



201906250019

06/25/2019 11:12 AM Pages: 1 of 12 Fees: \$110.00
Skagit County Auditor

After Recording Return To:
Skagit Law Group, PLLC
P. O. Box 336/227 Freeway Drive, Suite B
Mount Vernon, WA 98273

CORRECTION QUITCLAIM DEED
(Boundary Line Adjustment)

| | | |
|---------------------------|--|--|
| Referenced Document: | 201903050060 – Quit Claim Deed | |
| GRANTOR: | EDDIE P. TJEERDSMA, Personal Representative of the Estate of MARY JANE TJEERDSMA, Deceased | |
| GRANTEE: | EDDIE P. TJEERDSMA, Personal Representative of the Estate of MARY JANE TJEERDSMA, Deceased | |
| Legal Description: | | |
| Abbreviated Form | Ptn Lots 6 through 11, Block 136, "First Addition to Burlington," S32 T35N R4 E WM | |
| Additional on | Exhibits A and B | |
| Assessor's Tax Parcel No: | 4077-136-011-0306; P72312 4077-136-011-0009; P72309 4077-136-010-0000; P72270 4077-136-006-0006; P72267 | |

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20192541
JUN 25 2019
Amount Paid \$-0
Skagit Co. Treasurer
By *mm* Deputy

WHEREAS: EDDIE P. TJEERDSMA, in his capacity as the duly appointed Personal Representative of the Estate of MARY JANE TJEERDSMA, Deceased, under Skagit County Superior Court Cause No. 17-4-00397-29, is the owner of the following-described real property:

See attached Exhibit A.

WHEREAS: EDDIE P. TJEERDSMA, in his capacity as the duly appointed Personal Representative of the Estate of MARY JANE TJEERDSMA, Deceased, wishes to adjust the above-described parcels through boundary line adjustments as described herein;

CORRECTION QUITCLAIM DEED - 1
(BOUNDARY LINE ADJUSTMENT)

NOW, THEREFORE, **EDDIE P. TJEERDSMA**, in his capacity as the duly appointed Personal Representative of the **Estate of MARY JANE TJEERDSMA, Deceased**, in consideration of the boundary line adjustments described herein, for no monetary consideration, and in consideration of the mutual covenants and promises herein, does hereby convey and warrant to **EDDIE P. TJEERDSMA**, in his capacity as the duly appointed Personal Representative of the **Estate of MARY JANE TJEERDSMA, Deceased**, the following-described real estate situate in the County of Skagit, State of Washington, together with all after-acquired title therein, to-wit:

See attached Exhibit B.

After completion of the boundary line adjustments contained herein, the parcels owned by **EDDIE P. TJEERDSMA**, in his capacity as the duly appointed Personal Representative of the **Estate of MARY JANE TJEERDSMA, Deceased**, shall be described as shown in the attached Exhibit B.

The four lots described in the attached Exhibits A and B are building lots. These boundary line adjustments are not for the purpose of creating additional building lots beyond the four identified herein.

Maps of the lots before and after these boundary line adjustments are attached hereto as Exhibit C and Exhibit D.

This deed is given to correct the Grantors and Grantees and the legal description in that certain deed dated October 29, 2018, and recorded on March 5, 2019, under Skagit County Auditor's File No. 201903050060 (the "Prior Deed"). Anything to the contrary contained in the provisions of the Prior Deed or any exhibit attached thereto notwithstanding, the provisions of this deed shall be controlling and shall supersede any provisions or exhibits in the Prior Deed the event of any conflict, interpretation or inconsistency.

An excise tax affidavit has previously been filed for this conveyance in conjunction with the recording of the Prior Deed, and is evidenced by Treasurer's excise stamp #2019800 on that deed.

THE FOREGOING QUITCLAIM DEED ADJUSTING BOUNDARY LINES IS HEREBY APPROVED THIS 21st DAY OF JUNE, 2019.

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.
6/21/2019

CITY OF BURLINGTON
PLANNING DEPARTMENT

By BRAD JOHNSON
Its COMMUNITY DEVELOPMENT
DIRECTOR

**CORRECTION QUITCLAIM DEED - 2
(BOUNDARY LINE ADJUSTMENT)**

DATED this 24 day of June, 2019.

