

202206220035
06/22/2022 11:48 AM Pages: 1 of 10 Fees: \$212.50
Skagit County Auditor

When recorded return to:

Brett L. Parker/Rachel E. Parker
14108 Mactaggart Ave., Bow WA 98232
Filed for record at request of:
Thomas R. Skinner

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022 2568
JUN 22 2022

Amount Paid \$ 1925.-
By *TS* Skagit Co. Treasurer Deputy

Land Title & Escrow; #205592

Quit Claim Deed

THE GRANTORS **Thomas R. Skinner AND Christine Wardenburg-Skinner, Husband and Wife**

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

THE GRANTEES **Brett L. Parker and Rachel E. Parker, 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(s) therein.

- See attached legal descriptions for parcels BEFORE Boundary Line Adjustment
- See attached legal description Area to be Conveyed by this Boundary Line Adjustment
- See attached legal descriptions for parcels AFTER Boundary Line Adjustment

Abbrev. Legal: Portion Lots 4 & 6, Block 14, 'Edison Hallers Add (2nd Add.)

Tax Account Numbers:

(P72993) 4099-014-006-0009; (P72992) 4099-014-005-0000;
AND (P72991) 4099-014-004-0001

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: June 14, 2022

Thomas R. Skinner
Thomas R. Skinner

Christine R. Wardenburg-Skinner
Christine Wardenburg-Skinner

Accepted and Approved:

See Page 2 Date: See pg. 2
Skagit County Planning Department

(Attached to Quit Claim Deed)

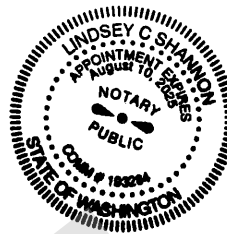
STATE OF WASHINGTON

County of Skagit

I certify that I know or have satisfactory evidence that **Thomas R. Skinner** 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 14th day of JUNE, 2022.

L. Shannon
Notary Public in and for the
State of Washington, residing at Oak Harbor,
My appointment expires AUG. 10, 2025.



BLA-PL22-0253
BOUNDARY ADJUSTMENT
Reviewed and approved in accordance
with Skagit County Code Chapter 14.18
Heidi Boeder
Skagit Co. Planning & Dev. Services
6/22/2022
Date

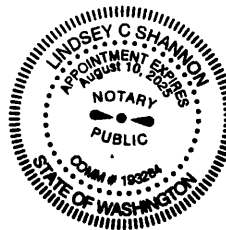
STATE OF WASHINGTON

County of Skagit

I certify that I know or have satisfactory evidence that **Christine Wardenburg-Skinner** is the individual who appeared before me and said individual acknowledged that SHE signed this instrument and acknowledged it to be HER free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 14th day of JUNE, 2022.

L. Shannon
Notary Public in and for the
State of Washington, residing at Oak Harbor,
My appointment expires AUG. 10, 2025.



BEFORE Boundary Line Adjustment

(P72992) SKINNER PARCEL

Lot 5, Block 14, "EDISON HALLER'S ADDITIONS," as per plat recorded in Volume 2 of Plats, page 87, records of Skagit County, Washington;

Situate in the County of Skagit, State of Washington.

(P72993) SKINNER PARCEL

Lot 6, Block 14, "EDISON HALLER'S ADDITIONS," as per plat recorded in Volume 2 of Plats, page 87, records of Skagit County, Washington;

EXCEPT that portion of said Lot 6, Block 14, described as follows:

Beginning at the Southwest corner of said Lot 6;
thence Northerly along the West line of said Lot 6, North 02°24'10" East, a distance of 72.42 feet to the true point of beginning;
thence continuing along said West line of said Lot 6, North 02°24'10" East, a distance of 29.30 feet to the Northwest corner of said Lot 6;
thence along the North line of said Lot 6, North 88°27'56" East to the Northeast corner of said Lot 6;
thence Southerly, along the East line of said Lot 6, South 02°24'10" West, a distance of 33.75 feet to a point distant 49.87 feet from the Southeast corner of said Lot 6, measured along said East line;
thence North 86°46'09" West, to the true point of beginning;

