



201907250037

07/25/2019 11:15 AM Pages: 1 of 11 Fees: \$111.50
Skagit County Auditor

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 3098
JUL 25 2019

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

SECOND CORRECTION QUITCLAIM DEED
(Boundary Line Adjustment)

Referenced Documents: **201903050060 – Quit Claim Deed**
 201906250019 – Correction 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

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;

SECOND 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.

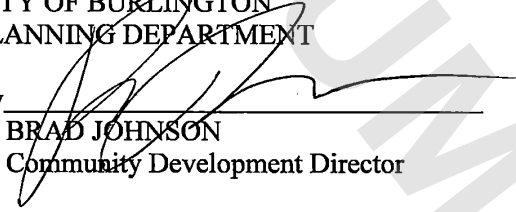
Maps of the lots before and after these boundary line adjustments are attached hereto as Exhibit C and Exhibit D.

This deed is given to correct the legal description in those certain deeds dated October 29, 2018, and recorded on March 5, 2019, under Skagit County Auditor's File No. 201903050060 and dated June 24, 2019, and recorded on June 25, 2019 under Skagit County Auditor's File No. 201906250019 (the "Prior Deeds"). Anything to the contrary contained in the provisions of the Prior Deeds or any exhibits attached thereto notwithstanding, the provisions of this deed shall be controlling and shall supersede any provisions or exhibits in the Prior Deeds 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 Deeds, and is evidenced by Treasurer's excise stamp #2019800 and #20192541 on each respective deed.

THE FOREGOING QUITCLAIM DEED ADJUSTING BOUNDARY LINES IS HEREBY APPROVED THIS 19 DAY OF JULY, 2019.

CITY OF BURLINGTON
PLANNING DEPARTMENT

By 
BRAD JOHNSON
Its Community Development Director

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

DATED this 23 day of July, 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 23rd day of July, 2019.



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

**SECOND 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 $0^{\circ}16'30''$ 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 North line of said Lot 10; thence West along said North line a distance of 100 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, "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, more particularly described as follows:

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 7; 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, 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.

Situate in the County of Skagit, State of Washington.

LOT "D":

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 East 209 feet thereof.

Situate in the County of Skagit, State of Washington.



EXHIBIT B
AFTER BLA

LOT "A"

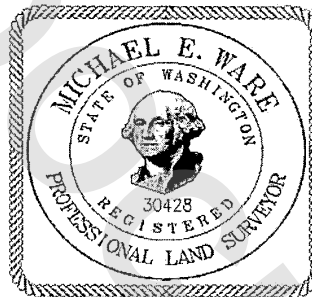
The West 90 feet of the East 180 feet of Lot 11, Block 136, "FIRST ADDITION TO BURLINGTON, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington. **EXCEPT THE SOUTH 100 FEET THEREOF.**

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, "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 THEREOF.**

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, more particularly described as follows:

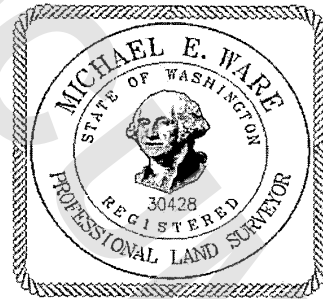
All of Lots 7, 8, 9, and 10 **Except** the three portions described as follows:

- (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 7; 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 $89^{\circ}50'15''$ West 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, 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 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 East 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, 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 North line of said Lot 10; thence West along said North line a distance of 100 feet, more or less, to the point of beginning.
- (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.

