



201903050060

03/05/2019 03:01 PM Pages: 1 of 10 Fees: \$108.00
Skagit County Auditor

WHEN RECORDED RETURN TO:

Ed Tjeerdsma
P.O. Box 188
Mount Vernon, WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 800
MAR 05 2019

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

Document: Boundary Line Adjustment

Grantors: The Heirs and Devisees of Mary J. Tjeerdsma, deceased
Eddie P. Tjeerdsma - personal representative

Grantees: The Heirs and Devisees of Mary Tjeerdsma, deceased *Bonner*
Stephanie Bonner, Paul Tjeerdsma
Eddie Tjeerdsma, Larry Bradshaw, Lloyd Tjeerdsma, Michael Tjeerdsma,

Personal Representative: Eddie P. Tjeerdsma [County Case No. 17-4-00397-29] *melanie Nederhood*
Bradshaw *Nederhood*

Abb. Legal Ptn, of Lots 6 through 11, Block 136, "First Addition to Burlington, Section 32, Township 35 North, Range 4 East

Tax ID No. P72312 - P72309 - P72270 - P72267

Boundary Line Adjustment for "The Heirs and Devisees of Mary J. Tjeerdsma, deceased"

The undersigned are the owners of Skagit County Assessor's Parcel No P72312-P72309-P72270-P72267 having acquired their interests (Fulfillment) Statutory Warranty Deed dated January 11, 1990 and recorded under Auditors File Number 9001110004 in the records of Skagit County, Washington.

The undersigned have agreed to adjust the boundary lines of the [four] existing lots of record of the "Before BLA" Legal descriptions attached hereto as **Exhibit A**. Then to conform to the legal descriptions of the new configuration of the parcels "After BLA" as **Exhibit B**. The Before and After BLA map of the new parcels is attached hereto as **Exhibit "C"** and continued on **Exhibit "D"**.

Know all men by these present that the undersigned Owners certify that this Boundary Line Adjustment is make as our free act and deed.

In witness whereof, I have hereunto set out by my hand this 29th day of October 2018. As the Personal Represinitive of **of Mary J. Tjeerdsma, deceased** (Eddie P. Tjeerdsma [County Case No. 17-4-00397-29]) of the herein-after Lots Numbered by LOT A, LOT B, LOT C and LOT D.

Eddie P. Tjeerdsma
Eddie P. Tjeerdsma

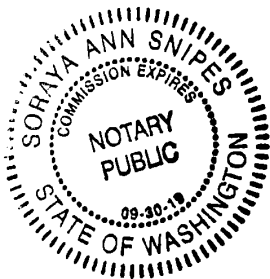
STATE OF WASHINGTON }
 }SS.
COUNTY OF SKAGIT }

The above described property will be combined or aggregated with contiguous property owned by the grantee. This lot boundary adjustment is not for the purpose of creating an additional lot.
BRAD JONSON 11/6/18
PLANNING DIRECTOR DATE

BRAD JONSON
SUBJECT TO CONDITIONS OF APPROVAL W FILE WITH CITY OF BURNINGTOWN UNDER BLA 1-18

I know of have satisfactory evidence that Eddie P. Tjeerdsma is the person who appeared before me and acknowledged that he signed this instrument as his free and voluntary act for the uses and purposes mentioned herein,

DATED this 29th day of October, 2018



Soraya Ann Snipes
NOTARY PUBLIC in and for Washington
Residing at: Skagit County
Commission expires: 09-30-19
Name: Soraya Ann Snipes

FILED
Skagit County Clerk
Skagit County, WA
11/06/17

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

Estate of **MARY JANE TJEERDSMA:**
DECEASED.

No. 17-4-00397-29

LETTERS TESTAMENTARY

I. BASIS

1.1 The last will of MARY JANE TJEERDSMA late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on November 06, 2017 .

1.2 In that will EDDIE P TJEERDSMA is named personal representative.

1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT EDDIE P TJEERDSMA is authorized by this court to execute the will of the above decedent according to law.

DATED on this the 6th day of November, 2017.

MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

Kristen Denton, Deputy Clerk

III. CERTIFICATE OF COPY

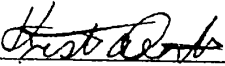
STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

I, MAVIS BETZ, Clerk of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case which was entered of record on November 06, 2017.

I further certify that these letters are now in full force and effect.

DATED: November 07, 2017

MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY  Deputy Clerk

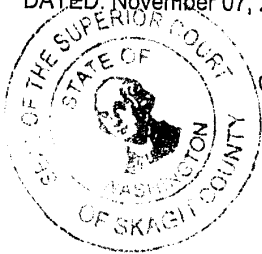


Exhibit "A"**BEFORE BLA****LOT "A":**

The West 90 feet of the East 180 feet of Lot 11 and that portion of Lot 10, Block 136 of the "FIRST ADDITION TO BURLINGTON, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 3 of Plats, page 11 records of Skagit County, Washington described as follows:

Beginning at the Northwest corner of said Lot 10; thence South 0°16'30" West along the West line of said Lot 10 a distance of 3.00 feet; thence North 89°41' East a distance of 100 feet; thence North 0°16'39" East a distance of 3.00 feet more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.

LOT "B":

The West 90 feet (measured along the South line) of Lot 11 and that portion of Lot 10, Block 136 of the "FIRST ADDITION TO BURLINGTON, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 3 of Plats, page 11 records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



LOT "C":

That portion of Block 136, "FIRST ADDITION TO BURLINGTON, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 3 of Plats, page 11 records of Skagit County, Washington.

All of Lots 7, 8, 9 and 10 **Except** the three portions described as follows:

- (1) Beginning at the Southwest corner of said Lot 7; thence North $0^{\circ}16'30''$ East along the West line of said Lot 7 a distance of 75.19 feet to the beginning of a tangent curve to the right having a radius of 25.00 feet; thence along the arc of said curve through a central angle of $89^{\circ}33'45''$ a distance of 39.08 feet; thence North $89^{\circ}50'15''$ East a distance of 75.19 feet; thence South $0^{\circ}16'30''$ West a distance of 100.00 feet to the South line of said Lot; thence South $89^{\circ}50'15''$ West a distance of 100.00 feet to the point of beginning.
- (2) Commencing at the Northwest corner of said Lot 9; thence South $0^{\circ}16'30''$ West along the West line of said Lot a distance of 18.29 feet to the true point of beginning; thence continue South $0^{\circ}16'30''$ West along said West lot line a distance of 74.81 feet to the beginning of a tangent curve to the left having a radius of 25.00 feet; thence along the arc of said curve through a central angle of $90^{\circ}16'15''$ a distance of 39.46 feet; thence North $89^{\circ}50'15''$ East a distance of 74.81 feet; thence North $0^{\circ}16'30''$ East a distance of 100.00 feet; thence South $89^{\circ}50'15''$ East a distance of 100.00 feet to the true point of beginning.
- (3) The West 100 feet of Lot 10 and the West 100 feet of the North 18.29 feet of Lot 9.

Together With the East 209 feet of Lot 6 all of Block 136 of the "FIRST ADDITION TO BURLINGTON, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 3 of Plats, page 11 records of Skagit County, Washington

Situate in the County of Skagit, State of Washington.

LOT "D":

Lot 6, Less the East 209 feet all of Block 136 of the "FIRST ADDITION TO BURLINGTON, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 3 of Plats, page 11 records of Skagit County, Washington

Situate in the County of Skagit, State of Washington.



EXHIBIT B**AFTER BLA****LOT "A"**

The West 90 feet of the East 180 feet of Lot 11 **EXCEPT THE SOUTH 100 FEET** and together with that portion of Lot 10, Block 136 of the "FIRST ADDITION TO BURLINGTON, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 3 of Plats, page 11 records of Skagit County, Washington described as follows:

Beginning at the Northwest corner of said Lot 10; thence South $0^{\circ}16'30''$ West along the West line of said Lot 10 a distance of 3.00 feet; thence North $89^{\circ}41'$ East a distance of 100 feet; thence North $0^{\circ}16'39''$ East a distance of 3.00 feet more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.

