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10/15/2018 09:29 AM Pages: 1 of 15 Fees: \$212.00
Skagit County Auditor

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

DOCUMENT TITLE: Quit Claim Deed for Boundary Line Adjustment, Easements, &
Easement Agreement

GRANTOR: Donna C. Bailey

GRANTEE: Terri Sligar

ABBREVIATED LEGAL DESCRIPTION: Ptn NW $\frac{1}{4}$ of Section 6, Twp. 33N, Rng.
05E, W.M.

ASSESSOR'S PARCELS/TAX ID NUMBERS: P133770 and P74604

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

**QUIT CLAIM DEED *for* BOUNDARY LINE ADJUSTMENT
 SUBJECT TO EASEMENTS & EASEMENT AGREEMENT**

SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX

OCT 15 2018

GRANTOR: Donna C. Bailey, an unmarried woman

GRANTEE: Terri Sligar, an unmarried woman

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

ABBREVIATED LEGAL DESCRIPTION: Ptn NW ¼ of Section 6, Twp. 33N, Rng. 05E,
 W.M.

ASSESSOR'S PARCELS/TAX ID NUMBERS: P133770 and P74604

THIS INDENTURE, is made this 15 day of October, 2018, between the Grantor Donna C. Bailey and the Grantee Terri Sligar amongst two lots of record for this Boundary Line Adjustment subject to easements and an easement agreement.

RECITALS:

- A. The Grantor, Donna C. Bailey is the owner of property bearing Skagit County Assessor's Parcel number: P133770; that is more particularly described in the attached **Exhibit A**.
- B. The Grantee Terri Sligar is the owner of property bearing Skagit County Assessor's Parcel number: P74604; that is more particularly described in the attached **Exhibit B**.
- C. The parties wish to adjust the boundaries between the above described properties, with a portion of property owned by the Grantor being incorporated into property owned by the Grantee, as described in the attached **Exhibit C**.
- D. The descriptions of the new boundaries of the properties, as the result of this boundary line adjustment, are set forth in the attached **Exhibits D and E**.
- E. An exhibit map showing the adjusted boundaries of all of the properties is attached as **Exhibit F**.

- F. This Boundary Line Adjustment is subject to ~~three (3) distinct~~ ^{an} easement~~s~~ created to benefit the Grantor and Grantees properties, designated below, with said Easement described in the attached **Exhibits G**, and shown on the attached **Exhibit H**.

EASEMENT AGREEMENT:

SUBJECT TO THE EXECUTION OF THIS BOUNDARY LINE ADJUSTMENT AND IN CONSIDERATION of the foregoing and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, effective as of the date this deed is recorded with the Skagit County Auditor, the parties agree as follows:

1. Declaration of Easements:

- A. Donna C. Bailey does hereby grant and convey to Terri Sligar a perpetual, non-exclusive 10-foot wide sewer line easement for the installation, operation and maintenance of a sewer line over, under, and across property fully described in the attached **Exhibit G** and shown on the attached **Exhibit H**.

2. Use, Maintenance, and Repair of Easement Areas:

- a. None of the parties may unreasonably interfere with the use of the easements for access and/or utility installation, operation, and maintenance by the others.
- b. Maintenance as used within this agreement shall mean the work necessary to keep the easement areas in a good and workmanlike manner and shall include the material and labor costs to complete said maintenance work.
- c. The maintenance and repair of utility improvements within the 10-foot wide access and utility easement described in Exhibit G across shall be entirely the responsibility of Terri Sligar.
- d. Either party can elect to complete maintenance work within the easement area, at their sole expense, without having to provide notice to the other party. However, when either party elects to complete maintenance work within the easement area they shall use reasonable efforts to complete all work as soon as practicable and to reasonably minimize interfering with the other parties' use of the easement area.
- e. Neither of the parties may unreasonably interfere with the use of the easement for utilities by the other.

- 3. Performance.** The failure of a party to this Easement to insist upon the performance of any of the terms and conditions of this Easement shall not be construed as thereafter waiving any such terms and conditions, but the same shall continue and remain in full force as if no such forbearance or waiver had occurred.

- 4. Hold Harmless.** The Grantee shall hold the Grantors harmless from and against all claims for damages arising out of the use of the easement granted herein.

- 5. Duration.** This Easement Agreement shall be perpetual in duration and shall run with the land, and shall be binding on the undersigned and all successors, assignees, devisees,

and/or transferees of the parties and shall, in all respects, attach to the individual properties legally described in this Easement Agreement.

