

202104160169

04/16/2021 04:08 PM Pages: 1 of 10 Fees: \$112.50
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Quitclaim Deed
(Boundary Line Adjustment)

Grantor: Josef W. Biringer, Jr.

Grantee: Melissa A. Biringer

Legal Description: ptn Lot 1, Short Plat PL-01-0196

Assessor's Property Tax Parcel or Account Nos.: P22272; P118395

Reference Nos of Documents Assigned or Released: N/A

2021-1651
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 16 2021

Amount Paid \$ 0
Skagit Co. Treasurer
By  Deputy

THIS INDENTURE, is made this 8th day of April, 2021, between Josef W. Biringer, Jr., as his separate property, Grantor, and Melissa A. Biringer, as her separate property if married, Grantee.

Recitals

- a. Grantor is the owner of the property bearing Skagit County Assessor's parcel no. P22272, described in the attached Exhibit A.
- b. Grantee is the owner of the property bearing Skagit County Assessor's parcel no. P118395, described in the attached Exhibit B.
- c. The parties wish to adjust the boundaries between the two parcels, with a portion of Grantor's property (described in the attached Exhibit C) being incorporated into Grantee's property.
- d. The adjusted description of Grantor's parcel is attached as Exhibit D.

- e. The adjusted description of Grantee's parcel is attached as Exhibit E.
- f. A diagram showing the adjustment is attached hereto as Exhibit F.

Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, grantor does hereby QUIT CLAIM to the grantee all of his interest in the real property lying and being in the county of Skagit and State of Washington, and described in the attached Exhibit C.

This conveyance is not for the purpose of creating an additional building lot.

DATED: 4-8-, 2021.

Josef B. Biringer, Jr.
JOSEF B. BIRINGER, Jr., Grantor

STATE OF WASHINGTON)
 :SS
COUNTY OF SKAGIT)

On this day personally appeared before me Josef F. Biringer, Jr., to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 8th day of April, 2021.



Paula Hernandez
NOTARY PUBLIC in and for the State of Washington, residing at
Skagit.
My commission expires: 7/17/23
Name: Paula Hernandez

APPROVAL

Reviewed and approved in accordance with Skagit County Code 14.18.700

By: Scott Roder

Date: 4/15/2021

Name & Title: Senior Planner

Exhibit "A"

**Josef W. Biringer, Jr. as his separate estate, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-22272)**

Lot 1, Skagit County Short Plat No. PL-01-0396, approved August 17, 2001, and recorded September 17, 2001, under Skagit County Auditor's File No. 200109170138, being a portion of the North 1/2 of the Northeast 1/4 of Section 22, Township 34 North, Range 3 East, W.M.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.



3-15-21

Exhibit "B"

**Melissa A. Biringer, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-118395)**

Lot 2, Skagit County Short Plat No. PL-01-0396, approved August 17, 2001, and recorded September 17, 2001, under Skagit County Auditor's File No. 200109170138, being a portion of the North 1/2 of the Northeast 1/4 of Section 22, Township 34 North, Range 3 East, W.M..

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.



3-05-21

Exhibit "C"

Portion of Josef W. Biringer, Jr. as his separate estate, Parcel
(Skagit County Assessor's Parcel Number P-22272)
To be Boundary Line Adjusted into
Melissa A. Biringer, Parcel
(Skagit County Assessor's Parcel Number P-118395)

That portion of Lot 1, Skagit County Short Plat No. PL-01-0396, approved August 17, 2001, and recorded September 17, 2001, under Skagit County Auditor's File No. 200109170138, being a portion of the North 1/2 of the Northeast 1/4 of Section 22, Township 34 North, Range 3 East, W.M. described as follows:

BEGINNING at the Northwest corner of Lot 2, said Short Plat No. PL-01-0396, being a common corner with said Lot 1, Short Plat No. PL-01-0396;
thence South 88°25'57" West along the North line of said Lot 1 for a distance of 60.02 feet;
thence South 0°07'35" East parallel with the West line of said Lot 2 for a distance of 208.00 feet;
thence North 88°25'57" East for a distance of 60.02 feet to the Southwest corner of said Lot 2 at a point bearing South 0°07'35" East from the POINT OF BEGINNING;
thence North 0°07'35" West along the West line of said Lot 2 also being a common line with said Lot 1 for a distance of 208.00 feet to the POINT OF BEGINNING

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Containing 12,480 sq ft, 0.29 acres

This Boundary Line Adjustment is not for the purpose of creating additional building lots.

