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09/07/2022 11:38 AM Pages: 1 of 12 Fees: \$214.50
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022 3692
SEP 07 2022

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

Quitclaim Deed
(Boundary Line Adjustment)

Grantor: Chris Burroughs

Grantees: Keith A. Fore & Jacqueline M. Fore, h/w

Legal Description: RR ROW adj Lots 8-10 Block 43, Montborne

Assessor's Property Tax Parcel or Account Nos.: P74698; P74721; P74723

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE is made this 20th day of August, 2022, between Chris Burroughs, an unmarried person, Grantor, and Keith A. Fore & Jacqueline M. Fore, h/w, Grantees.

Recitals

- a. Grantor is the owner of the property bearing Skagit County Assessor's parcel no. P74698, more particularly described in the attached Exhibit A.
- b. Grantees are the owners of the property bearing Skagit County Assessor's parcel nos. P74721 and P74723, more particularly described in the attached Exhibit B.

- c. The parties wish to reconfigure and adjust the boundaries amongst the said parcels, with a portion of Grantor's property, described in the attached Exhibit C, to be incorporated into Grantees' property.
- d. The adjusted description of Grantor's property is set forth in the attached Exhibit D.
- e. The adjusted description of Grantees' property is set forth in the attached Exhibit E.
- f. A diagram showing the adjusted boundaries of the subject parcels is attached as Exhibit F.

Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, and for no monetary consideration, grantor does hereby QUIT CLAIM to the grantee all of its 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 boundary adjustment is not for the purposes of creating an additional building lot.

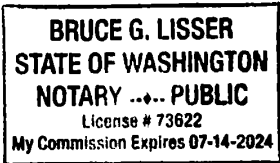
DATED: Aug. 26, 2022.


CHRIS BURROUGHS

STATE OF WASHINGTON)
 :SS
COUNTY OF SKAGIT)

On this day personally appeared before me Chris Burroughs, 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 26th day of August, 2022.



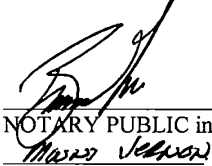

NOTARY PUBLIC in and for the State of Washington, residing at
Marion Johnson
My commission expires: 7-14-24
Name: Bruce G. Lisser

Exhibit "A"

**Chris Burroughs, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-74698)**

Parcel "A"

That portion of Lots 8, 9 and 10, Block 43, "Plat of the Town of Montborne", according to the plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, and that portion of vacated Lakeside Boulevard adjoining said lots, described as follows:

BEGINNING at the intersection of the Southwesterly line of that certain 40 foot roadway conveyed to Skagit County by Deed dated October 9, 1946 and recorded under Auditor's File No. 397033 in Volume 213 of Deeds, page 368, and the Southeasterly line of said Lot 8;
thence Northwesterly along the Southwesterly line of said 40 foot roadway a distance of 50.00 feet to a point 10.0 feet Northwesterly of the Southeasterly line of said Lot 9;
thence Southwesterly in straight line to an intersection of the shoreline of Big Lake with the Southeasterly line of the Northwesterly 20 feet of said Lot 10 extended Southwesterly to the shoreline of Big Lake;
thence Southeasterly along the shoreline of Big Lake to an intersection of said shoreline of Big Lake with the Northwesterly line of the Southeasterly 10 feet of said Lot 9 extended Southwesterly to the shore of Big Lake ;
thence Northeasterly in a straight line to the POINT OF BEGINNING;

TOGETHER WITH that portion of Lots 9 and 10, Block 43, "Plat of the Town of Montborne", according to the plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, and that portion of vacated Lakeside Boulevard adjoining said lots described as follows:

BEGINNING at the intersection of the Southwesterly line of that 40 foot roadway conveyed to Skagit County by Deed dated October 9, 1946 and recorded under Auditor's File No. 397033 in Volume 213 of Deeds, page 368, and the Northwesterly line of the Southwesterly 10.0 feet of said Lot 9;
thence Northwesterly along the Southwesterly line of said 40 foot roadway a distance of 25.0 feet;
thence Southwesterly in a straight line to an intersection of the shoreline of Big Lake with the Southeasterly line of the Northwesterly 20 feet of said Lot 10 extended Southeasterly to the shoreline of Big Lake;
thence Northeasterly in a straight line to the POINT OF BEGINNING;

EXCEPT a portion of Lot 8 of Block 43, "Plat of the Town of Montborne", recorded in Volume 2 of Plats, at page 80;