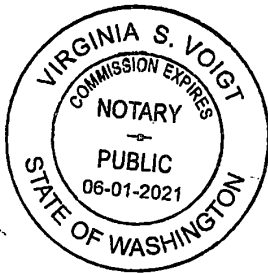
Estate of MARY JANE TJEERDSMA, Deceased

By Eddie P Tjeerdsma
EDDIE P. TJEERDSMA
Personal Representative

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **EDDIE P. TJEERDSMA** is the person who appeared before me, and said person acknowledged that he was authorized to execute this instrument and acknowledged it as the Personal Representative of the **Estate of MARY JANE TJEERDSMA, Deceased**, to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 24th day of June, 2019.



Virginia S. Voigt
Printed Name VIRGINIA S. VOIGT
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 6/1/21

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.
 6/21/2019
PLANNING DIRECTOR DATE

**CORRECTION QUITCLAIM DEED - 3
(BOUNDARY LINE ADJUSTMENT)**

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.

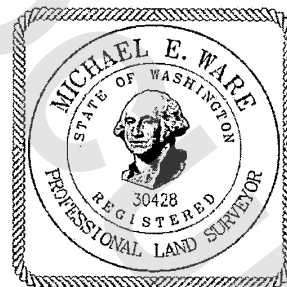
LOT "B":

The East 90 feet (measured along the South line) 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.

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.

PLANNING DIRECTOR 6/21/19 DATE



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.


| | |
|---|---------|
| 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. | |
|  | 6/21/19 |
| PLANNING DIRECTOR | DATE |

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.

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.

 6/21/19
PLANNING DIRECTOR DATE

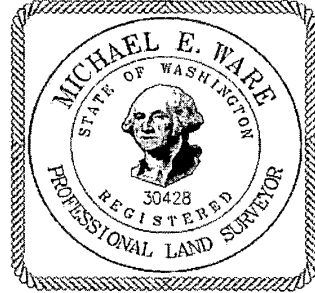


EXHIBIT B

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°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.

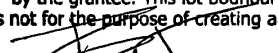
Situate in the County of Skagit, State of Washington.

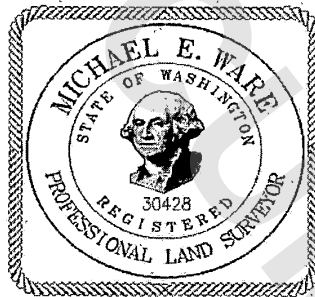
LOT "B"

The East 90 feet (measured along the South line) 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.

EXCEPT THE SOUTH 123.5 FEET

Situate in the County of Skagit, State of Washington.

| | |
|---|---------|
| 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. | |
|  | 6/21/19 |
| PLANNING DIRECTOR | DATE |



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 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

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.

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.

PLANNING DIRECTOR

DATE




LOT "D"

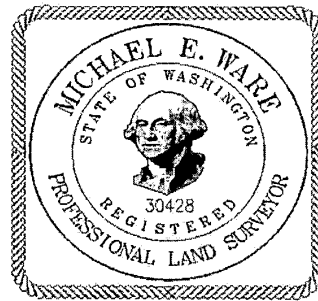
The West 106 feet of Lot 6, Block 136 of the "FIRST ADDITION TO BURLINGTON, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 3 of Plats, page 11 records of Skagit County, Washington