LOT "B"

The West 90 feet (measured along the South line) of Lot 11 and that portion of Lot 10, Block 136 of the "FIRST ADDITION TO BURLINGTON, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 3 of Plats, page 11 records of Skagit County, Washington.

EXCEPT THE SOUTH 123.5 FEET

Situate in the County of Skagit, State of Washington.



LOT "C"

That portion of Block 136, "FIRST ADDITION TO BURLINGTON, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 3 of Plats, page 11 records of Skagit County, Washington.

All of Lots 7, 8, 9 and 10 **Except** the three portions described as follows:

- (1) Beginning at the Southwest corner of said Lot 7; thence North 0°16'30" East along the West line of said Lot 7 a distance of 75.19 feet to the beginning of a tangent curve to the right having a radius of 25.00 feet; thence along the arc of said curve through a central angle of 89°33'45" a distance of 39.08 feet; thence North 89°50'15" East a distance of 75.19 feet; thence South 0°16'30" West a distance of 100.00 feet to the South line of said Lot 7; thence South 89°50'15" West a distance of 100.00 feet to the point of beginning.
- (2) Commencing at the Northwest corner of said Lot 9; thence South 0°16'30" West along the West line of said Lot a distance of 18.29 feet to the true point of beginning; thence continue South 0°16'30" West along said West lot line a distance of 74.81 feet to the beginning of a tangent curve to the left having a radius of 25.00 feet; thence along the arc of said curve through a central angle of 90°16'15" a distance of 39.46 feet; thence North 89°50'15" East a distance of 74.81 feet; thence North 0°16'30" East a distance of 100.00 feet; thence South 89°50'15" East a distance of 100.00 feet to the true point of beginning.
- (3) The West 100 feet of Lot 10 and the West 100 feet of the North 18.29 feet of Lot 9.

Together With the East 209 feet of Lot 6 all of Block 136 of the "FIRST ADDITION TO BURLINGTON, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 3 of Plats, page 11 records of Skagit County, Washington

TOGETHER WITH the three portions described as follows:

- (1) All that portion of Lot 6 Block 136 of the "FIRST ADDITION TO BURLINGTON, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 3 of Plats, page 11 records of Skagit County, Washington, **Except the West 106 feet,**
- (2) The South 123.5 feet of The West 90 feet (measured along the South line) of Lot 11 and that portion of Lot 10, Block 136 of the "FIRST ADDITION TO BURLINGTON, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 3 of Plats, page 11 records of Skagit County, Washington.
- (3) The South 100 feet of the West 90 feet of the East 180 feet of Lot 11, Block 136 of the "FIRST ADDITION TO BURLINGTON, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 3 of Plats, page 11 records of Skagit County, Washington

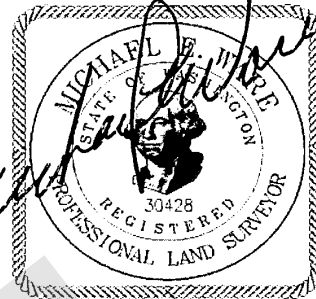
Situate in the County of Skagit, State of Washington.



