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07/02/2019 03:13 PM Pages: 1 of 6 Fees: \$106.50
Skagit County Auditor

201906130010

06/13/2019 10:05 AM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

When recorded return to:

Egbert, John D M
14783 Benson Rd., Bow WA 98232
Filed for record at request of:
Egbert, John D M

ACCOMMODATION
RECORDING ONLY

Land Title and Escrow

~~01-171956-05~~

Land Title & Escrow; #M-21938 (RE-RECORD TO CORRECT LEGAL DESCRIPTION)

Quit Claim Deed

THE GRANTORS **John D M Egbert**

for and in consideration of **Boundary Line Adjustment, 458-61A-109(2)(b)**

grants and conveys to

THE GRANTEES **John D M Egbert**

the following described real estate, situated in the County of **Skagit**, State of Washington, together with all after acquired title of the grantor(s) therein.

Exhibit 'A' - Parcels PRIOR to Boundary Line Adjustment
Exhibit 'B' - Parcels AFTER Boundary Line Adjustment

Abbrev. Legal: Ptn. NE1/4, Sec. 21, Twn. 35 N., Rg. 3 E., W.M.

Tax Account Numbers:

(P21546)
Parcel A (P25540) 350321-0-001-0000
Parcel B (P107527) 350321-0-001-0500

The herein described property will be combined or aggregated with contiguous property owned by the parties. This boundary adjustment is not for the purposes of creating an additional building lot.

Dated: 4 3, 2019.

John D. M. Egbert
John D M Egbert

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 2293
JUN 13 2019
Amount Paid \$ 0
By Mam Skagit Co. Treasurer Deputy

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 2737
JUL 02 2019

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

STATE OF WASHINGTON

County of Skagit

I certify that I know or have satisfactory evidence that John D M Egbert is the individual who appeared before me and said individual acknowledged that HE signed this instrument and acknowledged it to be HIS free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 3 day of APRIL, 2019.

Alleigh Regan / Alleigh Brown
Notary Public in and for the
State of Washington, residing at BURLINGTON, WA
My appointment expires 09-07-2021.



BOUNDARY ADJUSTMENT

Reviewed and approved in accordance
with Skagit County Code Chapter 14.18

Arnd Roeder
Skagit Co. Planning & Dev. Services

4/8/2019
Date

UNRECORDED
PUBLISHED
DRAFT DOCUMENT

EXHIBIT 'A'**DESCRIPTIONS PRIOR TO BOUNDARY LINE ADJUSTMENT**~~#P35540~~ #P34540

That portion of the NE ¼ of the NE ¼ of Section 21, Township 35 North, Range 3 East, W.M., described as follows:

BEGINNING at the Southeast corner of the N ½ of the NE ¼ of the NE ¼ of Section 21, Township 35 North, Range 3 East, W.M.; THENCE Southerly along the East line of said section, 855.7 Feet; THENCE West parallel to the South line of the N ½ of the NE ¼ of the NE ¼ of said Section 21, Township 35 North, Range 3 East, W.M., to the West line of the NE ¼ of the NE ¼ of said Section 21, Township 35 North, Range 3 East, W.M.; THENCE Northerly along the said West line to the Southwest corner of the N ½ of the NE ¼ of the NE ¼ of said Section 21, Township 35 North, Range 3 East, W.M.; THENCE Easterly along the South line of the N ½ of the NE ¼ of the NE ¼ of said Section 21, Township 35 North, Range 3 East, W.M., to the point of beginning;

Situate within the County of Skagit, State of Washington.

* (see below)

#P107527

That portion of the NE ¼ of Section 21, Township 35 North, Range 3 East, W.M.; described as follows: BEGINNING at the Southwest corner of the N ½ of the NE ¼ of the NE ¼ of Section 21, Township 35 North, Range 3 East, W.M.; THENCE Southerly 855.7 Feet along the East line of the NW ¼ of the NE ¼ of said Section 21, Township 35 North, Range 3 East, W.M.; THENCE Westerly parallel to the South line of the North ½ of the North ½ of the NE ¼ of said Section 21, Township 35 North, Range 3 East, W.M., to the Centerline of that County Road commonly known as 'Benson Road'; THENCE Northerly along said County Road Centerline to the South line of the North ½ of the North ½ of the NE ¼ of said Section 21, Township 35 North, Range 3 East, W.M.; THENCE Easterly along said South line to the point of beginning;

TOGETHER WITH that portion of the NE ¼ of Section 21, Township 35 North, Range 3 East, W.M.; described as follows:

BEGINNING at the Southwest corner of the N ½ of the NE ¼ of the NE ¼ of Section 21, Township 35 North, Range 3 East, W.M.; THENCE Westerly along the South line of the North 40 rods of the NW ¼ of the NE ¼ of said Section 21, Township 35 North, Range 3 East, W.M., to the centerline of that County Road commonly known as 'Benson Road', the TRUE POINT OF BEGINNING; THENCE continuing Westerly along the South line of the North 40 rods of the NW ¼ of the NE ¼ of said Section 21, Township 35 North, Range 3 East, W.M., to the East line of 'JOE LEARY SLOUGH'; THENCE Southerly along said East line of 'JOE LEARY SLOUGH' to the North line of that parcel as conveyed to Loren S. Dahl, SR. and Joan A. Dahl, Husband and wife, by Statutory Warranty Deed recorded December 28, 1988, under Skagit County Auditor's File No. 8812280004; THENCE Easterly along the North line of said 'Dahl' parcel to the centerline of said County Road (Benson Road); THENCE Northly along said County Road centerline to the TRUE POINT OF BEGINNING;

EXCEPT COUNTY ROAD or COUNTY ROAD RIGHT-OF-WAY;

* (see below)

Situate within the County of Skagit, State of Washington

*

EXCEPT from all the above described parcels any portion as conveyed to Berenice Rodriguez-Zamoraa by Statutory Warranty Deed recorded October 15 2015, under Skagit County Auditor's File No. 201510150035.

EXHIBIT 'B'

DESCRIPTION AFTER BOUNDARY LINE ADJUSTMENT

#P34540
#P35548 (amended)

That portion of the NE 1/4 of the NE 1/4 of Section 21, Township 35 North, Range 3 East, W.M., described as follows:

BEGINNING at the Southeast corner of the N 1/2 of the NE 1/4 of the NE 1/4 of Section 21, Township 35 North, Range 3 East, W.M.; THENCE Southerly along the East line of said section, 855.7 Feet; THENCE West parallel to the South line of the N 1/2 of the NE 1/4 of the NE 1/4 of said Section 21, Township 35 North, Range 3 East, W.M., to the West line of the NE 1/4 of the NE 1/4 of said Section 21, Township 35 North, Range 3 East, W.M.; THENCE Northerly along the said West line to the Southwest corner of the N 1/2 of the NE 1/4 of the NE 1/4 of said Section 21, Township 35 North, Range 3 East, W.M.; THENCE Easterly along the South line of the N 1/2 of the NE 1/4 of the NE 1/4 of said Section 21, Township 35 North, Range 3 East, W.M., to the point of beginning;

TOGETHER WITH THE FOLLOWING DESCRIBED PARCELS:

A) That portion of the NE 1/4 of Section 21, Township 35 North, Range 3 East, W.M.; described as follows:
BEGINNING at the Southwest corner of the N 1/2 of the NE 1/4 of the NE 1/4 of Section 21, Township 35 North, Range 3 East, W.M.; THENCE Southerly 855.7 Feet along the East line of the NW 1/4 of the NE 1/4 of said Section 21, Township 35 North, Range 3 East, W.M.; THENCE Westerly parallel to the South line of the North 1/2 of the North 1/2 of the NE 1/4 of said Section 21, Township 35 North, Range 3 East, W.M., to the Centerline of that County Road commonly known as 'Benson Road'; THENCE Northerly along said County Road Centerline to the South line of the North 1/2 of the North 1/2 of the NE 1/4 of said Section 21, Township 35 North, Range 3 East, W.M.; THENCE Easterly along said South line to the point of beginning;

EXCEPT That portion of the NE 1/4 of Section 21, Township 35 North, Range 3 East, W.M.; described as follows: BEGINNING at the Southwest corner of the N 1/2 of the NE 1/4 of the NE 1/4 of Section 21, Township 35 North, Range 3 East, W.M.; THENCE Westerly along the South line of the North 40 rods of the NW 1/4 of the NE 1/4 of said Section 21, Township 35 North, Range 3 East, W.M., 175 Feet, to a point referenced herein as 'Point B'; THENCE continuing Westerly along the South line of the North 40 rods of the NW 1/4 of the NE 1/4 of said Section 21, Township 35 North, Range 3 East, W.M., to the East line of the County Road commonly known as 'Benson Road'; THENCE Southerly along the said East line of County Road, 110 Feet, to the TRUE POINT OF BEGINNING of this description; THENCE Northeasterly approximately 115 Feet, to a point that lies 23 Feet south of the above referenced 'Point B'; THENCE Easterly parallel to the South line of the North 40 rods of the NW 1/4 of the NE 1/4 of said Section 21, Township 35 North, Range 3 East, W.M., 175 Feet; THENCE southerly parallel to the West line of the NE 1/4 of the NE 1/4 of said Section 21, Township 35 North, Range 3 East, W.M., 151 Feet; THENCE Southwesterly to a point along the East line of the said County Road, said point lying 214 Feet Southerly of the TRUE POINT OF BEGINNING, as measured along the East line of said County Road; THENCE Northwesterly along the East line of said County Road, to the TRUE POINT OF BEGINNING;