6. **Governing Law and Venue.** This Easement Agreement shall be construed under the laws of the State of Washington. It is agreed by the parties that the venue for any legal action brought under or relating to the term of this agreement shall be in Skagit County, State of Washington.
7. **Severability.** Should any term or provision of this Easement Agreement, as set forth herein, be found to be void or unenforceable by a court of competent jurisdictions, all other terms and provisions of this agreement shall remain enforceable, binding, and in full force and effect.

CONVEYANCE:

THEREFORE, subject to and in consideration of said boundary line adjustment, and for no monetary consideration, the Grantor does hereby **QUIT CLAIM** to the Grantee all of their interest in the real property lying and being in the County of Skagit and State of Washington, as described in the attached **Exhibit C**; with said property being combined or aggregated with the contiguous property owned by the Grantee.

This Boundary Line Adjustment is not for the purposes of creating an additional building lot.

This Boundary Line Adjustment is approved by Brad Roeder of the Skagit County Planning and Development Services Department, on this 5 day of October 2018.

Brad Roeder (Skagit County Signature)

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

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

Given under my hand and official seal this 30th day of July, 2018.



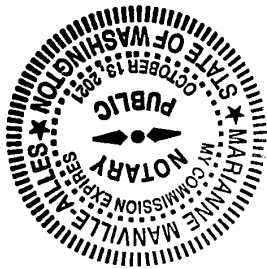
Marianne Manville-Ailles
Notary Public
Residing at Burlington
My appointment expires 10-13-2021

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that Terri Sligar 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 property owner to be the free and voluntary act and deed of said property owner, for the uses and purposes therein mentioned.

Given under my hand and official seal this 1 day of October, 2018.

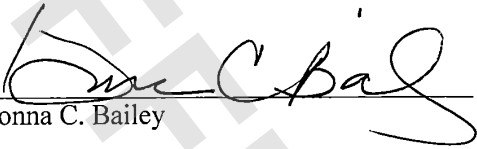
(SEAL)



Marianne Manville-Ailles
Notary Public
Residing at Burlington
My appointment expires 10-13-2021

THE PARTIES HEREBY ACKNOWLEDGE THAT THEY HAVE READ THIS DOCUMENT, UNDERSTAND ITS CONTENTS AND AGREE TO BE BOUND BY THE TERMS HEREOF.

Dated this 30 day of July 2018



Donna C. Bailey



Terri Sligar

— Skagit Surveyors and Engineers —

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

LEGAL DESCRIPTION
FOR
DONNA BAILEY
OF
DONNA BAILEY PARCEL BEFORE BOUNDARY LINE ADJUSTMENT

July 11, 2018

Lots 6, 7, 8, 9, 10, 11, 12, 13, Block 30, PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, according to the plat thereof recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington.

TOGETEHR WITH the southeasterly 10.00 feet of vacated Lee Street.

TOGETHER WITH vacated streets and alleys which would attach by operation of law.

Containing 48,221 square feet.

Situate in Skagit County, Washington.

EXHIBIT "A"

Page 1 of 1



— Skagit Surveyors and Engineers —

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360.855.2121 360.855.1658(f)
www.sseconsultants.com

LEGAL DESCRIPTION
FOR
DONNA BAILEY
OF
TERRI SLIGAR PARCEL BEFORE BOUNDARY LINE ADJUSTMENT

July 11, 2018

Lots 10, 11, 12, 13 and the northwesterly 20 feet of Lot 14, Block 19, PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, according to the plat thereof recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington.

TOGETHER WITH the northeasterly half of Washington Street and the southwesterly half of the alley adjacent thereof.

AND TOGETHER WITH the southeasterly 10.00 feet of vacated Lee Street.

Containing 30,272 square feet.

Situate in Skagit County, Washington.

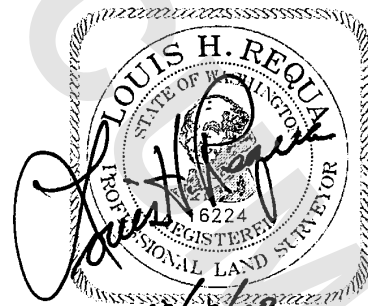


EXHIBIT "B"

Skagit Surveyors and Engineers

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

LEGAL DESCRIPTION
FOR
DONNA BAILEY
OF
PARCEL TO BE CONVEYED TO TERRI SLIGAR

August 22, 2018

That portion of vacated Washington Street lying northeasterly of Block 30 of the PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY as recorded in Volume 2 of Plats, at page 80, records of Skagit County, Washington, described as follows:

Commencing at the intersection of the northwesterly projection of the centerline of vacated Washington Street adjacent to said Block 30 and the northwesterly line of the southeasterly 10 feet of vacated Lee Street adjacent to said Block 30; thence S 43°01'21"E along the northwesterly projection of the centerline of vacated Washington Street and along the centerline of vacated Washington Street, a distance of 45.07 feet to the point of beginning of this description; thence S 46°58'39"W, a distance of 10.58 feet; thence S 43°01'21"E, a distance of 64.56 feet; thence S 52°59'52"E, a distance of 61.05 feet to a point on the centerline of Washington Street; thence N 43°01'21"W, a distance of 124.68 feet to the point of beginning.

