

Order No:



202210210065

10/21/2022 02:42 PM Pages: 1 of 11 Fees: \$213.50
Skagit County Auditor

When recorded return to:

Sheila Grace Zahnow
Bradley David Zahnow
6502 Deer Lane
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022 4306
OCT 21 2022

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

Escrow Number: JM2211

QUIT CLAIM DEED

THE GRANTOR JACK E. DIXON AND DORIS A. DIXON, A MARRIED COUPLE, for and in consideration of a boundary line adjustment for no monetary consideration conveys and quit claims to, SHEILA GRACE ZAHNOW AND BRADLEY DAVID ZAHNOW, A MARRIED COUPLE, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

That portion of Lot 7 of Survey entitled CAMPBELL PARK ESTATES in Section 7, Township 34 North, Range 2 East, W.M. as more fully described on Exhibit "B" attached hereto.
Subject to Matters of Record.

Exhibit "C" is the Before BLA Legal of the Zahnow property; Exhibit "D" is the Before BLA Legal of the Dixon property; Exhibit "E" is the Zahnow After BLA legal; Exhibit "F" is the Dixon After BLA Legal, Before BLA and After BLA maps are attached and there is no Exhibit "A" attached.

The property described herein will be recombined or reaggregated with the Grantees adjoining property to the East. This boundary line adjustment is not for the purposes of creating an additional building lot.

This boundary line adjustment is approved by *Mark Rodden* of the Skagit County Planning Department.
4/6/2022

Tax Parcel Number(s): Portion of P20093 to P20077.

Dated: March 31, 2022.

Jack E. Dixon
Jaack E. Dixon

Doris A. Dixon
Doris A. Dixon

State of Washington
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Jack E. Dixon and Doris A. Dixon 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: MARCH 31, 2022

Denny D. Legro

Notary Public in and for the State of Washington
Residing at: MOUNT VERNON
My appointment expires: 03-10-2025

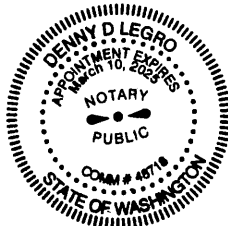


EXHIBIT "B"

PROPERTY BEING CONVEYED TO
Bradley D. Zahnow and Sheila G. Zahnow
Ptn. Tax Parcel No. P20077
From
Jack E. Dixon and Doris A. Dixon
Tax Parcel No. P20093

LEGAL DESCRIPTION

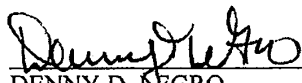
That portion of Lot 7 of Survey entitled CAMPBELL PARK ESTATES, as recorded August 30, 1974 in Volume 1 of Surveys, page 83, under Auditor's File No. 805634, records of Skagit County, Washington; being a portion of Section 7, Township 34 North, Range 2 East of the Willamette Meridian, described as follows:

PARCEL "Z":

Commencing at the Northwest corner of said Lot 7 at the centerline of that 60 feet wide private road known as Deer Lane; thence S 8°19'48" W along the West line of said Lot 7, a distance of 731.26 feet to the True Point of Beginning of this property description; thence S 88°34'16" E along a line parallel to the South line of said Lot 7, a distance of 64.93 feet; thence S 8°19'48" W along a line parallel to the West line of said Lot 7, a distance of 152.88 feet, more or less, to the South line of said Lot 7; thence N 88°34'16" W along the South line of said Lot 7, a distance of 64.93 feet, to the Southwest corner of said Lot 7; thence N 8°19'48" E along the West line of said Lot 7, a distance of 152.88 feet to the Point of Beginning; and containing 9,855 square feet, more or less.

Subject To And Together With a non-exclusive easement for ingress, egress and utilities as delineated on the face of said Survey and as set forth in the Dedication of Easement recorded October 2, 1974, under Auditor's File No. 808252, records of Skagit County, Washington.

Situated in the County of Skagit, State of Washington.