The above described parcel will be combined or aggregated with contiguous property to the east (P-118395) owned by the grantee.

APPROVED

Reviewed and approved in accordance with Skagit County Code, Chapter 14.18.700

Skagit County

By: *Alice Roder*
Title: *Senior Planner*

Date: 4/15/2021



Exhibit "D"

**Josef W. Biringer, Jr. as his separate estate, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-22272)**

Lot 1, Skagit County Short Plat No. PL-01-0396, approved August 17, 2001, and recorded September 17, 2001, under Skagit County Auditor's File No. 200109170138, being a portion of the North 1/2 of the Northeast 1/4 of Section 22, Township 34 North, Range 3 East, W.M.

EXCEPT that portion thereof described as follows:

BEGINNING at the Northwest corner of Lot 2, said Short Plat No. PL-01-0396, being a common corner with said Lot 1, Short Plat No. PL-01-0396;
thence South 88°25'57" West along the North line of said Lot 1 for a distance of 60.02 feet;
thence South 0°07'35" East parallel with the West line of said Lot 2 for a distance of 208.00 feet;
thence North 88°25'57" East for a distance of 60.02 feet to the Southwest corner of said Lot 2 at a point bearing South 0°07'35" East from the POINT OF BEGINNING;
thence North 0°07'35" West along the West line of said Lot 2 also being a common line with said Lot 1 for a distance of 208.00 feet to the POINT OF BEGINNING

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.



3-15-21

Exhibit "E"

**Melissa A. Biringer, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-118395)**

Lot 2, Skagit County Short Plat No. PL-01-0396, approved August 17, 2001, and recorded September 17, 2001, under Skagit County Auditor's File No. 200109170138, being a portion of the North 1/2 of the Northeast 1/4 of Section 22, Township 34 North, Range 3 East, W.M.

TOGETHER WITH that portion of Lot 1, Skagit County Short Plat No. PL-01-0396, approved August 17, 2001, and recorded September 17, 2001, under Skagit County Auditor's File No. 200109170138, being a portion of the North 1/2 of the Northeast 1/4 of Section 22, Township 34 North, Range 3 East, W.M. described as follows:

BEGINNING at the Northwest corner of Lot 2, said Short Plat No. PL-01-0396, being a common corner with said Lot 1, Short Plat No. PL-01-0396;
thence South 88°25'57" West along the North line of said Lot 1 for a distance of 60.02 feet;
thence South 0°07'35" East parallel with the West line of said Lot 2 for a distance of 208.00 feet;
thence North 88°25'57" East for a distance of 60.02 feet to the Southwest corner of said Lot 2 at a point bearing South 0°07'35" East from the POINT OF BEGINNING;
thence North 0°07'35" West along the West line of said Lot 2 also being a common line with said Lot 1 for a distance of 208.00 feet to the POINT OF BEGINNING