Containing 995 square feet.

Situate in Skagit County, Washington.



EXHIBIT "C"

Skagit Surveyors and Engineers

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

LEGAL DESCRIPTION
FOR
DONNA BAILEY
OF

DONNA BAILEY PARCEL AFTER BOUNDARY LINE ADJUSTMENT

August 22, 2018

Lots 6, 7, 8, 9, 10, 11, 12, 13, Block 30, PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, according to the plat thereof recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington.

TOGETHER WITH the southeasterly 10.00 feet of vacated Lee Street.

AND TOGETHER WITH vacated streets and alleys which would attach by operation of law.

EXCEPT that portion of vacated Washington Street lying northeasterly of Block 30 of the PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY as recorded in Volume 2 of Plats, at page 80, records of Skagit County, Washington, described as follows:

Commencing at the intersection of the northwesterly projection of the centerline of vacated Washington Street adjacent to said Block 30 and the northwesterly line of the southeasterly 10 feet of vacated Lee Street adjacent to said Block 30; thence S 43°01'21"E along the northwesterly projection of the centerline of vacated Washington Street and along the centerline of vacated Washington Street, a distance of 45.07 feet to the point of beginning of this description; thence S 46°58'39"W, a distance of 10.58 feet; thence S 43°01'21"E, a distance of 64.56 feet; thence S 52°59'52"E, a distance of 61.05 feet to a point on the centerline of Washington Street; thence N 43°01'21"W, a distance of 124.68 feet to the point of beginning.

Containing 47,288 square feet.

Situate in Skagit County, Washington.



EXHIBIT "D"

— Skagit Surveyors and Engineers —

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

LEGAL DESCRIPTION
FOR
DONNA BAILEY
OF
TERRI SLIGAR PARCEL AFTER BOUNDARY LINE ADJUSTMENT

August 22, 2018

Lots 10, 11, 12, 13 and the northwesterly 20 feet of Lot 14, Block 19, PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, according to the plat thereof recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington.

TOGETHER WITH the southeasterly 10.00 feet of vacated Lee Street.

AND TOGETHER WITH the northeasterly half of Washington Street and the southwesterly half of the alley adjacent thereof.

AND TOGETHER WITH that portion of vacated Washington Street lying northeasterly of Block 30 of the PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY as recorded in Volume 2 of Plats, at page 80, records of Skagit County, Washington, described as follows:

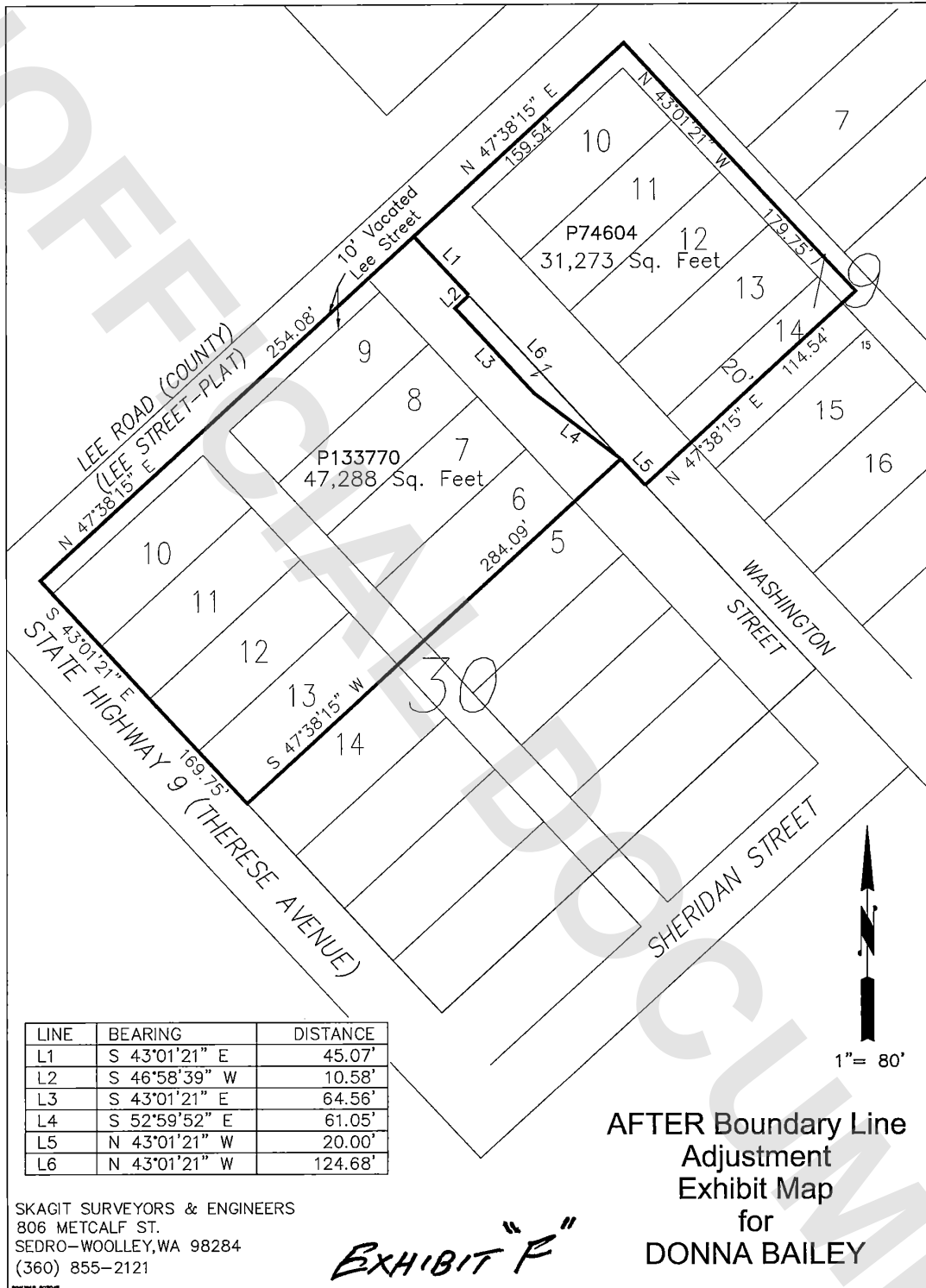
Commencing at the intersection of the northwesterly projection of the centerline of vacated Washington Street adjacent to said Block 30 and the northwesterly line of the southeasterly 10 feet of vacated Lee Street adjacent to said Block 30; thence S 43°01'21"E along the northwesterly projection of the centerline of vacated Washington Street and along the centerline of vacated Washington Street, a distance of 45.07 feet to the point of beginning of this description; thence S 46°58'39"W, a distance of 10.58 feet; thence S 43°01'21"E, a distance of 64.56 feet; thence S 52°59'52"E, a distance of 61.05 feet to a point on the centerline of Washington Street; thence N 43°01'21"W, a distance of 124.68 feet to the point of beginning.

Containing 31,273 square feet.

Situate in Skagit County, Washington.

EXHIBIT "E"





Skagit Surveyors and Engineers

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

LEGAL DESCRIPTION
FOR
DONNA BAILEY
OF
SEWER LINE EASEMENT TO BE GRANTED TO TERRI SLIGAR

August 22, 2018

A ten (10) foot wide easement for installation, operation and maintenance of a sewer line, over, under and across that portion of vacated Washington Street lying northeasterly of Block 30 of the PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY as recorded in Volume 2 of Plats, at page 80, records of Skagit County, Washington, the centerline of which is described as follows:

Commencing at the intersection of the northwesterly projection of the centerline of that portion of vacated Washington Street lying northeasterly of said Block 30 and the northwesterly line of the southeasterly 10 feet of vacated Lee Street; thence S 47°38'15"W along said northwesterly line of the southeasterly 10 feet of vacated Lee Street, a distance of 5.01 feet to the point of beginning of this centerline description; thence S 38°25'44"E, a distance of 110.95 feet; thence S 38°25'44"E, a distance of 13.24 feet; thence N 51°34'16"E to a point on the centerline of vacated Washington Street, a distance of 5.34 feet and the terminal point of this centerline description.

SUBJECT TO existing easements of record.

Situate in Skagit County, Washington.

