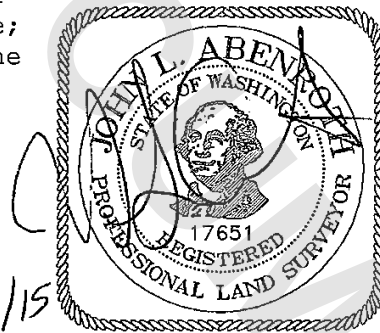
Government Lot 3, Section 12, Township 34 N., Range 4 E., W.M., and that portion of Government Lots 1 and 4, Section 12, Township 34 N., Range 4 E., W.M., described as follows:

Beginning at a point where the old meander line along the southwesterly shore of Clear Lake intersects the south boundary of said Government Lot 1; thence N 12°15'00"E, a distance of 193.8 feet to the new meander line (established September 12, 1914); thence northwesterly following the new meander line, to the northeast corner of said Government Lot 3; thence west to the northeast corner of the plat of Buchanan Acreage Plat 1 as per plat recorded in Volume 4 of Plats at page 6, records of Skagit County, Washington; thence following along the easterly and southerly boundary of said plat, to the south line of said Government Lot 1; thence east along said south line, to the point of beginning, together with shore lands of the second class adjoining.

EXCEPT that portion thereof lying within the following described tract:

Beginning at the northeast corner of said Government Lot 3; thence west along the north line of said Section 12, a distance of 200 feet; thence southeasterly parallel with the new meander line (established September 12, 1914) in said Section 12, a distance of 100 feet; thence easterly parallel with the north line of said Section 12, a distance of 200 feet, more or less, to said meander line; thence northwesterly along said meander line 100 feet, more or less to the point of beginning, together with shore lands of the second class adjoining.

Containing 13.91 acres.



4/21/15

Exhibit C  
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**— Skagit Surveyors and Engineers —**

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**LEGAL DESCRIPTION  
FOR  
STEPHEN BURGESS  
OF THAT PORTION OF GOVERNMENT LOT 3 (P24571)  
TO BE ADJUSTED TO LOT 8**

**April 17, 2015**

That portion of Government Lot 3, Section 12, Township 34 North,  
Range 3 East, W.M. described as follows:

Beginning at the southeast corner of Lot 8 of the plat of Buchanan Acreage Plat 1 as recorded in Volume 4 of Plats at page 6, records of Skagit County, Washington; thence S 41°14'20"E along the east line of said plat, a distance of 12.89 feet to the centerline of the 25 foot wide lane as shown on said plat; thence N 62°56'27"E parallel with the southerly line of said Lot 8, a distance of 72.04 feet to a point on the new meander line established September 12, 1914; thence N 38°44'56"W along said new meander line, a distance of 81.61 feet to the southeast corner of that certain tract of land conveyed to Kathryn Mary Tewalt by deed dated August 30, 1965 and filed under Skagit County Auditor's File No. 671022; thence S 89°36'43"W along the south line of said Tewalt tract, a distance of 97.02 feet to the easterly line of said Lot 8; thence S 41°14'20"E along the easterly line of said Lot 8, a distance of 127.35 feet to the point of beginning, together with shore lands of the second class adjoining.

Containing 7,552 square feet.

Situate in Skagit County, Washington.

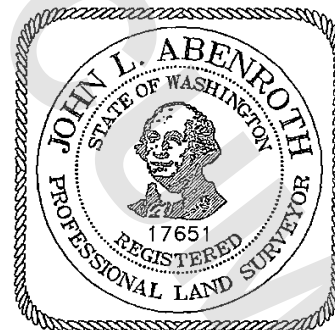


Exhibit D

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**— Skagit Surveyors and Engineers —**

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**LEGAL DESCRIPTION  
FOR  
STEPHEN BURGESS  
OF THAT PORTION OF GOVERNMENT LOT 3 (P24571)  
TO BE ADJUSTED TO LOT 9**

April 17, 2015

That portion of Government Lot 3, Section 12, Township 34 North, Range 3 East, W.M. described as follows:

Beginning at the northeast corner of Lot 9 of the plat of Buchanan Acreage Plat 1 as recorded in Volume 4 of Plats at page 6, records of Skagit County, Washington; thence N 41°14'20"W along the east line of said plat, a distance of 12.89 feet to the centerline of the 25 foot wide lane as shown on said plat; thence N 62°56'27"E parallel with the northerly line of said Lot 9, a distance of 72.04 feet to a point on the new meander line established September 12, 1914; thence S 38°44'56"E along said new meander line, a distance of 62.92 feet; thence S 44°59'25"E along said new meander line, a distance of 259.76 feet to the northeasterly extension of the southerly line of Lot 9 of said plat; thence S 62°56'27"W, a distance of 86.75 feet to the southeasterly corner of said Lot 9; thence N 41°14'20"W along the easterly line of said Lot 9, a distance of 318.46 feet to the point of beginning together with shore lands of the second class adjoining.

Containing 23,626 square feet.

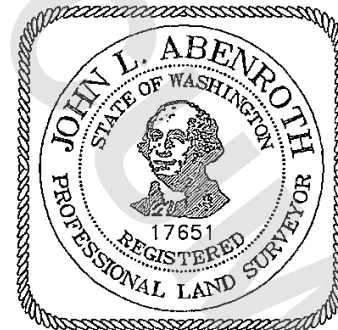


Exhibit E  
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**LEGAL DESCRIPTION  
FOR  
STEPHEN BURGESS  
OF LOT 8 AFTER BOUNDARY LINE ADJUSTMENT**

April 21, 2015

Lot 8 of the plat of Buchanan Acreage Plat 1 as recorded in Volume 4 of Plats at page 6, records of Skagit County, Washington.

TOGETHER WITH that portion of Government Lot 3, Section 12, Township 34 North, Range 4 East, W.M. described as follows:

Beginning at the southeast corner of Lot 8 of the plat of Buchanan Acreage Plat 1 as recorded in Volume 4 of Plats at page 6, records of Skagit County, Washington; thence S 41°14'20"E along the east line of said plat, a distance of 12.89 feet to the centerline of the 25 foot wide lane as shown on said plat; thence N 62°56'27"E parallel with the southerly line of said Lot 8, a distance of 72.04 feet to a point on the new meander line established September 12, 1914; thence N 38°44'56"W along said new meander line, a distance of 81.61 feet to the southeast corner of that certain tract of land conveyed to Kathryn Mary Tewalt by deed dated August 30, 1965 and filed under Skagit County Auditor's File No. 671022; thence S 89°36'43"W along the south line of said Tewalt tract, a distance of 97.02 feet to the easterly line of said Lot 8; thence S 41°14'20"E along the easterly line of said Lot 8, a distance of 127.35 feet to the point of beginning, together with shore lands of the second class adjoining.

EXCEPT that portion of Lot 8 of the plat of Buchanan Acreage Plat conveyed to Kathryn Mary Tewalt by deed dated August 30, 1965 and filed under Skagit County Auditor's File No. 671022.

Containing 1.<sup>46</sup>~~25~~ acres.

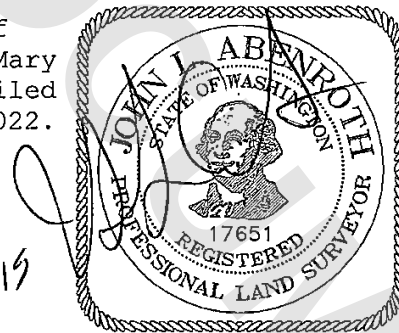


Exhibit F  
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**LEGAL DESCRIPTION  
FOR  
STEPHEN BURGESS  
OF LOT 9 AFTER BOUNDARY LINE ADJUSTMENT**

April 21, 2015

Lot 9 of the plat of Buchanan Acreage Plat 1 as recorded in Volume 4 of Plats at page 6, records of Skagit County, Washington.