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

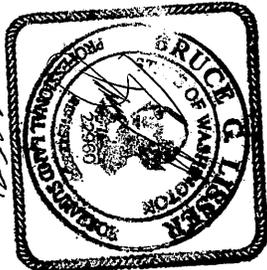


3-15-21

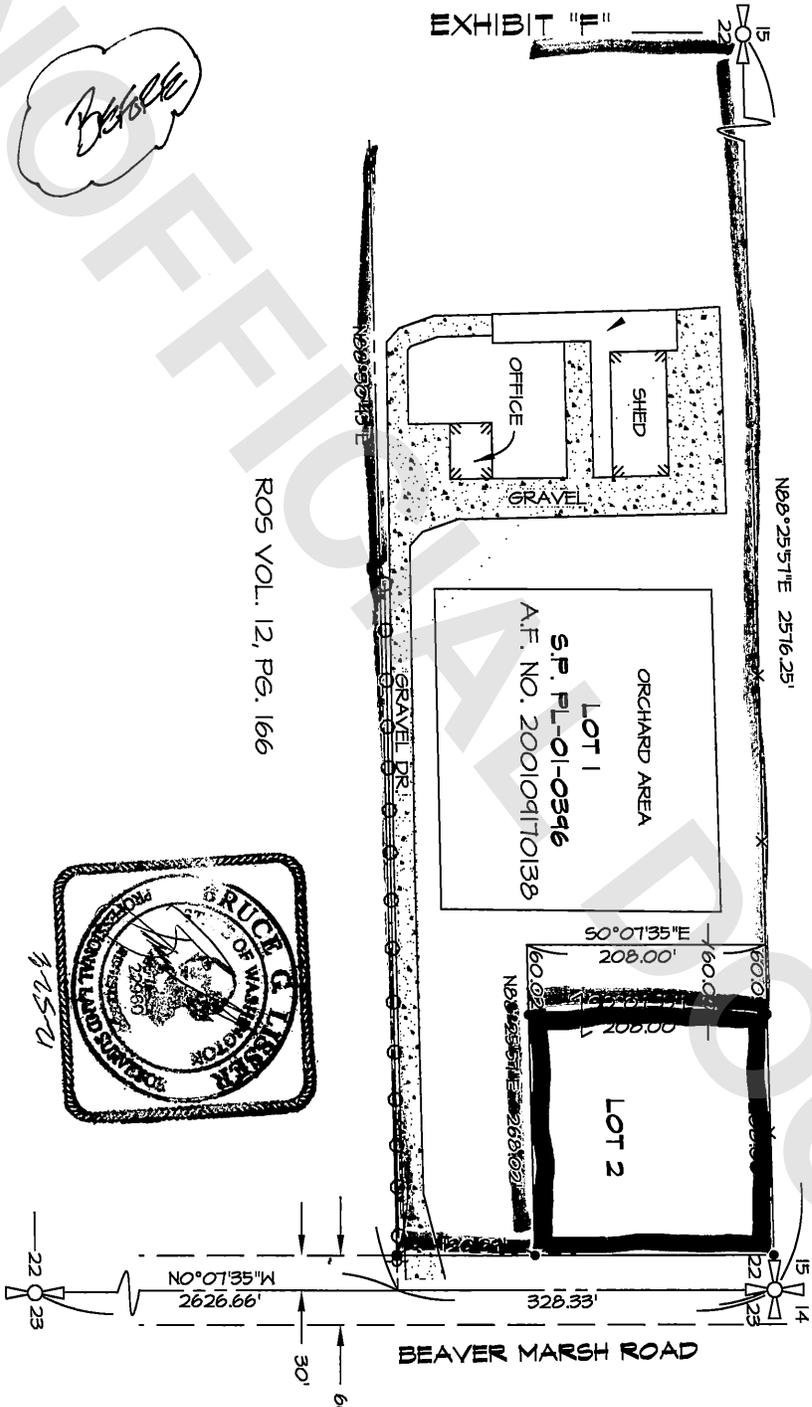
Beber

EXHIBIT "F"

ROS VOL. 12, PG. 166



3-25-21



THIS MAP IS FOR REFERENCE PURPOSES ONLY,
NO NEW FIELD WORK WAS PERFORMED
SEE S.P. NO. PL-01-0396 A.F. NO. 200109170138

BLA EXHIBIT MAP IN A PORTION OF THE
N 1/2 OF THE NE 1/4 OF
SECTION 22, T. 34 N., R. 3 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: JOSEF W. BIRINGER, JR.

LISSER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-419-7442

DATE: 3/25/21
DWG: 21-048 BLA



SCALE: 1"=125'
MERIDIAN: ASSUMED