B) That portion of the NE 1/4 of Section 21, Township 35 North, Range 3 East, W.M.; described as follows:
BEGINNING at the Southwest corner of the N 1/2 of the NE 1/4 of the NE 1/4 of Section 21, Township 35 North, Range 3 East, W.M.; THENCE Westerly along the South line of the North 40

rods of the NW ¼ of the NE ¼ of said Section 21, Township 35 North, Range 3 East, W.M., to the centerline of that County Road commonly known as 'Benson Road', the TRUE POINT OF BEGINNING; THENCE continuing Westerly along the South line of the North 40 rods of the NW ¼ of the NE ¼ of said Section 21, Township 35 North, Range 3 East, W.M., to the East line of 'JOE LEARY SLOUGH'; THENCE Southerly along said East line of 'JOE LEARY SLOUGH' to the North line of that parcel as conveyed to Loren S. Dahl, SR. and Joan A. Dahl, Husband and wife, by Statutory Warranty Deed recorded December 28, 1988, under Skagit County Auditor's File No. 8812280004; THENCE Easterly along the North line of said 'Dahl' parcel to the centerline of said County Road (Benson Road); THENCE Northly along said County Road centerline to the TRUE POINT OF BEGINNING;

EXCEPT that portion of the NE ¼ of Section 21, Township 35 North, Range 3 East, W.M.; described as follows:

BEGINNING at the Southwest corner of the N ½ of the NE ¼ of the NE ¼ of Section 21, Township 35 North, Range 3 East, W.M.; THENCE Westerly along the South line of the North 40 rods of the NW ¼ of the NE ¼ of said Section 21, Township 35 North, Range 3 East, W.M., to a point 153 Feet East of the East line of that County Road commonly known as 'Benson Road', said point referenced herein as 'Point B'; THENCE continuing Westerly along the South line of the North 40 rods of the NW ¼ of the NE ¼ of said Section 21, Township 35 North, Range 3 East, W.M., to the East line of that County Road commonly known as 'Benson Road'; THENCE Southerly along the said East line of County Road, 110 Feet, to the TRUE POINT OF BEGINNING of this description; THENCE Northeasterly approximately 115 Feet, plus or minus, to a point that lies 23 Feet south of the above referenced 'Point B'; THENCE Easterly parallel to the South line of the North 40 rods of the NW ¼ of the NE ¼ of said Section 21, Township 35 North, Range 3 East, W.M., 175 Feet; THENCE southerly parallel to the West line of the NE ¼ of the NE ¼ of said Section 21, Township 35 North, Range 3 East, W.M., 151 Feet; THENCE Southwesterly to a point along the East line of the said County Road, said point lying 214 Feet Southerly of the TRUE POINT OF BEGINNING, as measured along the East line of said County Road; THENCE Northwesterly along the East line of said County Road, to the TRUE POINT OF BEGINNING;

AND EXCEPT COUNTY ROAD or COUNTY ROAD RIGHT-OF-WAY;

Situate within the County of Skagit, State of Washington.

* (see below)

#P107527 (amended)

That portion of the NE ¼ of Section 21, Township 35 North, Range 3 East, W.M.; described as follows: BEGINNING at the Southwest corner of the N ½ of the NE ¼ of the NE ¼ of Section 21, Township 35 North, Range 3 East, W.M.; THENCE Westerly along the South line of the North 40 rods of the NW ¼ of the NE ¼ of said Section 21, Township 35 North, Range 3 East, W.M., to a point 153 Feet East of the East line of that County Road commonly known as 'Benson Road', said point referenced herein as 'Point B'; THENCE continuing Westerly along the South line of the North 40 rods of the NW ¼ of the NE ¼ of said Section 21, Township 35 North, Range 3 East, W.M., to the East line of that County Road commonly known as 'Benson Road'; THENCE Southerly along the said East line of County Road, 110 Feet, to the TRUE POINT OF BEGINNING of this description; THENCE Northeasterly approximately 115 Feet, plus or minus, to a point that lies 23 Feet south of the above referenced 'Point B'; THENCE Easterly parallel to the South line of the North 40 rods of the NW ¼ of the NE ¼ of said Section 21, Township 35 North,

Range 3 East, W.M., 175 Feet; THENCE southerly parallel to the West line of the NE ¼ of the NE ¼ of said Section 21, Township 35 North, Range 3 East, W.M., 151 Feet; THENCE Southwesterly to a point along the East line of the said County Road, said point lying 214 Feet Southerly of the TRUE POINT OF BEGINNING, as measured along the East line of said County Road; THENCE Northwesterly along the East line of said County Road, to the TRUE POINT OF BEGINNING;

EXCEPT COUNTY ROAD or COUNTY ROAD RIGHT OF WAY;

Situate within the County of Skagit, State of Washington

*(see below)

*EXCEPT from all the above described parcels any portion as conveyed to Berenice Rodriguez-Zamora by Statutory Warranty Deed recorded Oct.15, 2015, under Skagit County Auditor's File No. 201510150035.

STATE OF WASHINGTON }
COUNTY OF SKAGIT COUNTY } SS

As Auditor of Skagit County, I do hereby certify that the foregoing instrument is a true and correct copy of the original now on file in this office.

IN WITNESS WHEREOF, I set my hand and seal as Auditor of Skagit County this 26th day of June, 2019.

Sandra Perkins
Auditor

Justin Baralo
Deputy Auditor