DENNY D. DEGRO

Registered Professional Land Surveyor

License No. 37532

Date: February 17, 2022

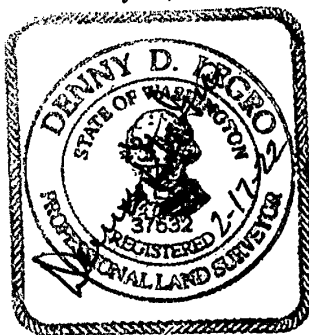


EXHIBIT "C"

Bradley D. Zahnow and Sheila G. Zahnow
Tax Parcel No. P20077

BEFORE BOUNDARY LINE ADJUSTMENT
(Taken from SWD recorded under Auditor's File No. 201710130048)

LEGAL DESCRIPTION

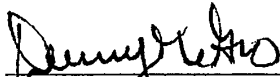
PARCEL "A":

Lot 8 of Survey entitled CAMPBELL PARK ESTATES, as recorded August 30, 1974 in Volume 1 of Surveys, page 83, under Auditor's File No. 805634, records of Skagit County, Washington; being a portion of Section 7, Township 34 North, Range 2 East of the Willamette Meridian;

PARCEL "B":

A non-exclusive easement for ingress, egress and utilities as delineated on the face of said Survey and as set forth in the Dedication of Easement recorded October 2, 1974, under Auditor's File No. 808252, records of Skagit County, Washington.

Situated in Skagit County, State of Washington.



DENNY D. LEGRO
Registered Professional Land Surveyor
License No. 37532
Date: February 17, 2022

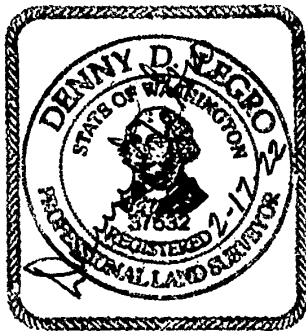


EXHIBIT "D"

Jack E. Dixon and Doris A. Dixon
Ptn. Tax Parcel No. P20093

BEFORE BOUNDARY LINE ADJUSTMENT
(taken from Exhibit "C" of Boundary Line Adjustment Deed
Recorded under Auditor's File No. 201010060070)

LEGAL DESCRIPTION

Lot 7 of Survey entitled CAMPBELL PARK ESTATES, as recorded August 30, 1974 in Volume 1 of Surveys, page 83, under Auditor's File No. 805634, records of Skagit County, Washington; being a portion of Section 7, Township 34 North, Range 2 East of the Willamette Meridian;

EXCEPT that portion of said Lot 7 described as Parcel "B":

PARCEL "B":

Beginning at the Southeast corner of said Lot 7;
thence North 05°09'40" East along the East line of said Lot 7, a distance of 112.40 feet to the TRUE POINT OF BEGINNING of this property description;
thence continuing North 05°09'40" East along the East line of said Lot 7, a distance of 453.54 feet;
thence South 36°30'20" West, a distance of 169.43 feet;
thence South 01°21'11" East, a distance of 272.60 feet;
thence South 51°14'51" East, a distance of 68.67 feet, more or less to the Point Of Beginning, and containing 27,146 square feet, more or less.

AND TOGETHER WITH those portions of Lot 6 of said CAMPBELL PARK ESTATES described as Parcel's "A" and "C":

PARCEL "A":

Beginning at the Southwest corner of said Lot 6;
thence South 88°34'16" East along the South line of said Lot 6, a distance of 154.42 feet;
thence North 51°14'51" West, a distance of 184.99 feet, more or less, to a point on the West line of said Lot 6, which point bears North 05°09'40" East, a distance of 112.40 feet from the Point Of Beginning;
thence South 05°09'40" West along the West line of said Lot 6, a distance of 112.40 feet to the Point Of Beginning, and containing 8,680 square feet, more or less.