TOGETHER WITH the vacated Lakeside Boulevard adjoining Lots 8 and 9 of said plat, which portion lies Southwesterly of the 40 foot strip conveyed to Skagit County by Deed dated October 9, 1949 filed in Auditor's File No. 397033 and Southeasterly of the following described line:

Commencing at the intersection of the Southwesterly line of said 40 foot strip conveyed to Skagit County by Deed dated October 9, 1946 and recorded under Auditor's File No. 397033, with the Southeasterly line of said Lot 8;
thence North 37°42'31" West along the Southwesterly line of said 40 foot strip, a distance of 5.00 feet to the initial point of this line description;
thence South 63°41'33" West, a distance of 72.60 feet;
thence South 58°47'01" West, a distance of 14.60 feet;
thence South 60°13'28" West, a distance of 16.96 feet;
thence South 60°33'19" West, a distance of 62.47 feet to an existing aluminum pipe;
thence continuing South 60°33'19" West, a distance of 16 feet, more or less, to the ordinary high water line of Big Lake and the terminal point of this line description.

Parcel "B"

That portion of the 100 foot wide railroad right-of-way commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway), lying Westerly

of Line "RR" described below and between the Northeasterly extensions of both the Northwesterly and Southeasterly lines of the following described tract:

That portion of Lots 8, 9 and 10, Block 43, "Plat of the Town of Montborne", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, and that portion of vacated Lakeside Boulevard adjoining said lots described as follows:

BEGINNING at the intersection of the Southwesterly line of that certain 40 foot roadway conveyed to Skagit County by Deed dated October 9, 1946 and recorded October 15, 1946, as Auditor's File No. 397033 in Volume 213 of Deeds, page 368, and the Southeasterly line of said Lot 8;
thence Northwesterly along the Southwesterly line of said 40 foot roadway, a distance of 75 feet to a point 5 feet Southeasterly of the Southeasterly line of said Lot 10;
thence Southwesterly in a straight line to an intersection of the shoreline of Big Lake with the Southeast line of the Northwesterly 20 feet of said Lot 10 extended Southwesterly to the shoreline of Big Lake;
thence Southeasterly along the shoreline of Big Lake to an intersection of the said shoreline with the Northwesterly line of the Southeasterly 10 feet of said Lot 9 extended Southwesterly to the shoreline of Big lake;
thence Northeasterly in a straight line to the POINT OF BEGINNING.

ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

All situate in the County of Skagit, State of Washington.

This description is from Statutory Warranty deed recorded under Skagit County Auditor's File No. 9807240125 and subsequent King County Superior Court Cause 19-3-01764-7 SEA recorded under Skagit County Auditor's File No. 202009210162.



8-22-22

Exhibit "B"

**Keith A. Fore and Jacqueline M. Fore, a married couple, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-74721 and P-74723)**

Parcel "A"

Lots 1 and 2, Block 4, "Plat of Reserve Addition to the Town of Montborne in Skagit County, Washington", as per plat recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington;

TOGETHER WITH the Northwesterly 1/2 of Jackson Street abutting thereon.

AND TOGETHER WITH that portion of the 100 foot wide railroad right-of-way, commonly known as Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway) lying Easterly of Line "RR" described below and between the Southwesterly extension of the Northwesterly line of Lot 1, Block 4, "Plat of Reserve Addition to the Town of Montborne in Skagit County, Washington", as per plat recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington, and the Southwesterly extension of the centerline of Jackson Street, Line "RR";

BEGINNING at a point on the North line of the South 1/2 of Government Lot 6 of Section 6, Township 33 North, Range 5 East, W.M., which is midway between the centerline of the original 100 foot wide right-of-way of the Seattle Lake Shore and Eastern Railway and the centerline of the last mainline track of the Northern Pacific Railway as it existed in 1970;
thence Northerly on a line drawn between the centerline of the original 100 foot wide right-of-way and the centerline of the above-described mainline track to the point of intersection of said centerlines, said point being the terminus of this line description.

AND ALSO TOGETHER WITH an easement for ingress, egress and utilities as reserved by Deed recorded July 24, 1998 under Auditor's File No. 9807240125 across property contiguous to the Southwest.

Parcel "B"

Lot 13, Block 4, "Plat of Reserve Addition to the Town of Montborne in Skagit County, Washington", as per plat recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington.