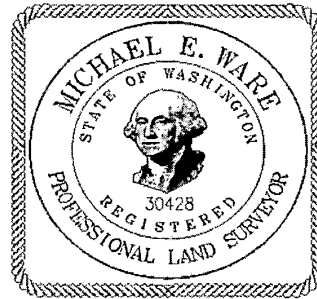


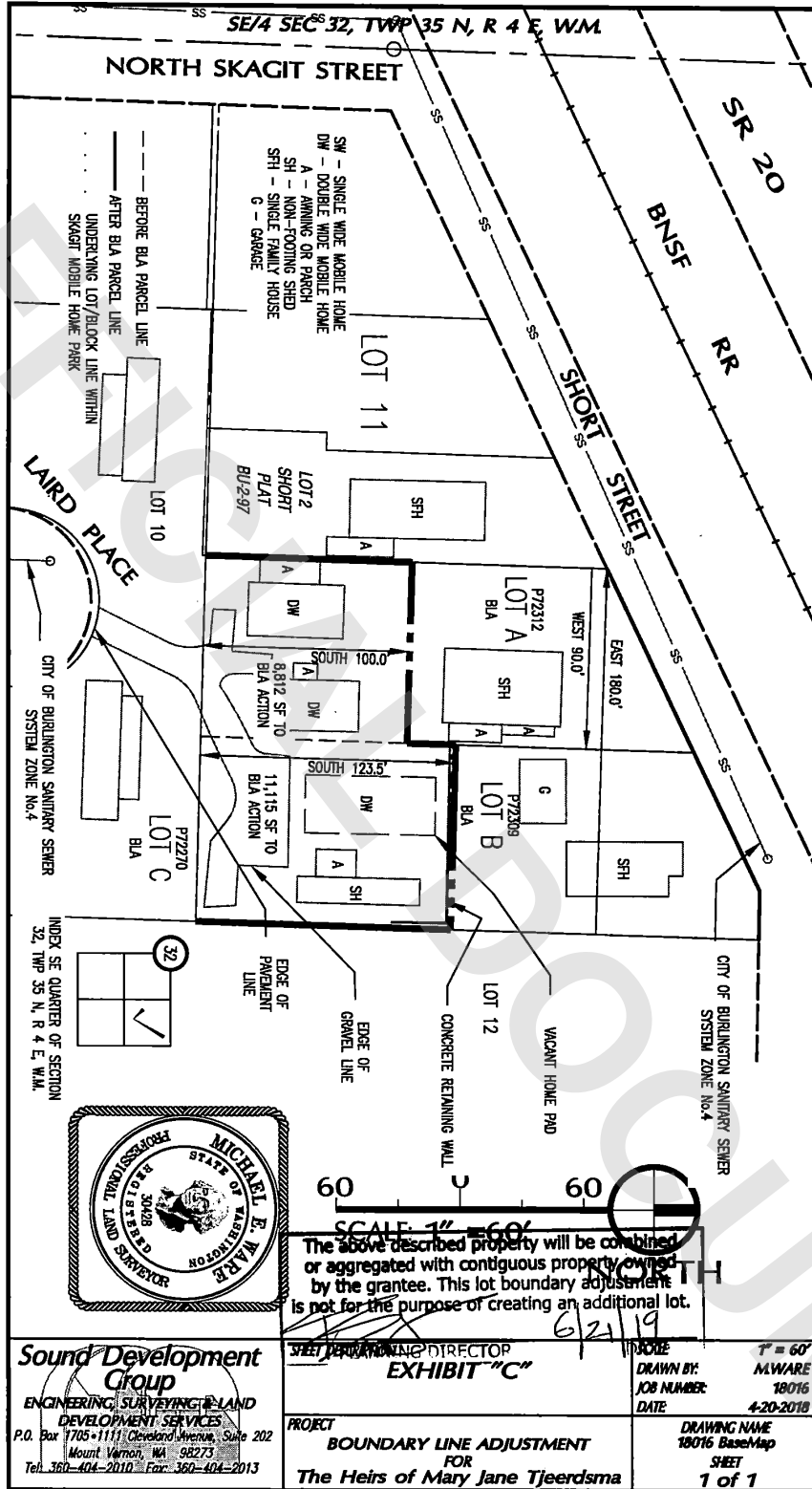
Situate in the County of Skagit, State of Washington.

