

Order No:



202202090079

02/09/2022 03:56 PM Pages: 1 of 4 Fees: \$206.50  
Skagit County Auditor

**When recorded return to:**

Roberto Salazar  
Imelda Bautista  
16992 Sockeye Drive  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2022.484  
FEB 09 2022

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

Escrow Number: JM2200

**QUIT CLAIM DEED**

THE GRANTOR STEPHEN JAMES YZAGUIRRE AND CHRISTINA YZAGUIRRE, HUSBAND AND WIFE, for and in consideration of boundary adjustment for owner convenience without consideration conveys and quit claims to ROBERTO SALAZAR AND IMELDA BAUTISTA, HUSBAND AND WIFE, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

The portion of Lot 76 First Add to Big Lake Waterfront Tract more fully described on Exhibit "A" attached hereto.  
Subject to matter of record  
Subject to matters of record.

The herein conveyed property will be recombined or reagggregated with the Grantees adjoining property on the Southeast. This boundary line adjustment is not for the purposes of creating an additional building lot.

This boundary line adjustment is approved by Grace Rooden of the Skagit County Planning Department.

P130824 (SY) 117122 21912022

Tax Parcel Number(s): Portion P30824 to P62096

Dated: <sup>January</sup> December 7, 2022 (SY) 1-7-22

Stephen James Yzaguirre  
Stephen James Yzaguirre

Christina Yzaguirre  
Christina Yzaguirre  
(SY) 117122

State of Washington }  
County of SKAGIT } SS:

I certify that I know or have satisfactory evidence that Stephen James Yzaguirre and Christina Yzaguirre are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: JANUARY 7, 2022



Torie Fantini  
Notary Public in and for the State of Washington  
Residing at: BURLINGTON  
My appointment expires: 01/13/2025

**YZAGUIRRE TO SALAZAR****Exhibit "A": CONVEYANCE PARCEL:**

That portion of Lot 76 "First Addition to Big Lake Waterfront Lots, Skagit County, Washington" as per plat recorded in Volume 4 of Plats, Page 15, records of Skagit County, Washington described as follows:

Begin at the Easterlymost corner of said Lot 76 lying Westerly of West Big Lake Blvd.; thence Southwesterly along the Southeasterly line of said Lot 76, a distance of 54 feet; thence Northwesterly parallel with the Southwesterly line of said West Big Lake Blvd., a distance of 18 feet; thence Northeasterly parallel with the Southeasterly line of said Lot 76, a distance of 54 feet to the Southwesterly line of said West Big Lake Blvd. thence Southeasterly 18 feet to the Point of Beginning.

**Exhibit "B", Grantor's BEFORE LEGAL:**

That portion of Lot 76 "First Addition to Big Lake Waterfront Lots, Skagit County, Washington" as per plat recorded in Volume 4 of Plats, Page 15, records of Skagit County, Washington lying Westerly of West Big Lake Blvd.

TOGETHER WITH that portion of Government Lot 2 of Section 1, Township 33 North, Range 4 East, W.M. that lies Southwesterly of "FIRST ADDITION TO BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON" AS PER PLAT RECORDED IN Volume 4 of Plats, Page 15, records of Skagit County, Washington described as follows:

Begin at the Westerlymost corner (Southwest corner on some prior documents) of Lot 76 of said plat; thence South  $39^{\circ} 05' 35''$  East along the Southwesterly line of said plat, a distance of 300 feet to the Southerlymost corner (Southeast corner on some prior documents) of Lot 78 of said plat; thence South  $44^{\circ} 42' 50''$  West, parallel with the Northwesterly (Northerly on some prior documents) line of said Lot 76, a distance of 123.98 feet; thence Northwesterly along a curve to the left, which center to said curve bears South  $64^{\circ} 33' 36''$  West, having a radius of 254.47 feet; thence South  $45^{\circ} 07' 32''$  West, a distance of 102.57 feet; thence Northwesterly along a curve to the right, having a radius of 554.60 feet, an arc distance of 112.5 feet to the Southwesterly extension of the Northwesterly (Northerly on some prior documents) line of said Lot 76; thence North  $44^{\circ} 42' 50''$  East along said extension to he point of beginning.

**EXHIBIT "C", Grantee's BEFORE LEGAL:**

Lot 77 "First Addition to Big Lake Waterfront Lots, Skagit County, Washington" as per plat recorded in Volume 4 of Plats, Page 15, records of Skagit County, Washington except those portions thereof lying within West Big Lake Blvd.

Yzaguirre to Salazar Continued on next page.

Yzaguirre to Salazar continued

**EXHIBIT "D", Grantor's AFTER LEGAL:**

That portion of Lot 76 of "FIRST ADDITION TO BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON" AS PER PLAT RECORDED IN Volume 4 of Plats, Page 15, records of Skagit County, Washington lying Westerly of West Big Lake Blvd. EXCEPT Beginning at the Easterlymost corner of said Lot 76 lying Westerly of West Big Lake Blvd.; thence Southwesterly along the Southeasterly line of said Lot 76, a distance of 54 feet; thence Northwesterly parallel with the Southwesterly line of said West Big Lake Blvd., a distance of 18 feet; thence Northeasterly parallel with the Southeasterly line of said Lot 76, a distance of 54 feet to the Southwesterly line of said West Big Lake Blvd. thence Southeasterly 18 feet to the Point of Beginning.