TOGETHER WITH that portion of Government Lot 3, Section 12, Township 34 North, Range 4 East, W.M. described as follows:

Beginning at the northeast corner of Lot 9 of the plat of Buchanan Acreage Plat 1 as recorded in Volume 4 of Plats at page 6, records of Skagit County, Washington; thence N 41°14'20"W along the east line of said plat, a distance of 12.89 feet to the centerline of the 25 foot wide lane as shown on said plat; thence N 62°56'27"E parallel with the northerly line of said Lot 9, a distance of 72.04 feet to a point on the new meander line established September 12, 1914; thence S 38°44'56"E along said new meander line, a distance of 62.92 feet; thence S 44°59'25"E along said new meander line, a distance of 259.76 feet to the northeasterly extension of the southerly line of Lot 9 of said plat; thence S 62°56'27"W, a distance of 86.75 feet to the southeasterly corner of said Lot 9; thence N 41°14'20"W along the easterly line of said Lot 9, a distance of 318.46 feet to the point of beginning together with shore lands of the second class adjoining.

Containing 2.69 acres.

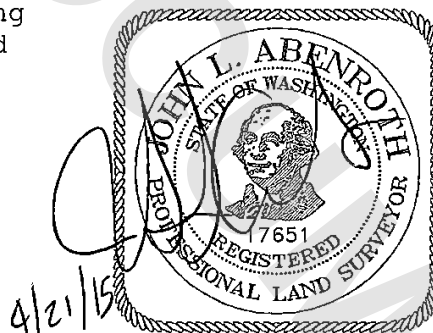


Exhibit G  
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**LEGAL DESCRIPTION  
FOR  
STEPHEN BURGESS  
OF GOVERNMENT LOTS (P24571) AFTER BOUNDARY LINE ADJUSTMENT**

**April 17, 2015**

Government Lot 3, Section 12, Township 34 N., Range 4 E., W.M., and that portion of Government Lots 1, and 4, Section 12, Township 34 N., Range 4 E., W.M., described as follows:

Beginning at a point where the old meander line along the southwesterly shore of Clear Lake intersects the south boundary of said Government Lot 1; thence N 12°15'00"E, a distance of 193.8 feet to the new meander line established September 12, 1914; thence northwesterly following the new meander line, to the intersection of the northeasterly prolongation of the southerly line of Lot 9 of the plat of Buchanan Acreage Plat 1 as per plat recorded in Volume 4 of Plats at page 6, records of Skagit County, Washington; thence southwesterly, to the southwest corner of said Lot 9; thence southeasterly following the easterly boundary of said plat, to the south line of Government Lot 1; thence east along said south line, to the point of beginning, together with shore lands of the second class adjoining.

EXCEPT beginning at the southeast corner of Lot 9 of Buchanan Acreage Plat 1, as filed in Volume 4 of Plats at page 6, Records of Skagit County, Washington; thence N 62°56'27"E on the easterly extension of the southerly line of said Lot 9, a distance of 86.75' to the new meander line established September 12, 1914; thence N 44°59'25"W along said new meander line, a distance of 259.76'; thence continuing along said new meander line N 38°44'56"W, a distance of 144.54' to the southeast corner of that certain tract of land conveyed to Kathryn Mary Tewalt by deed dated August 30, 1965 and filed under Skagit County Auditor's File No. 671022; thence S 89°36'43"W

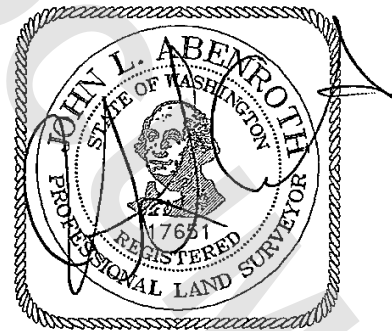


Exhibit H  
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4/21/15

— **Skagit Surveyors and Engineers** —

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along the south line of said Tewalt tract, a distance of 97.02' to a point on the northeasterly line of said plat of Buchanan Acreage Plat 1; thence S 41°14'20"E along said northeasterly line, a distance of 445.81'; to the point of beginning, together with shore lands of the second class adjoining.

AND EXCEPT that portion of said Government Lot 3 conveyed to Kathryn Mary Tewalt by deed dated August 30, 1965 and filed under Skagit County Auditor's File No. 671022 together with shore lands of the second class adjoining.

Containing 13.20 acres.