PARCEL "C":

Commencing at the Southwest corner of said Lot 6;
thence North 05°09'40" East along the West line of said Lot 6, a distance of 565.94 feet to the TRUE POINT OF BEGINNING of this property description;
thence North 36°30'20" East, a distance of 123.71 feet;
thence North 87°19'37" East, a distance of 149.92 feet, more or less, to a point on the South line of the private road commonly referred to as Deer Lane;

Parcel "C" of Exhibit "D" continued:

thence North $02^{\circ}06'21''$ East, a distance of 30.16 feet, more or less, to a point on the North line of said Lot 6, being also the centerline of that 60 feet wide private road known as Deer Lane;

thence Westerly along the North line of said Lot 6 and the centerline of said Deer Lane on the following courses and distances:

South $86^{\circ}12'01''$ West, a distance of 44.90 feet to the PC of a curve to the right;

thence along said curve to the right having a radius of 195.763 feet and a central angle of $46^{\circ}56'23''$, an arc length of 160.384 feet to the PT of said curve and the Northwest corner of said Lot 6;

thence South $05^{\circ}09'40''$ West along the West line of said Lot 6, a distance of 237.84 feet, more or less to the Point Of Beginning, and containing 18,489 square feet, more or less.

All SUBJECT TO AND TOGETHER WITH a non-exclusive easement for ingress, egress and utilities as delineated on the face of said Survey and as set forth in the Dedication of Easement recorded October 2, 1974, under Auditor's File No. 808252, records of Skagit County, Washington.

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



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Date: February 17, 2022

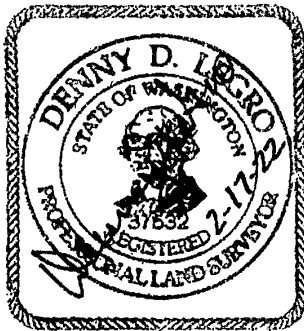


EXHIBIT "E"

Bradley D. Zahnow and Sheila G. Zahnow
Tax Parcel No. P20077

AFTER BOUNDARY LINE ADJUSTMENT

LEGAL DESCRIPTION

Lot 8 of Survey entitled CAMPBELL PARK ESTATES, as recorded August 30, 1974 in Volume 1 of Surveys, page 83, under Auditor's File No. 805634, records of Skagit County, Washington; being a portion of Section 7, Township 34 North, Range 2 East of the Willamette Meridian;

EXCEPT that portion of said Lot 8 described as follows:

PARCEL "X":

Commencing at the Northeast corner of said Lot 8 at the centerline of that 60 feet wide private road known as Deer Lane; thence S 8°19'48" W along the East line of said Lot 8, a distance of 108.88 feet to the intersection of the Westerly edge of an existing paved driveway, at which point the tangent to the curve of said driveway bears S 26°05'50" W, and which point is the True Point of Beginning of this property description; thence along the Westerly edge of said driveway in a Southerly direction on a curve to the left having a radius of 148.48 feet and a central angle of 10°41'12", an arc length of 27.69 feet to the PT of said curve; thence S 15°24'38" W along the West edge of said driveway, a distance of 80.89 feet to the PC of a curve to the left in a Southeasterly direction; thence continuing along Westerly edge of said driveway on said curve to the left having a radius of 34.08 feet and a central angle of 65°23'41", an arc distance of 38.90 feet, more or less, to a point on the East line of said Lot 8, at which point the tangent to the curve bears S 49°59'03" E; thence N 8°19'48" E along the East line of said Lot 8, a distance of 140.47 feet to the True Point of Beginning; and containing 1,369 square feet, more or less.

PARCEL "Y":

Commencing at the Northeast corner of said Lot 8 at the centerline of that 60 feet wide private road known as Deer Lane; thence S 8°19'48" W along the East line of said Lot 8, a distance of 399.46 feet to the True Point of Beginning of this property description; thence continuing S 8°19'48" W along the East line of said Lot 8, a distance of 331.80 feet; thence N 88°34'16" W, a distance of 10.53 feet; thence N 8°19'48" E, along a line parallel to the East line of said Lot 8, a distance of 39.40 feet; thence N 27°17'11" W, a distance of 59.06 feet; thence N 17°38'26" E, a distance of 152.06 feet; thence N 58°36'12" W, a distance of 18.83 feet; thence N 31°23'48" E, a distance of 95.88 feet to the True Point of Beginning; and containing 8,486 square feet, more or less.