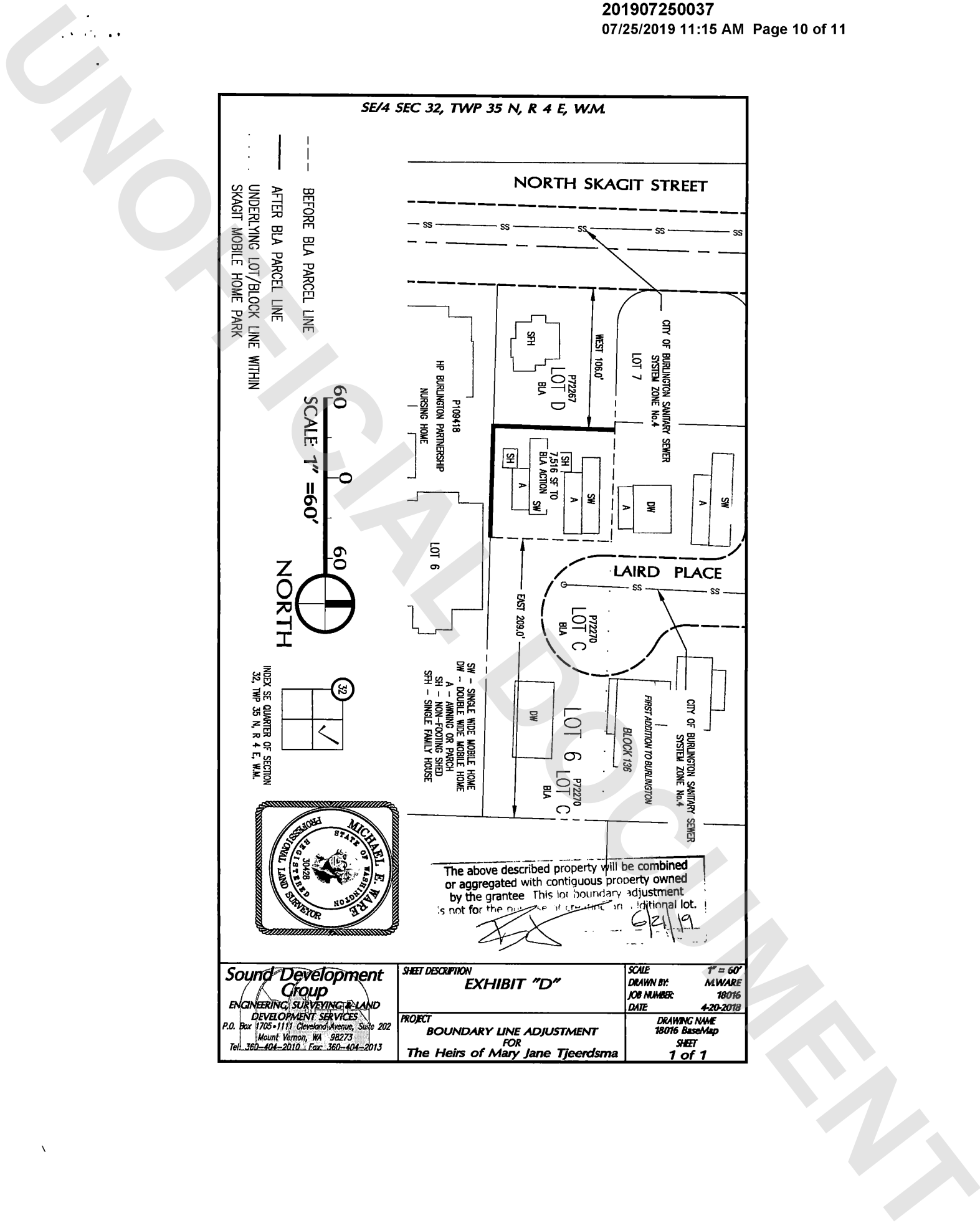
LOT "D"