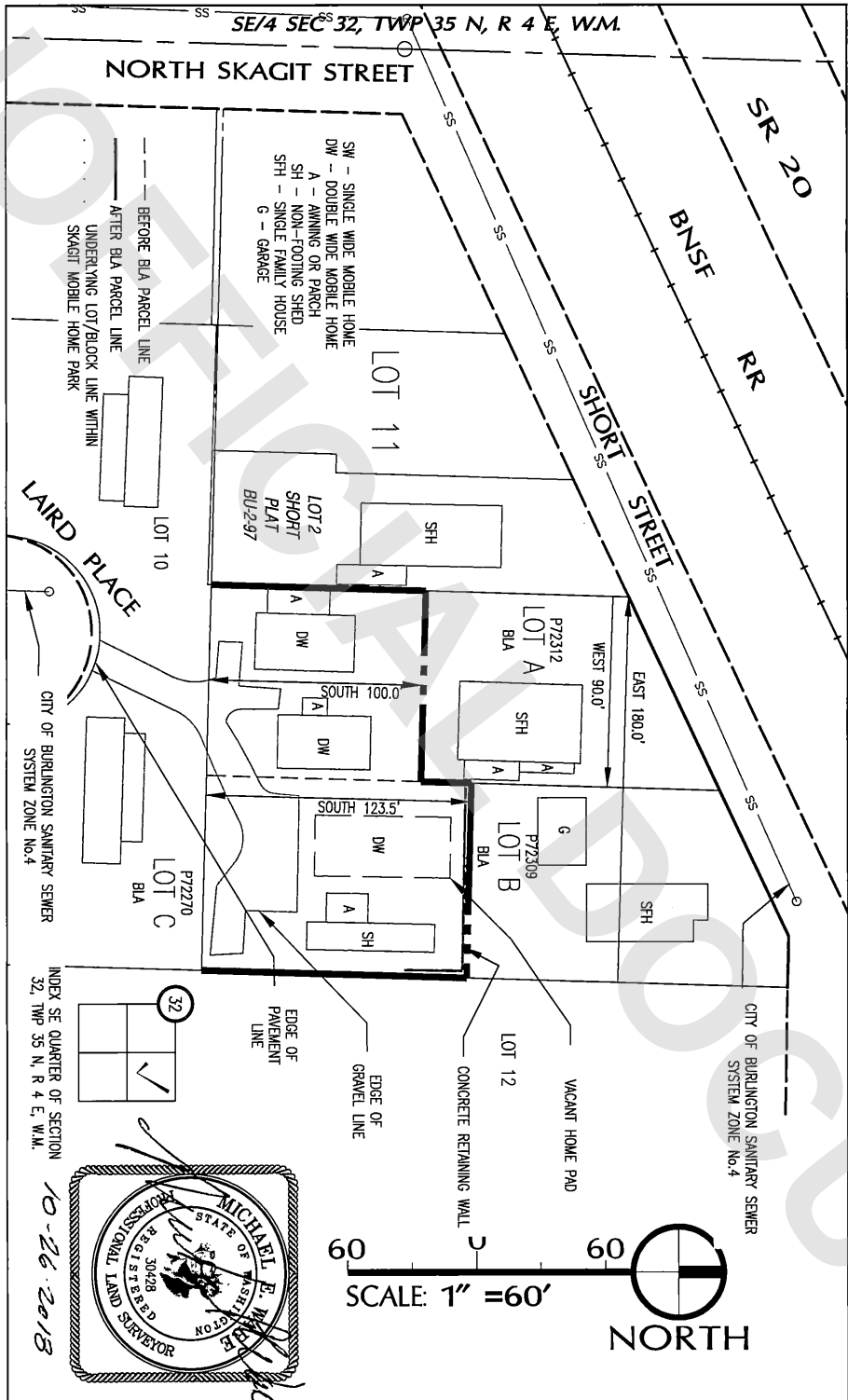
LOT "D"

The West 106 feet of Lot 6, Block 136 of the "FIRST ADDITION TO BURLINGTON, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 3 of Plats, page 11 records of Skagit County, Washington

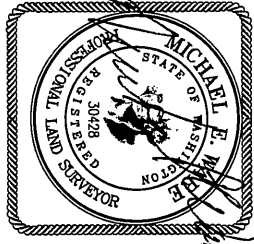
Situate in the County of Skagit, State of Washington.