TOGETHER WITH a portion of Lot 4, Block 14, "EDISON HALLER'S ADDITIONS," as per plat recorded in Volume 2 of Plats, page 87, records of Skagit County, Washington, more particularly described as follows:

Beginning at the Northwest corner of said Lot 4;
thence Southerly, along the West line of said Lot 4, South 02°24'10" West, a distance of 96.62 feet to the true point of beginning;
thence South 87°35'50" East, a distance of 30.00 feet to a point on the East line of said Lot 4, said point being distant 91.17 feet from the Northeast corner of said Lot 4, measured along said East line;
thence Southerly, along said East line, South 02°24'10" West, a distance of 59.62 feet to the Southeast corner of said Lot 4, said point also being on the Northerly margin of the public street right of way know as 'Skagit Court';
thence along the South line of said Lot 4 and the Northerly margin of said 'Skagit Court', South 72°32'16" West, a distance of 31.90 feet to the Southwest corner of said Lot 4;
thence leaving said North margin, along said West line of said Lot 4, North 02°24'10" East, a distance of 49.87 feet to the true point of beginning;

AND EXCEPT that portion of Lot 4, Block 14, "EDISON HALLER'S ADDITIONS," (2nd Addition) as per plat recorded in Volume 2 of Plats, page 87, records of Skagit County, Washington, as conveyed to Brett L. Parker and Rachel E. Parker, Husband and Wife, for 'Boundary Line Adjustment' purposes by Quit Claim deed recorded August 8, 2012, under Auditor's File No. 201208210060, records of Skagit County, Washington, more fully described as follows:

That portion of Lot 4, Block 14, "EDISON HALLER'S ADDITIONS," (2nd Addition) as per plat recorded in Volume 2 of Plats, page 87, records of Skagit County, Washington, lying Northerly and Westerly of the following described line: Beginning at the Northeast corner of that portion of Lot 6 of Block 14, EDISON HALLER'S ADDITIONS," (2nd Addition) as per plat recorded in Volume 2 of Plats, page 87, records of Skagit County, Washington, as conveyed to Thomas R. Skinner, et ux, by deed recorded under Skagit County Auditor File No. 201006100133, said Northeast corner being both the Southeast corner of that portion of said Lot 6 conveyed to Rachel E. Parker, et ux, by deed recorded under Skagit County Auditor File No. 200506070104 **AND THE TRUE POINT OF**

BEGINNING OF THIS LINE DESCRIPTION; Thence South 86°46'09" East, a distance of 16 Feet, more or less, to a point on a fence running Northerly as said fence existed on May 18, 2012; Thence Northerly along said fence line to a point along the North line of that portion of said Lot 4 as conveyed to Thomas R. Skinner, et ux, by said deed recorded under Skagit County Auditor File No. 201006100133, said point being the terminus of this line description.

Situate in the County of Skagit, State of Washington.

(continued)

(P72991) PARKER PARCEL

Lots 3 and 4, Block 14, "EDISON HALLER'S ADDITIONS," (2nd Addition) as per plat recorded in Volume 2 of Plats, page 87, records of Skagit County, Washington;

TOGETHER WITH that portion of Lot 6, Block 14, "EDISON HALLER'S ADDITIONS," (2nd Addition) as per plat recorded in Volume 2 of Plats, page 87, records of Skagit County, Washington, conveyed by Quit Claim deed recorded June 3, 2005, under Auditor's File No. 200506030078, records of Skagit County, Washington, more fully described as follows:

Beginning at the Southwest corner of said Lot 6;
thence Northerly along the West line of said Lot 6, North 02°24'10" East, a distance of 72.42 feet to the true point of beginning;
thence continuing along said West line of said Lot 6, North 02°24'10" East, a distance of 29.30 feet to the Northwest corner of said Lot 6;
thence along the North line of said Lot 6, North 88°27'56" East, a distance of 60.14 feet to the Northeast corner of said Lot 6;
thence Southerly, along the East line of said Lot 6, South 02°24'10" West, a distance of 33.75 feet to a point distant 49.87 feet from the Southeast corner of said Lot 6, measured along said East line;
thence North 86°46'09" West, a distance of 60.01 feet to the true point of beginning;

EXCEPTING THEREFROM that portion of Lot 4, Block 14, "EDISON HALLER'S ADDITIONS," (2nd Addition) as per plat recorded in Volume 2 of Plats, page 87, records of Skagit County, Washington, conveyed by Quit Claim deed recorded June 3, 2005, under Auditor's File No. 200506030078, records of Skagit County, Washington, more fully described as follows:

Beginning at the Northwest corner of said Lot 4;
thence Southerly, along the West line of said Lot 4, South 02°24'10" West, a distance of 96.92 feet to the true point of beginning;
thence South 87°35'50" East, a distance of 30.00 feet to a point on the East line of said Lot 4, said point being distant 91.17 feet from the Northeast corner of said Lot 4, measured along said East line;
thence Southerly, along said East line, South 02°24'10" West, a distance of 59.62 feet to the Southeast corner of said Lot 4, said point also being on the Northerly margin of the public street right-of-way of Skagit Court;
thence along the South line of said Lot 4 and the Northerly margin of said Skagit Court, South 72°32'16" West, a distance of 31.90 feet to the Southwest corner of said Lot 4;
thence leaving said North margin, along said West line of said Lot 4, North 02°24'10" East, a distance of 49.87 feet to the true point of beginning;

AND TOGETHER WITH that portion of Lot 4, Block 14, "EDISON HALLER'S ADDITIONS," (2nd Addition) as per plat recorded in Volume 2 of Plats, page 87, records of Skagit County, Washington, as conveyed to Brett L. Parker and Rachel E. Parker, Husband and Wife, for 'Boundary Line Adjustment' purposes by Quit Claim deed recorded August 8, 2012, under Auditor's File No. 201208210060, records of Skagit County, Washington, more fully described as follows:

That portion of Lot 4, Block 14, "EDISON HALLER'S ADDITIONS," (2nd Addition) as per plat recorded in Volume 2 of Plats, page 87, records of Skagit County, Washington, lying Northerly and Westerly of the following described line: Beginning at the Northeast corner of that portion of Lot 6 of Block 14, EDISON HALLER'S ADDITIONS," (2nd Addition) as per plat recorded in Volume 2 of Plats, page 87, records of Skagit County, Washington, as conveyed to Thomas R. Skinner, et ux, by deed recorded under Skagit County Auditor File No. 201006100133, said Northeast corner being both the Southeast corner of that portion of said Lot 6 conveyed to Rachel E. Parker, et ux, by deed recorded under Skagit County Auditor File No. 200506070104 **AND THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION;** Thence South 86°46'09" East, a distance of 16 Feet, more or less, to a point on a fence running Northerly as said fence existed on May 18, 2012; Thence Northerly along said fence line to a point along the North line of that portion of said Lot 4 as

conveyed to Thomas R. Skinner, et ux, by said deed recorded under Skagit County Auditor File No. 201006100133, said point being the terminus of this line description.

Situate in the County of Skagit, State of Washington.

Area to be Conveyed by this Boundary Line Adjustment

(P72993) SKINNER PARCEL

Lot 6, Block 14, "EDISON HALLER'S ADDITIONS," as per plat recorded in Volume 2 of Plats, page 87, records of Skagit County, Washington;

EXCEPT that portion of said Lot 6, Block 14, described as follows:

Beginning at the Southwest corner of said Lot 6;
thence Northerly along the West line of said Lot 6, North 02°24'10" East, a distance of 72.42 feet to the true point of beginning;
thence continuing along said West line of said Lot 6, North 02°24'10" East, a distance of 29.30 feet to the Northwest corner of said Lot 6;
thence along the North line of said Lot 6, North 88°27'56" East to the Northeast corner of said Lot 6;
thence Southerly, along the East line of said Lot 6, South 02°24'10" West, a distance of 33.75 feet to a point distant 49.87 feet from the Southeast corner of said Lot 6, measured along said East line;
thence North 86°46'09" West, to the true point of beginning;

TOGETHER WITH a portion of Lot 4, Block 14, "EDISON HALLER'S ADDITIONS," as per plat recorded in Volume 2 of Plats, page 87, records of Skagit County, Washington, more particularly described as follows:

Beginning at the Northwest corner of said Lot 4;
thence Southerly, along the West line of said Lot 4, South 02°24'10" West, a distance of 96.62 feet to the true point of beginning;
thence South 87°35'50" East, a distance of 30.00 feet to a point on the East line of said Lot 4, said point being distant 91.17 feet from the Northeast corner of said Lot 4, measured along said East line;
thence Southerly, along said East line, South 02°24'10" West, a distance of 59.62 feet to the Southeast corner of said Lot 4, said point also being on the Northerly margin of the public street right of way know as 'Skagit Court';
thence along the South line of said Lot 4 and the Northerly margin of said 'Skagit Court', South 72°32'16" West, a distance of 31.90 feet to the Southwest corner of said Lot 4;
thence leaving said North margin, along said West line of said Lot 4, North 02°24'10" East, a distance of 49.87 feet to the true point of beginning;

AND EXCEPT that portion of Lot 4, Block 14, "EDISON HALLER'S ADDITIONS," (2nd Addition) as per plat recorded in Volume 2 of Plats, page 87, records of Skagit County, Washington, as conveyed to Brett L. Parker and Rachel E. Parker, Husband and Wife, for 'Boundary Line Adjustment' purposes by Quit Claim deed recorded August 8, 2012, under Auditor's File No. 201208210060, records of Skagit County, Washington, more fully described as follows:

That portion of Lot 4, Block 14, "EDISON HALLER'S ADDITIONS," (2nd Addition) as per plat recorded in Volume 2 of Plats, page 87, records of Skagit County, Washington, lying Northerly and Westerly of the following described line: Beginning at the Northeast corner of that portion of Lot 6 of Block 14, EDISON HALLER'S ADDITIONS," (2nd Addition) as per plat recorded in Volume 2 of Plats, page 87, records of Skagit County, Washington, as conveyed to Thomas R. Skinner, et ux, by deed recorded under Skagit County Auditor File No. 201006100133, said Northeast corner being both the Southeast corner of that portion of said Lot 6 conveyed to Rachel E. Parker, et ux, by deed recorded under Skagit County Auditor File No. 200506070104 **AND THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION;** Thence South 86°46'09" East, a distance of 16 Feet, more or less, to a point on a fence running Northerly as said fence existed on May 18, 2012; Thence Northerly along said fence line to a point along the North line of that portion of said Lot 4 as conveyed to Thomas R. Skinner, et ux, by said deed recorded under Skagit County Auditor File No. 201006100133, said point being the terminus of this line description.

Situate in the County of Skagit, State of Washington.

AFTER Boundary Line Adjustment

(P72992) SKINNER PARCEL

Lot 5, Block 14, "EDISON HALLER'S ADDITIONS," as per plat recorded in Volume 2 of Plats, page 87, records of Skagit County, Washington;

Situate in the County of Skagit, State of Washington.