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

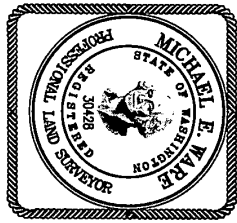
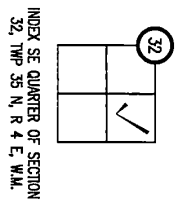
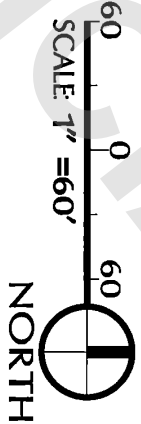
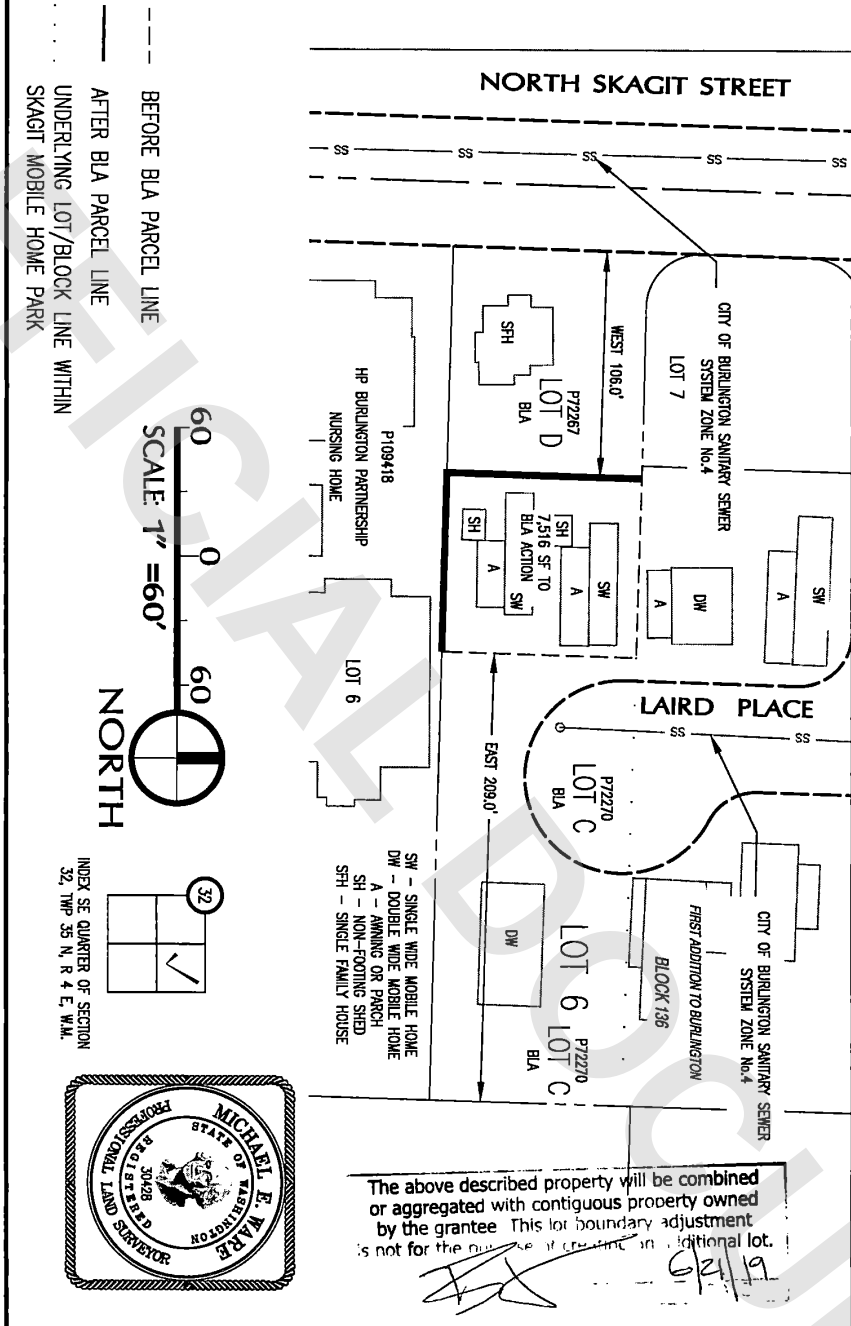
Situate in the County of Skagit, State of Washington.







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



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"	SCALE 1" = 60' DRAWN BY: M/LWARE JOB NUMBER: 18016 DATE: 4-20-2018
	PROJECT BOUNDARY LINE ADJUSTMENT FOR The Heirs of Mary Jane Tjeerdsma	DRAWING NAME 18016 BaseMap SHEET 1 of 1