TOGETHER WITH that portion of the 100 foot wide railroad right-of-way, commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway) lying Easterly of Line "RR" described below and between the Southwesterly extension of the Northwesterly line of Lot 13, Block 4, "Plat of Reserve Addition to the Town of Montborne in Skagit County, Washington", as per plat recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington, and the Southwesterly extension of the Southeasterly line of Lot 13 (called Lot 15 in previous description), Block 4, of said plat.

Line RR

BEGINNING at a point on the North line of the South 1/2 of Government Lot 6 of Section 6, Township 33 North, Range 5 East, W.M., which is midway between the centerline of the original 100 foot wide right-of-way of the Seattle Lake Shore and Eastern Railway and the centerline of the last mainline track of the Northern Pacific Railway as it existed in 1970;
thence Northerly on a line drawn midway between the centerline of the original 100 foot wide right-of-way and the centerline of the above described mainline tract to the point of intersection and said centerlines, said point being the terminus of this line description.

ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

All situate in the County of Skagit, State of Washington.

This description is from Statutory Warrant deed recorded under Skagit County Auditor's File No.
202009230112.



8-22-22

Exhibit "C"

**Portion Chris Burroughs, Parcel
(Skagit County Assessor's Parcel Number P-74698)
To be Boundary Line Adjusted into
Keith A. Fore and Jacqueline M. Fore, a married couple, Parcel
(Skagit County Assessor's Parcel Numbers P-74721 and P-74723)**

That portion of the 100 foot wide railroad right-of-way commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway), lying Westerly of Line "RR" described below and between the Northeasterly extensions of both the Northwesterly and Southeasterly lines of the following described tract:

That portion of Lots 8, 9 and 10, Block 43, "Plat of the Town of Montborne", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, and that portion of vacated Lakeside Boulevard adjoining said lots described as follows:

BEGINNING at the intersection of the Southwesterly line of that certain 40 foot roadway conveyed to Skagit County by Deed dated October 9, 1946 and recorded October 15, 1946, as Auditor's File No. 397033 in Volume 213 of Deeds, page 368, and the Southeasterly line of said Lot 8;
thence Northwesterly along the Southwesterly line of said 40 foot roadway, a distance of 75 feet to a point 5 feet Southeasterly of the Southeasterly line of said Lot 10;
thence Southwesterly in a straight line to an intersection of the shoreline of Big Lake with the Southeast line of the Northwesterly 20 feet of said Lot 10 extended Southwesterly to the shoreline of Big Lake;
thence Southeasterly along the shoreline of Big Lake to an intersection of the said shoreline with the Northwesterly line of the Southeasterly 10 feet of said Lot 9 extended Southwesterly to the shoreline of Big lake;
thence Northeasterly in a straight line 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.

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 northeast (P-74721) owned by the grantee.

APPROVED

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

Skagit County

By: Maew Roeder
Title: Senior Planner

Date: 9/21/2022



Exhibit "D"

**Chris Burroughs, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-74698)**

That portion of Lots 8, 9 and 10, Block 43, "Plat of the Town of Montborne", according to the plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, and that portion of vacated Lakeside Boulevard adjoining said lots, described as follows:

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thence Northwesterly along the Southwesterly line of said 40 foot roadway a distance of 50.00 feet to a point 10.0 feet Northwesterly of the Southeasterly line of said Lot 9;
thence Southwesterly in straight line to an intersection of the shoreline of Big Lake with the Southeasterly line of the Northwesterly 20 feet of said Lot 10 extended Southwesterly to the shoreline of Big Lake;
thence Southeasterly along the shoreline of Big Lake to an intersection of said shoreline of Big Lake with the Northwesterly line of the Southeasterly 10 feet of said Lot 9 extended Southwesterly to the shore of Big Lake ;
thence Northeasterly in a straight line to the POINT OF BEGINNING;

TOGETHER WITH that portion of Lots 9 and 10, Block 43, "Plat of the Town of Montborne", according to the plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, and that portion of vacated Lakeside Boulevard adjoining said lots described as follows:

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thence Northwesterly along the Southwesterly line of said 40 foot roadway a distance of 25.0 feet;
thence Southwesterly in a straight line to an intersection of the shoreline of Big Lake with the Southeasterly line of the Northwesterly 20 feet of said Lot 10 extended Southeasterly to the shoreline of Big Lake;
thence Northeasterly in a straight line to the POINT OF BEGINNING;

EXCEPT a portion of Lot 8 of Block 43, "Plat of the Town of Montborne", recorded in Volume 2 of Plats, at page 80;