(P72991) PARKER PARCEL

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TOGETHER WITH that portion of Lot 6, Block 14, "EDISON HALLER'S ADDITIONS," (2nd Addition) as per plat recorded in Volume 2 of Plats, page 87, records of Skagit County, Washington, conveyed by Quit Claim deed recorded June 3, 2005, under Auditor's File No. 200506030078, records of Skagit County, Washington, more fully described as follows:

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thence continuing along said West line of said Lot 6, North 02°24'10" East, a distance of 29.30 feet to the Northwest corner of said Lot 6;
thence along the North line of said Lot 6, North 88°27'56" East, a distance of 60.14 feet to the Northeast corner of said Lot 6;
thence Southerly, along the East line of said Lot 6, South 02°24'10" West, a distance of 33.75 feet to a point distant 49.87 feet from the Southeast corner of said Lot 6, measured along said East line;
thence North 86°46'09" West, a distance of 60.01 feet to the true point of beginning;

EXCEPTING THEREFROM that portion of Lot 4, Block 14, "EDISON HALLER'S ADDITIONS," (2nd Addition) as per plat recorded in Volume 2 of Plats, page 87, records of Skagit County, Washington, conveyed by Quit Claim deed recorded June 3, 2005, under Auditor's File No. 200506030078, records of Skagit County, Washington, more fully described as follows:

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thence South 87°35'50" East, a distance of 30.00 feet to a point on the East line of said Lot 4, said point being distant 91.17 feet from the Northeast corner of said Lot 4, measured along said East line;
thence Southerly, along said East line, South 02°24'10" West, a distance of 59.62 feet to the Southeast corner of said Lot 4, said point also being on the Northerly margin of the public street right-of-way of Skagit County;
thence along the South line of said Lot 4 and the Northerly margin of said Skagit Court, South 72°32'16" West, a distance of 31.90 feet to the Southwest corner of said Lot 4;
thence leaving said North margin, along said West line of said Lot 4, North 02°24'10" East, a distance of 49.87 feet to the true point of beginning;

TOGETHER WITH that portion of Lot 4, Block 14, "EDISON HALLER'S ADDITIONS," (2nd Addition) as per plat recorded in Volume 2 of Plats, page 87, records of Skagit County, Washington, as conveyed to Brett L. Parker and Rachel E. Parker, Husband and Wife, for 'Boundary Line Adjustment' purposes by Quit Claim deed recorded August 8, 2012, under Auditor's File No. 201208210060, records of Skagit County, Washington, more fully described as follows:

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Situate in the County of Skagit, State of Washington.

(P72993) 'NOW' PARKER PARCEL

Lot 6, Block 14, "EDISON HALLER'S ADDITIONS," as per plat recorded in Volume 2 of Plats, page 87, records of Skagit County, Washington;

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thence continuing along said West line of said Lot 6, North 02°24'10" East, a distance of 29.30 feet to the Northwest corner of said Lot 6;
thence along the North line of said Lot 6, North 88°27'56" East to the Northeast corner of said Lot 6;
thence Southerly, along the East line of said Lot 6, South 02°24'10" West, a distance of 33.75 feet to a point distant 49.87 feet from the Southeast corner of said Lot 6, measured along said East line;
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TOGETHER WITH a portion of Lot 4, Block 14, "EDISON HALLER'S ADDITIONS," as per plat recorded in Volume 2 of Plats, page 87, records of Skagit County, Washington, more particularly described as follows:

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thence South 87°35'50" East, a distance of 30.00 feet to a point on the East line of said Lot 4, said point being distant 91.17 feet from the Northeast corner of said Lot 4, measured along said East line;
thence Southerly, along said East line, South 02°24'10" West, a distance of 59.62 feet to the Southeast corner of said Lot 4, said point also being on the Northerly margin of the public street right of way know as 'Skagit Court';
thence along the South line of said Lot 4 and the Northerly margin of said 'Skagit Court', South 72°32'16" West, a distance of 31.90 feet to the Southwest corner of said Lot 4;
thence leaving said North margin, along said West line of said Lot 4, North 02°24'10" East, a distance of 49.87 feet to the true point of beginning;