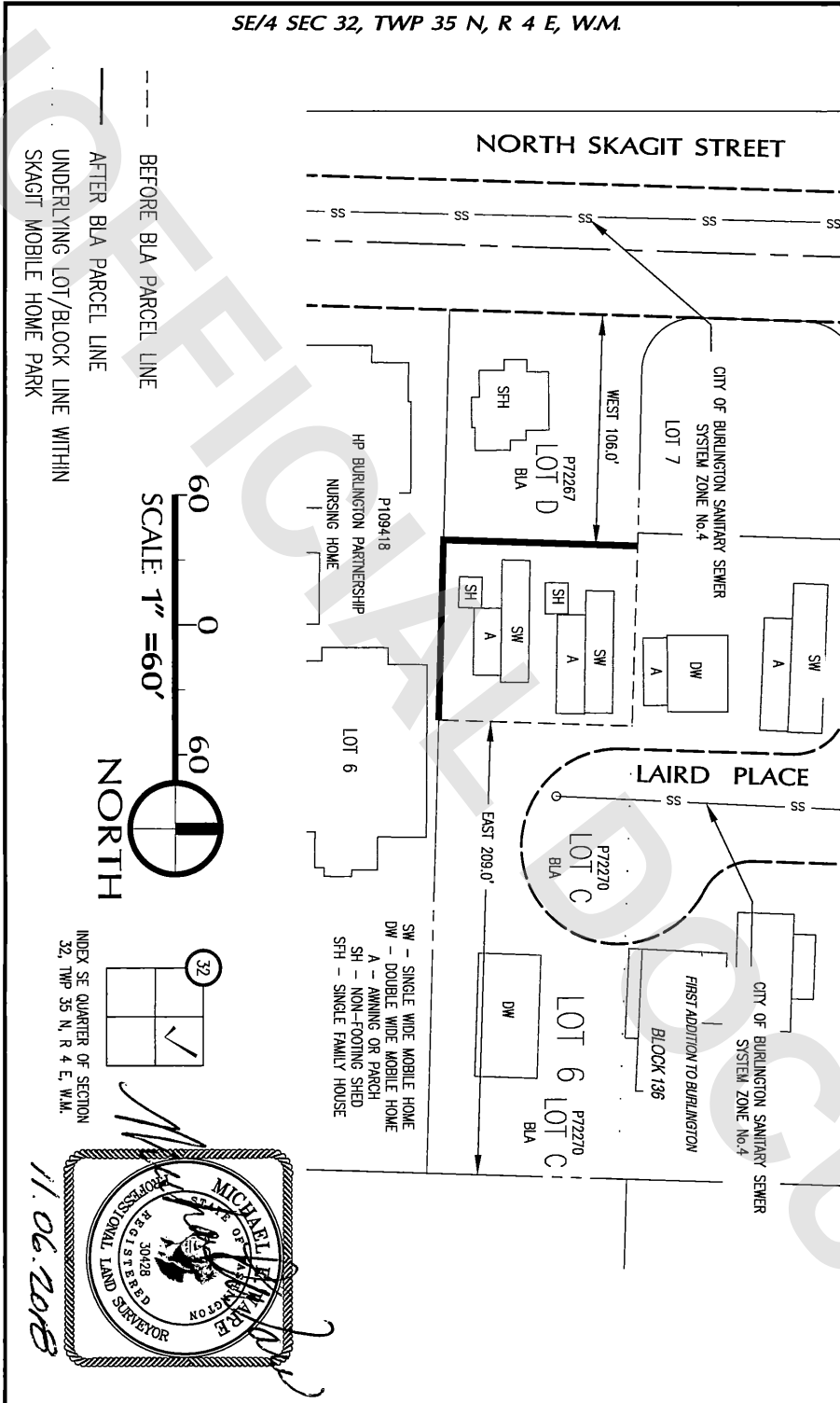


11.06.2018



<p>Sound Development Group ENGINEERING SURVEYING & LAND DEVELOPMENT SERVICES P.O. Box 1705 • 111 Cleveland Avenue, Suite 202 Mount Vernon, WA 98273 Tel: 360-404-2010 Fax: 360-404-2013</p>	<p>SHEET DESCRIPTION EXHIBIT "C"</p>	<p>SCALE 1" = 60' DRAWN BY: M. WARE JOB NUMBER: 18016 DATE: 4-20-2018</p>
	<p>PROJECT BOUNDARY LINE ADJUSTMENT FOR The Heirs of Mary Jane Tjeerdsma</p>	<p>DRAWING NAME 18016 BaseMap SHEET 1 of 1</p>





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