TOGETHER WITH that portion of Government Lot 2 of Section 1, Township 33 North, Range 4 East, W.M. that lies Southwesterly of "FIRST ADDITION TO BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON" AS PER PLAT RECORDED IN Volume 4 of Plats, Page 15, records of Skagit County, Washington described as follows:

Begin at the Westerlymost corner (Southwest corner on some prior documents) of Lot 76 of said plat; thence South  $39^{\circ} 05' 35''$  East along the Southwesterly line of said plat, a distance of 300 feet to the Southerlymost (Southeast corner on some prior documents) of Lot 78 of said plat; thence South  $44^{\circ} 42' 50''$  West, parallel with the Northwesterly (Northerly on some prior documents) line of said Lot 76, a distance of 123.98 feet; thence Northwesterly along a curve to the left, which center to said curve bears South  $64^{\circ} 33' 36''$  West, having a radius of 254.47 feet; thence South  $45^{\circ} 07' 32''$  West, a distance of 102.57 feet; thence Northwesterly along a curve to the right, having a radius of 554.60 feet, an arc distance of 112.5 feet to the Southwesterly extension of the Northwesterly (Northerly on some prior documents) line of said Lot 76; thence North  $44^{\circ} 42' 50''$  East along said extension to he point of beginning.

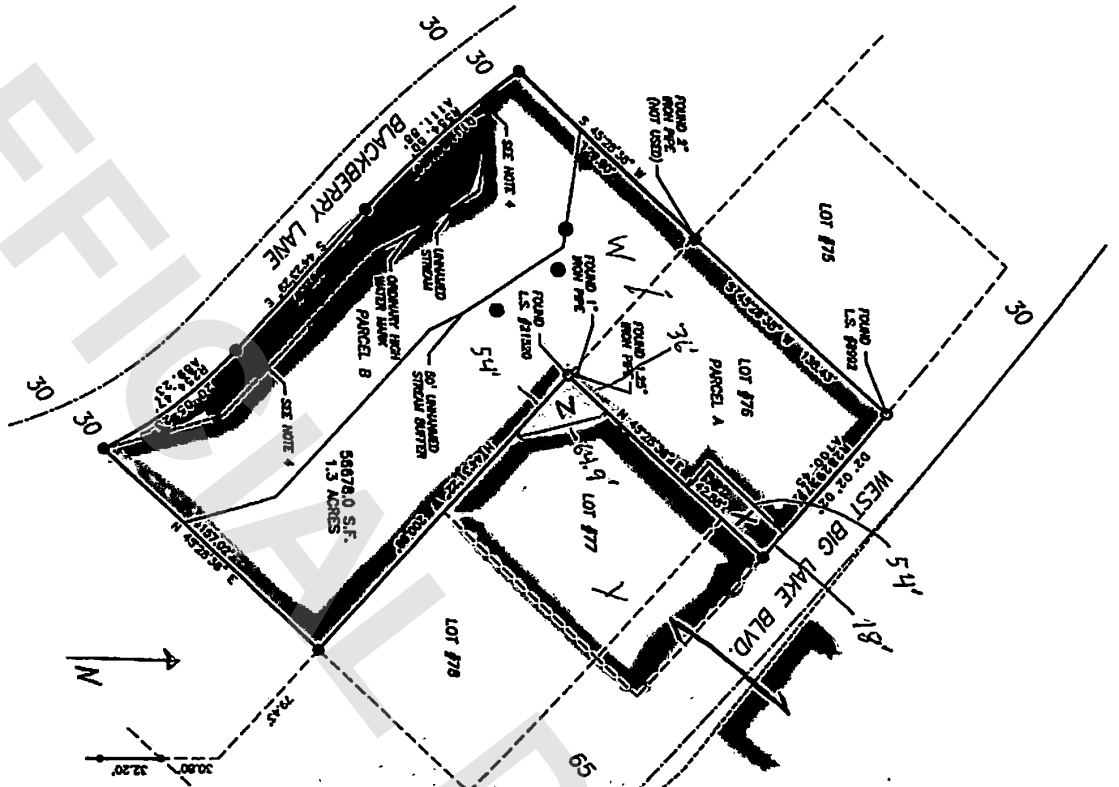
**EXHIBIT "E", Grantee's AFTER LEGAL:**

That portion of Lot 76 "First Addition to Big Lake Waterfront Lots, Skagit County, Washington" as per plat recorded in Volume 4 of Plats, Page 15, records of Skagit County, Washington described as follows:

Begin at the Easterlymost corner of said Lot 76 lying Westerly of West Big Lake Blvd.; thence Southwesterly along the Southeasterly line of said Lot 76, a distance of 54 feet; thence Northwesterly parallel with the Southwesterly line of said West Big Lake Blvd., a distance of 18 feet; thence Northeasterly parallel with the Southeasterly line of said Lot 76, a distance of 54 feet to the Southwesterly line of said West Big Lake Blvd. thence Southeasterly 18 feet to the Point of Beginning.

TOGETHER WITH that Lot 77 of said plat EXCEPT those portions lying within West Big Lake Blvd, and ALSO EXCEPT that portion described as follows; Begin at the Easterlymost corner of said Lot 77; thence Southeasterly along the Southwesterly line of said lot a distance of 54 feet; thence Northerly in a straight line to a point on the Northwesterly line of said Lot 77 which is 36 feet Northeasterly of the Easterlymost corner of said Lot 77; thence Southwesterly to said Easterlymost corner.

UNOFFICIAL DOCUMENT



Pre-BLA  
 1st Lot ~~W~~ + ~~X~~  
 2nd Lot ~~W~~ + Z

Post-BLA

1st Lot ~~W~~ + Z  
 1st Lot ~~W~~ + ~~X~~

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