TOGETHER WITH the vacated Lakeside Boulevard adjoining Lots 8 and 9 of said plat, which portion lies Southwesterly of the 40 foot strip conveyed to Skagit County by Deed dated October 9, 1949 filed in Auditor's File No. 397033 and Southeasterly of the following described line:

Commencing at the intersection of the Southwesterly line of said 40 foot strip conveyed to Skagit County by Deed dated October 9, 1946 and recorded under Auditor's File No. 397033, with the Southeasterly line of said Lot 8;
thence North 37°42'31" West along the Southwesterly line of said 40 foot strip, a distance of 5.00 feet to the initial point of this line description;
thence South 63°41'33" West, a distance of 72.60 feet;
thence South 58°47'01" West, a distance of 14.60 feet;
thence South 60°13'28" West, a distance of 16.96 feet;
thence South 60°33'19" West, a distance of 62.47 feet to an existing aluminum pipe;
thence continuing South 60°33'19" West, a distance of 16 feet, more or less, to the ordinary high water line of Big Lake and the terminal point of this line description.

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.



8-22-22

Exhibit "E"

**Keith A. Fore and Jacqueline M. Fore, a married couple, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-74721 and P-74723)**

Parcel "A"

Lots 1 and 2, Block 4, "Plat of Reserve Addition to the Town of Montborne in Skagit County, Washington", as per plat recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington;

TOGETHER WITH the Northwesterly 1/2 of Jackson Street abutting thereon.

AND TOGETHER WITH that portion of the 100 foot wide railroad right-of-way, commonly known as Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Easterly Railway) lying Easterly of Line "RR" described below and between the Southwesterly extension of the Northwesterly line of Lot 1, Block 4, "Plat of Reserve Addition to the Town of Montborne in Skagit County, Washington", as per plat recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington, and the Southwesterly extension of the centerline of Jackson Street, Line "RR";

BEGINNING at a point on the North line of the South 1/2 of Government Lot 6 of Section 6, Township 33 North, Range 5 East, W.M., which is midway between the centerline of the original 100 foot wide right-of-way of the Seattle Lake Shore and Eastern Railway and the centerline of the last mainline track of the Northern Pacific Railway as it existed in 1970;
thence Northerly on a line drawn between the centerline of the original 100 foot wide right-of-way and the centerline of the above-described mainline track to the point of intersection of said centerlines, said point being the terminus of this line description.

AND ALSO TOGETHER WITH an easement for ingress, egress and utilities as reserved by Deed recorded July 24, 1998 under Auditor's File No. 9807240125 across property contiguous to the Southwest.

Parcel "B"

Lot 13, Block 4, "Plat of Reserve Addition to the Town of Montborne in Skagit County, Washington", as per plat recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington.

TOGETHER WITH that portion of the 100 foot wide railroad right-of-way, commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway) lying Easterly of Line "RR" described below and between the Southwesterly extension of the Northwesterly line of Lot 13, Block 4, "Plat of Reserve Addition to the Town of Montborne in Skagit County, Washington", as per plat recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington, and the Southwesterly extension of the Southeasterly line of Lot 13 (called Lot 15 in previous description), Block 4, of said plat.

Line RR

BEGINNING at a point on the North line of the South 1/2 of Government Lot 6 of Section 6, Township 33 North, Range 5 East, W.M., which is midway between the centerline of the original 100 foot wide right-of-way of the Seattle Lake Shore and Eastern Railway and the centerline of the last mainline track of the Northern Pacific Railway as it existed in 1970;
thence Northerly on a line drawn midway between the centerline of the original 100 foot wide right-of-way and the centerline of the above described mainline tract to the point of intersection and said centerlines, said point being the terminus of this line description.

Parcel "C"

That portion of the 100 foot wide railroad right-of-way commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway), lying Westerly

of Line "RR" described below and between the Northeasterly extensions of both the Northwesterly and Southeasterly lines of the following described tract:

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BEGINNING at the intersection of the Southwesterly line of that certain 40 foot roadway conveyed to Skagit County by Deed dated October 9, 1946 and recorded October 15, 1946, as Auditor's File No. 397033 in Volume 213 of Deeds, page 368, and the Southeasterly line of said Lot 8;
thence Northwesterly along the Southwesterly line of said 40 foot roadway, a distance of 75 feet to a point 5 feet Southeasterly of the Southeasterly line of said Lot 10;
thence Southwesterly in a straight line to an intersection of the shoreline of Big Lake with the Southeast line of the Northwesterly 20 feet of said Lot 10 extended Southwesterly to the shoreline of Big Lake;
thence Southeasterly along the shoreline of Big Lake to an intersection of the said shoreline with the Northwesterly line of the Southeasterly 10 feet of said Lot 9 extended Southwesterly to the shoreline of Big lake;
thence Northeasterly in a straight line to the POINT OF BEGINNING.

ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

All situate in the County of Skagit, State of Washington.



22-22-8

Exhibit "F"
Exhibit Map
(Portion of Skagit County iMap)

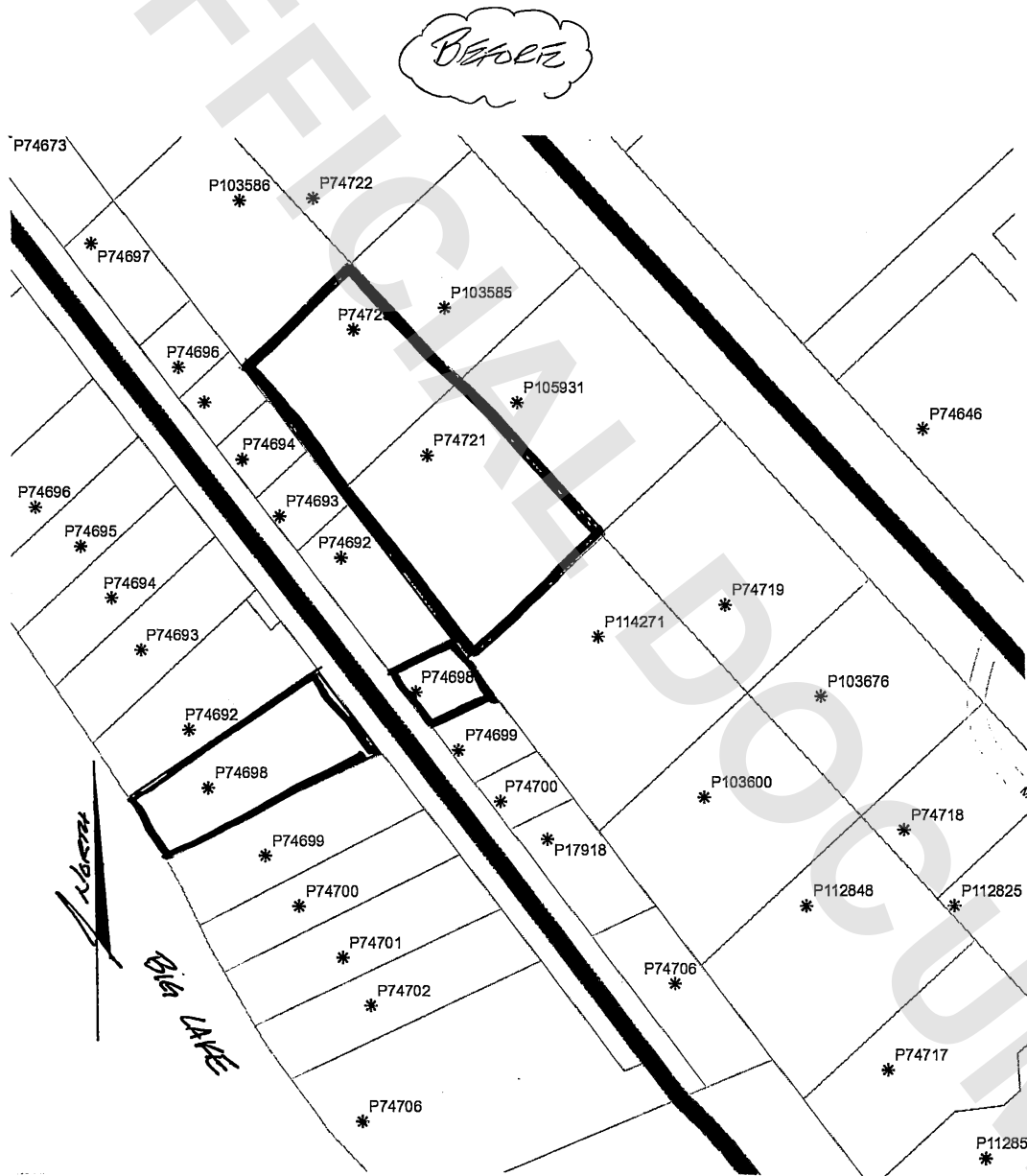


Exhibit "F"
Exhibit Map
(Portion of Skagit County iMap)