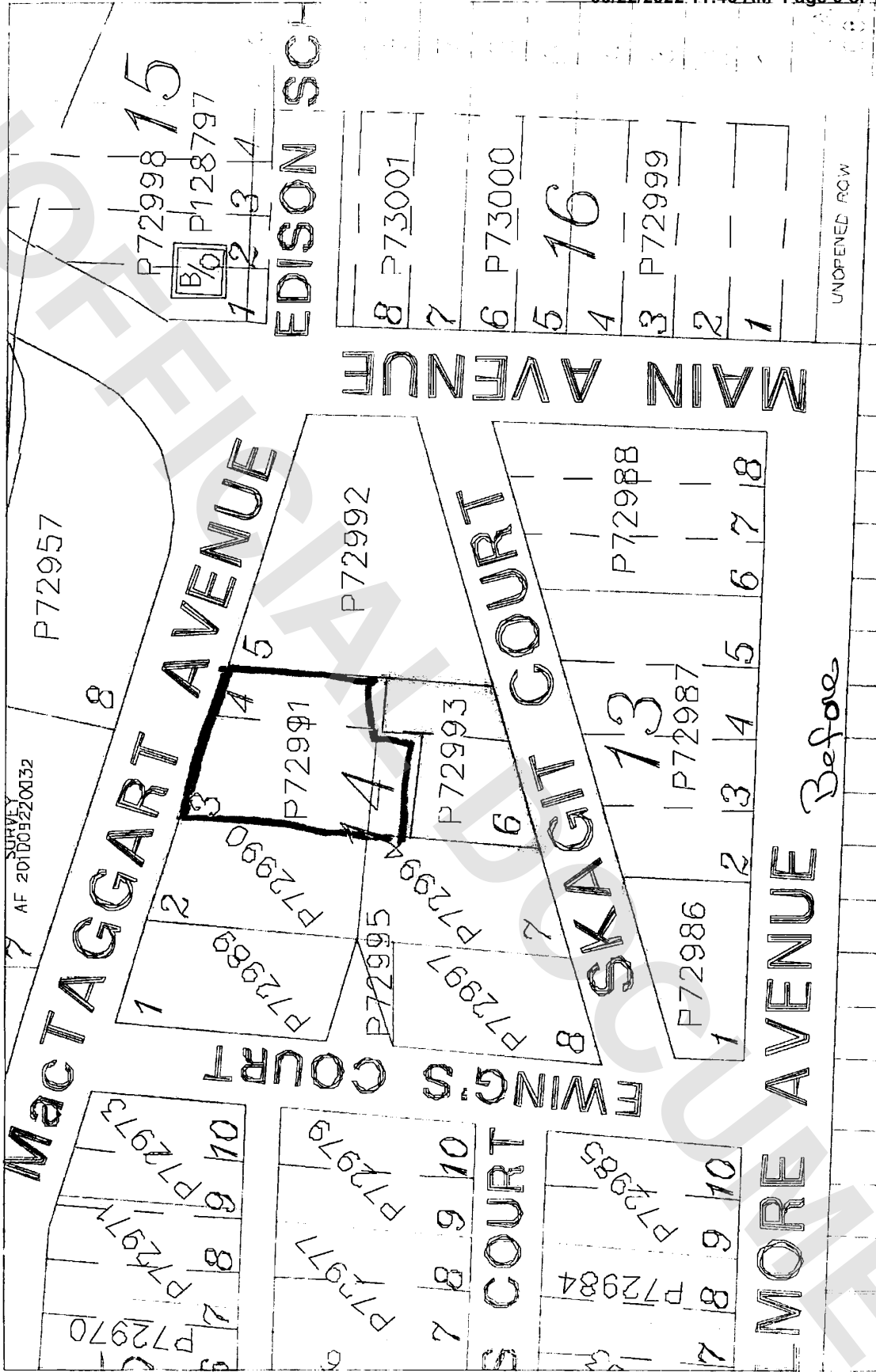
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conveyed to Thomas R. Skinner, et ux, by said deed recorded under Skagit County Auditor File No. 201006100133, said point being the terminus of this line description.

Situate in the County of Skagit, State of Washington.

UNOFFICIAL DOCUMENT



MAIN AVENUE

7 AF 201009220032 SURVEY

Before

UNOPENED ROW