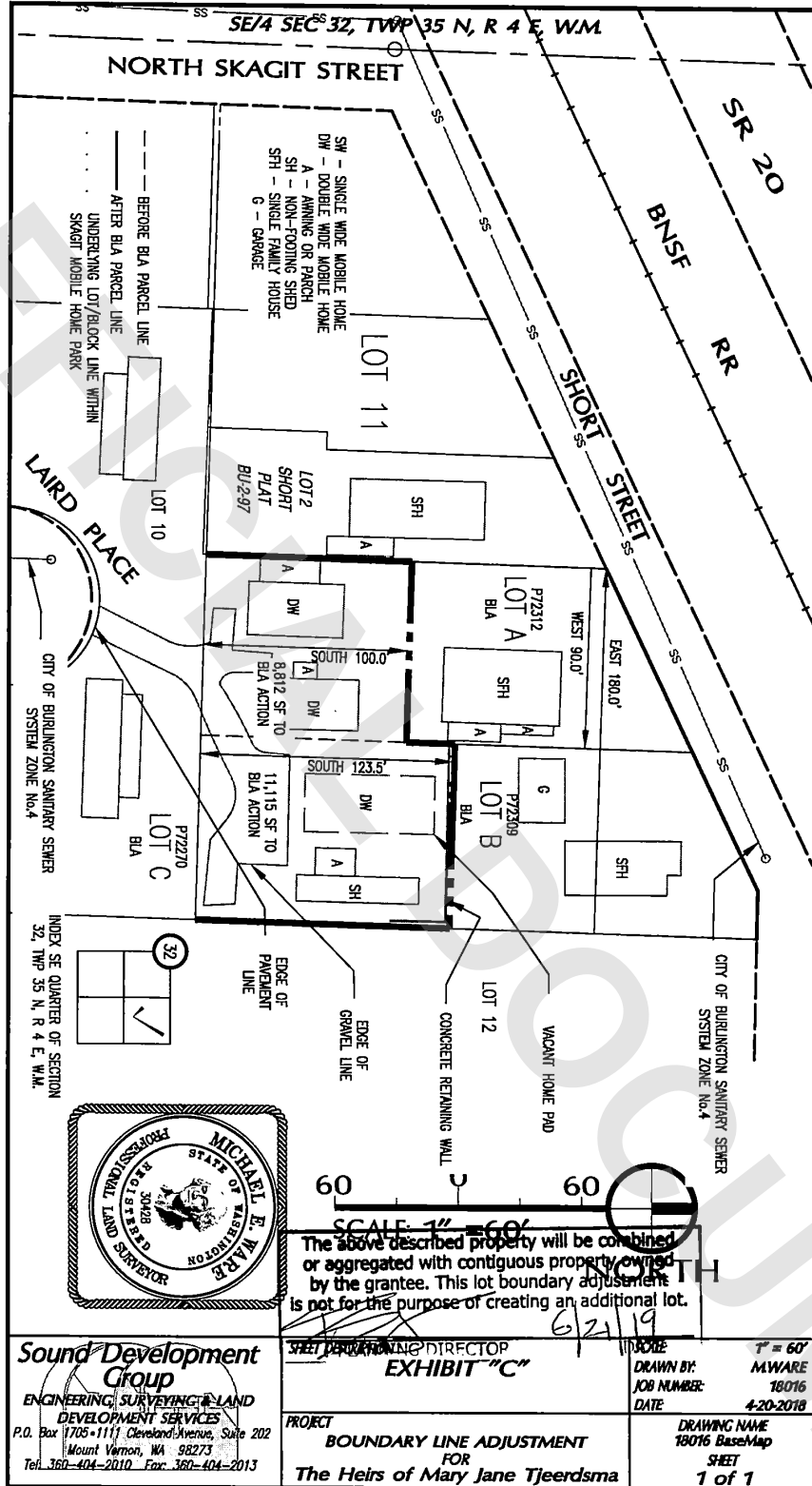
Situate in the County of Skagit, State of Washington.

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.