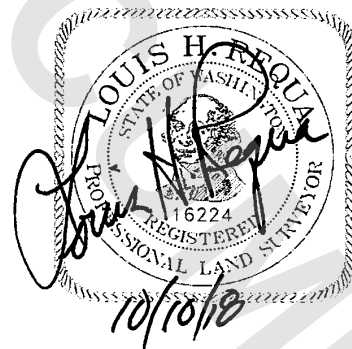
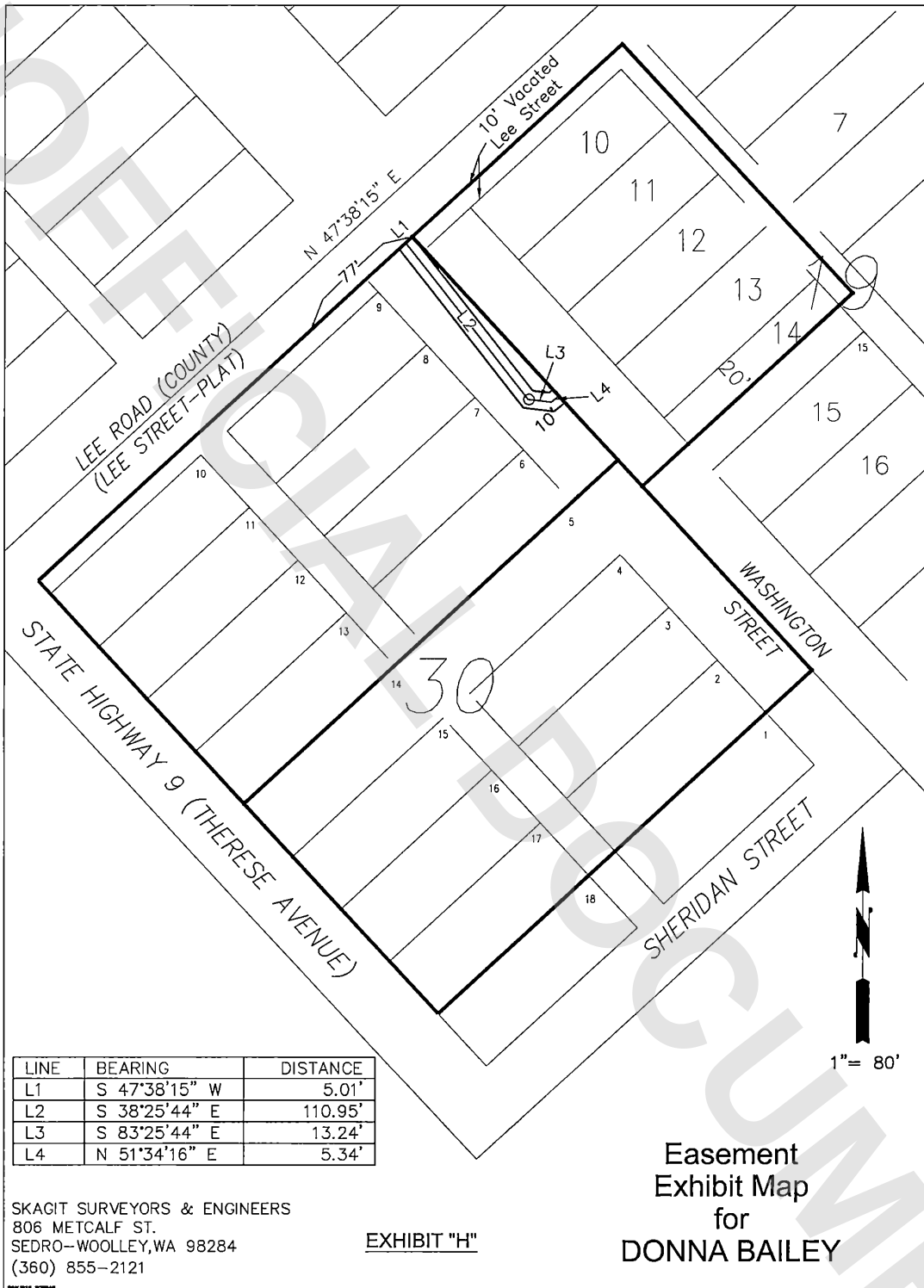


EXHIBIT "G"



LINE	BEARING	DISTANCE
L1	S 47°38'15" W	5.01'
L2	S 38°25'44" E	110.95'
L3	S 83°25'44" E	13.24'
L4	N 51°34'16" E	5.34'

SKAGIT SURVEYORS & ENGINEERS
 806 METCALF ST.
 SEDRO-WOOLLEY, WA 98284
 (360) 855-2121

EXHIBIT "H"

Easement
 Exhibit Map
 for
 DONNA BAILEY