TOGETHER WITH that portion of Lot 7 of said Survey entitled CAMPBELL PARK ESTATES, as recorded August 30, 1974 in Volume 1 of Surveys, page 83, under Auditor's File No. 805634, records of Skagit County, Washington, described as follows:

PARCEL "Z":

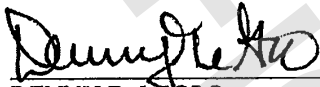
Commencing at the Northwest corner of said Lot 7, at the centerline of that 60 feet wide private road known as Deer Lane; thence S 8°19'48" W along the West line of said Lot 7, a distance of 731.26 feet to the True Point of Beginning of this property description; thence S 88°34'16" E along a line parallel to the

Parcel "Z" of Exhibit "E" continued:

South line of said Lot 7, a distance of 64.93 feet; thence S 8°19'48" W along a line parallel to the West line of said Lot 7, a distance of 152.88 feet, more or less, to the South line of said Lot 7; thence N 88°34'16" W along the South line of said Lot 7, a distance of 64.93 feet, to the Southwest corner of said Lot 7; thence N 8°19'48" E along the West line of said Lot 7, a distance of 152.88 feet to the Point of Beginning; and containing 9,855 square feet, more or less.

All SUBJECT TO AND TOGETHER WITH a non-exclusive easement for ingress, egress and utilities as delineated on the face of said Survey and as set forth in the Dedication of Easement recorded October 2, 1974, under Auditor's File No. 808252, records of Skagit County, Washington.

Situated in the County of Skagit, State of Washington.



DENNY D. LEGRO

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License No. 37532

Date: February 17, 2022

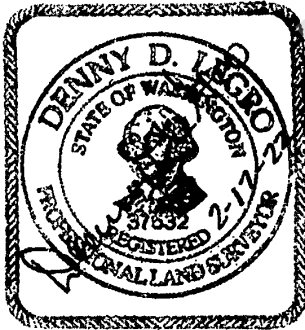


EXHIBIT "F"

Jack E. Dixon and Doris A. Dixon
Ptn. Tax Parcel No. P20093

AFTER BOUNDARY LINE ADJUSTMENT

LEGAL DESCRIPTION

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thence continuing North 05°09'40" East along the East line of said Lot 7, a distance of 453.54 feet;
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TOGETHER WITH those portions of Lot 8 of Survey entitled CAMPBELL PARK ESTATES, as recorded August 30, 1974 in Volume 1 of Surveys, page 83, under Auditor's File No. 805634, records of Skagit County, Washington, described as Parcels "X" and "Y" as follows:

PARCEL "X":

Commencing at the Northeast corner of said Lot 8 at the centerline of that 60 feet wide private road known as Deer Lane; thence S 8°19'48" W along the East line of said Lot 8, a distance of 108.88 feet to the intersection of the Westerly edge of an existing paved driveway, at which point the tangent to the curve of said driveway bears S 26°05'50" W, and which point is the True Point of Beginning of this property description; thence along the Westerly edge of said driveway in a Southerly direction on a curve to the left having a radius of 148.48 feet and a central angle of 10°41'12", an arc length of 27.69 feet to the PT of said curve; thence S 15°24'38" W along the West edge of said driveway, a distance of 80.89 feet to the PC of a curve to the left in a Southeasterly direction; thence continuing along Westerly edge of said driveway on said curve to the left having a radius of 34.08 feet and a central angle of 65°23'41", an

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AND TOGETHER WITH those portions of Lot 6 of said CAMPBELL PARK ESTATES described as Parcel's "A" and "C" as follows:

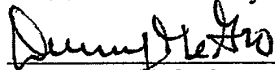
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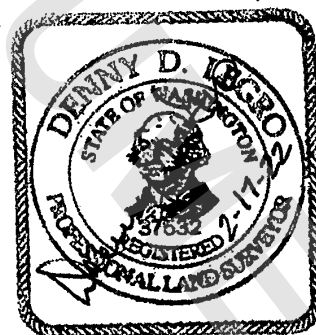
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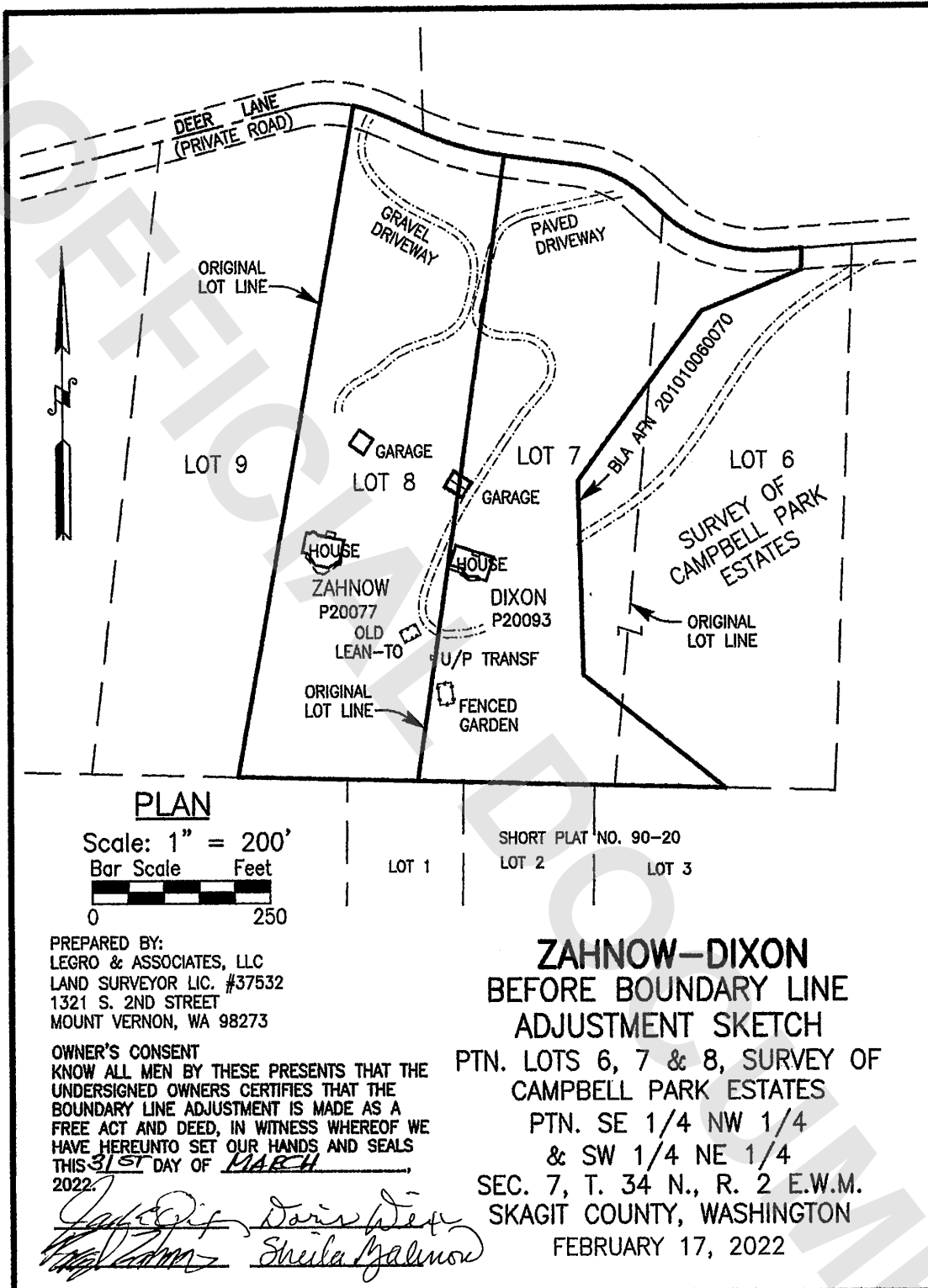
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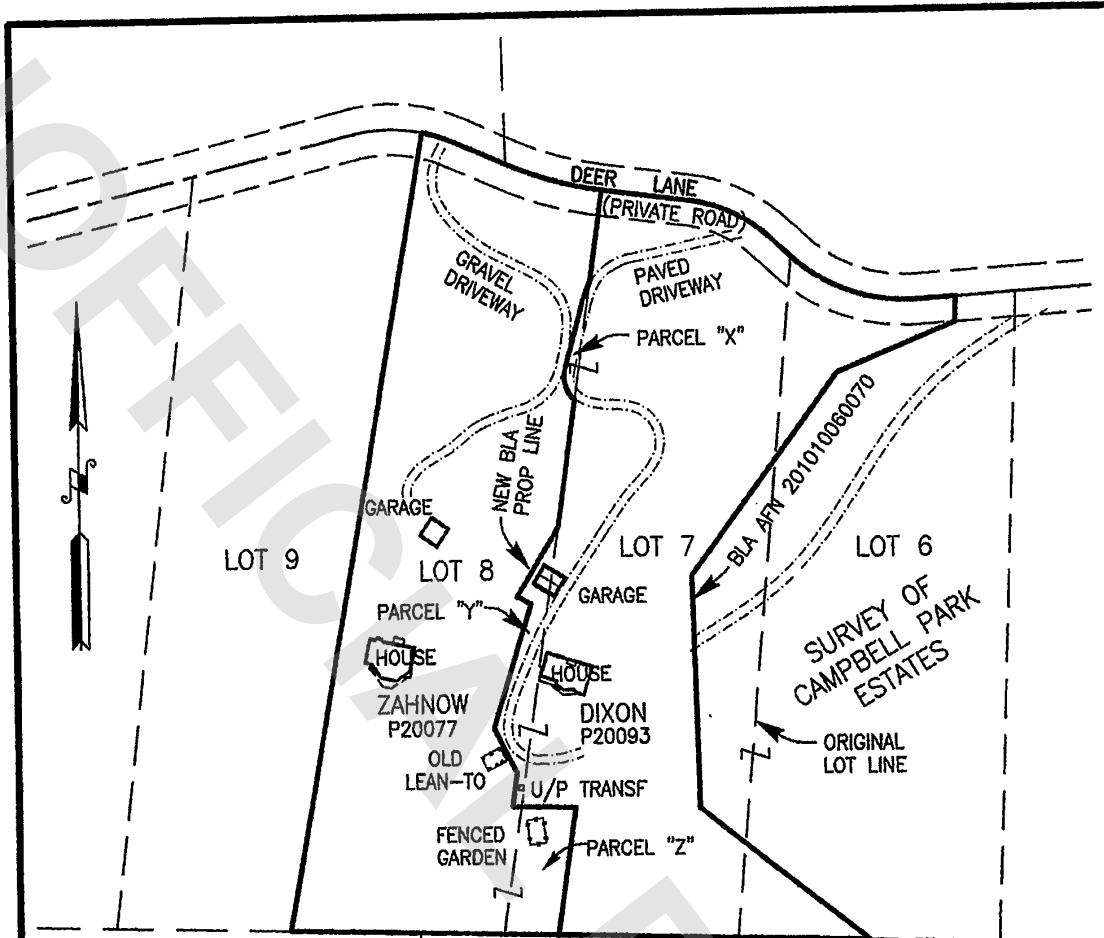
All SUBJECT TO AND TOGETHER WITH a non-exclusive easement for ingress, egress and utilities as delineated on the face of said Survey and as set forth in the Dedication of Easement recorded October 2, 1974, under Auditor's File No. 808252, records of Skagit County, Washington.
All situate in the County of Skagit, State of Washington.



DENNY D. NEGRO
Registered Professional Land Surveyor
License No. 37532
Date: February 17, 2022





**PLAN**

Scale: 1" = 200'

Bar Scale Feet



PREPARED BY:
LEGRO & ASSOCIATES, LLC
LAND SURVEYOR LIC. #37532
1321 S. 2ND STREET
MOUNT VERNON, WA 98273

BOUNDARY LINE ADJUSTMENT

REVIEWED AND APPROVED IN ACCORDANCE WITH
SCC CHAPTER 14.18.700 ON 4/16/2022
2022.

Good Breder
SKAGIT COUNTY PLANNING & DEVELOPMENT
SERVICES

**ZAHNOW-DIXON
AFTER BOUNDARY LINE
ADJUSTMENT SKETCH**

PTN. LOTS 6, 7 & 8, SURVEY OF
CAMPBELL PARK ESTATES

PTN. SE 1/4 NW 1/4

& SW 1/4 NE 1/4

SEC. 7, T. 34 N., R. 2 E.W.M.
SKAGIT COUNTY, WASHINGTON

FEBRUARY 17, 2022