PLANNING DIRECTOR

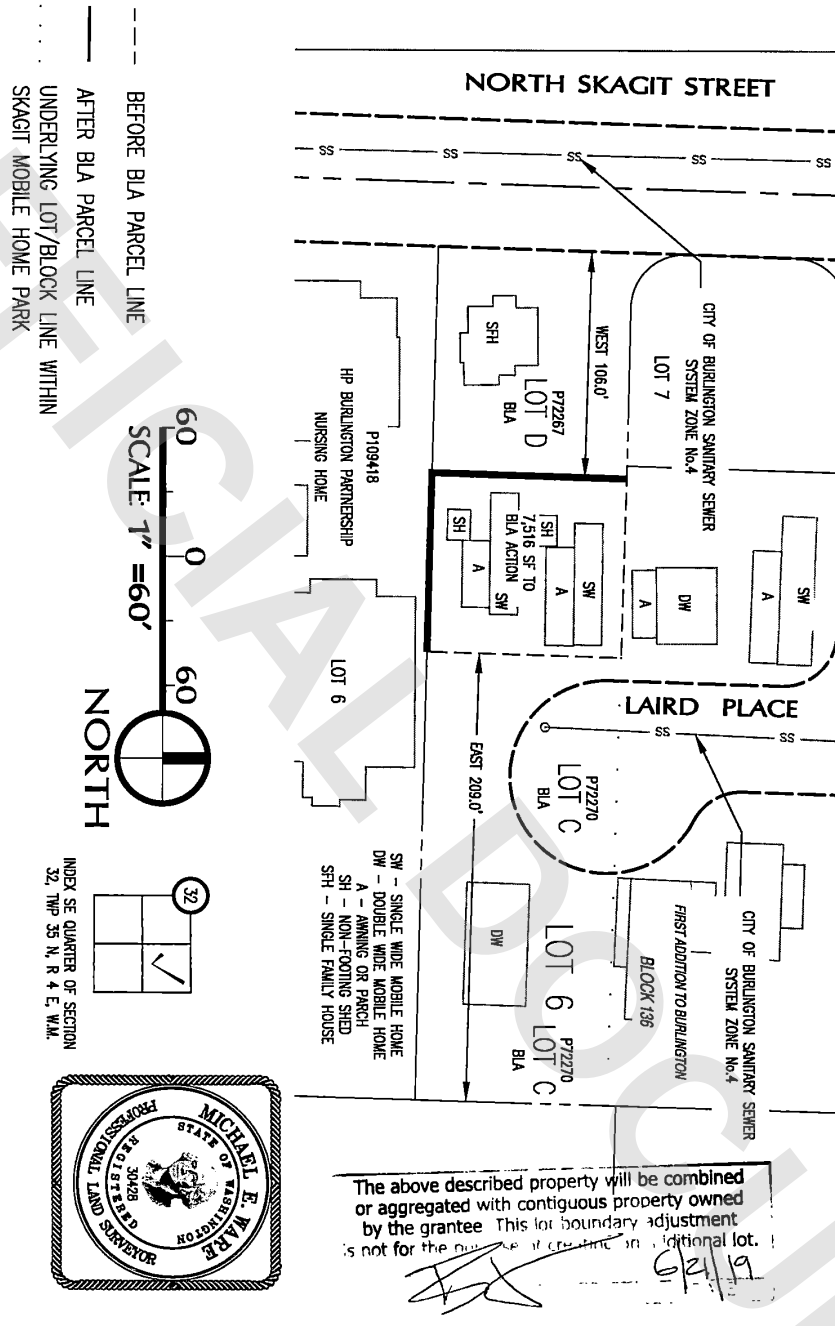
6/21/19
DATE





DRAFT

SE/4 SEC 32, TWP 35 N, R 4 E, W.M.



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.

[Signature] 6/21/19

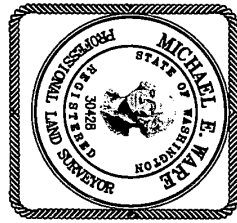
Sound Development Group
 ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
 P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202
 Mount Vernon, WA 98273
 Tel: 360-404-2010 Fax: 360-404-2013

SHEET DESCRIPTION
EXHIBIT "D"

PROJECT
BOUNDARY LINE ADJUSTMENT FOR
The Heirs of Mary Jane Tjeerdsma

SCALE 1" = 60'
DRAWN BY: M. WARE
JOB NUMBER: 18016
DATE: 4-20-2018

DRAWING NAME
 18016 BaseMap
SHEET
1 of 1



17-4-00397-29
LTRTS 7
Letters Testamentary
2039303



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, **MELISSA BEATON**, 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: **JAN 28 2019**

MELISSA BEATON
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY *Melissa Beaton* Deputy Clerk

