

202307210061  
07/21/2023 01:53 PM Pages: 1 of 7 Fees: \$209.50  
Skagit County Auditor

After recording, send document to:  
NorthLine Surveying, Inc.  
1580 Port Drive,  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20237359  
JUL 21 2023  
Amount Paid \$0  
Skagit Co. Treasurer  
By KD Deputy

**QUITCLAIM DEED**  
Under RCW 64.04.050

The grantor,  
WILLARD J. BOYD AND MICAELA GUZMAN SANTACRUZ, HUSBAND AND WIFE

for and in consideration of: Boundary Line Adjustment, WAC 458-61A-109(2)(c)

in hand paid, conveys and quitclaims to the grantee,  
WILLARD J. BOYD AND MICAELA GUZMAN SANTACRUZ, HUSBAND AND WIFE

**PTN LOT 3 AND PTN LOT 4 BLOCK 133 FIRST ADDN BURLINGTON,**  
all interest in the following described real estate situated in Skagit **WASHINGTON,**  
Washington – legally described as: **WASHINGTON**  
County,

- Exhibit 'A' - Parcels Before Boundary Line Adjustment
- Exhibit 'B' - Parcels After Boundary Line Adjustment
- Exhibit 'C' - Conveyance
- Exhibit 'D' - Parcel Map Before Boundary Line Adjustment
- Exhibit 'E' - Parcel Map Before Boundary Line Adjustment

Parcel ID: PARCEL #P72185; TAX ID #4077-133-004-0005  
Associated document reference numbers: None

Source of title:  
First American Title Company  
Schedule A  
Guarantee Number 5003353-0003713e  
Subject to:

The above described property will be combined or aggregated with contiguous property owned by the purchaser: This boundary adjustment is not for the purpose of creating an additional building lot.

Dated this 28<sup>th</sup> day of June, 2023

Signed, sealed, and delivered in the presence of:

Willard J. Boyd  
Signature: Willard J. Boyd  
Capacity: Grantor

Willard J. Boyd  
Signature: Willard J. Boyd  
Capacity: Grantee

Micaela Guzman-S  
Signature: Micaela G. Santacruz  
Capacity: Grantor

Micaela Guzman-S  
Signature: Micaela G. Santacruz  
Capacity: Grantee

STATE OF WASHINGTON )  
  )  
  ) ss.  
COUNTY OF SKAGIT )

On this day personally appeared before me, Willard J. Boyd, known to me to be the Owner of property described herein and acknowledged such instrument to be the free and voluntary act and deed of such for the uses and purposes herein mentioned, and on oath stated that they were duly authorized to execute such instrument.

Given under my hand and official seal this 28th day of June, 2023.

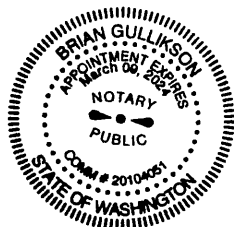


Brian Gullikson  
Notary Public in and for the State of Washington  
Notary name printed or typed: Brian Gullikson  
Residing at: Burlington, WA  
My appointment expires: 3/9/2023

STATE OF WASHINGTON )  
  )  
  ) ss.  
COUNTY OF SKAGIT )

On this day personally appeared before me, Micaela G. Santacruz, known to me to be the Owner of property described herein and acknowledged such instrument to be the free and voluntary act and deed of such for the uses and purposes herein mentioned, and on oath stated that they were duly authorized to execute such instrument.

Given under my hand and official seal this 28th day of June, 2023.



Brian Gullikson  
Notary Public in and for the State of Washington  
Notary name printed or typed: Brian Gullikson  
Residing at: Burlington, WA  
My appointment expires: 3/9/2023

EXHIBIT A


Legal Descriptions – Before Boundary Line Adjustment

Parcel #P72185:

THE SOUTH 10.5 FEET OF LOT 3 AND ALL OF LOT 4, BLOCK 133, FIRST ADDITION TO BURLINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THE SOUTH 55 FEET OF THE WEST 200 FEET OF SAID LOT 4 THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

|   |         |
|---|---------|
| The above described property will be combined or aggregated with contiguous property owned by the grantee. This lot boundary adjustment is not for the purpose of creating an additional lot. |         |
|    | 7 11 23 |
| PLANNING DIRECTOR   | DATE    |

**EXHIBIT B**

**Legal Descriptions – After Boundary Line Adjustment**

**Lot A:**

A PORTION OF LOT 3 AND LOT 4, BLOCK 133, FIRST ADDITION TO BURLINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 133 OF SAID PLAT;  
THENCE NORTH 01°06'49" EAST, ALONG THE EAST MARGIN OF SPRUCE STREET, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 01°06'49" EAST, ALONG THE EAST MARGIN OF SPRUCE STREET, A DISTANCE OF 64.50 FEET;  
THENCE SOUTH 88°27'56" EAST A DISTANCE OF 117.89 FEET;  
THENCE SOUTH 01°32'04" WEST A DISTANCE OF 64.43 FEET;  
THENCE NORTH 88°29'42" WEST A DISTANCE OF 117.42 FEET TO THE POINT OF BEGINNING,

CONTAINING AN AREA OF 0.174 ACRES, MORE OR LESS,

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**Lot B:**

A PORTION OF LOT 3 AND LOT 4, BLOCK 133, FIRST ADDITION TO BURLINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGGINING AT THE SOUTHEAST CORNER OF BLOCK 133 OF SAID PLAT;  
THENCE NORTH 88°29'42" WEST, ALONG THE NORTH MARGIN OF CEDAR ST, A DISTANCE OF 96.13 FEET;  
THENCE NORTH 01°06'50" EAST A DISTANCE OF 55.00 FEET;  
THENCE SOUTH 88°29'42" EAST A DISTANCE OF 82.58 FEET;  
THENCE NORTH 01°32'04" EAST A DISTANCE OF 64.43 FEET;  
THENCE SOUTH 88°27'56" EAST A DISTANCE OF 161.61 FEET, MORE OR LESS, TO THE WEST MARGIN OF BURLINGTON NORTHER RAILROAD;  
THENCE SOUTH 06°48'38" EAST, ALONG THE WEST MARGIN OF BURLINGTON NORTHERN RAILROAD, A DISTANCE OF 120.62 FEET TO THE POINT OF THE BEGINNING,

CONTAINING AN AREA OF 0.362 ACRES, MORE OR LESS,

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

The above described property will be combined or aggregated with contiguous property owned by the grantee. This lot boundary adjustment is not for the purpose of creating an additional lot.  
7/11/23  
PLANNING DIRECTOR DATE



APPROVAL OF BLA ONLY - NO OTHER DEVELOPMENT AUTHORIZED OR REVIEWED. NO CRITICAL AREA REVIEW CONDUCTED. APPROVAL OF BLA IS NOT VERIFICATION THAT ANY LOT OR PARCEL CAN BE DEVELOPED BY 7/11/2023.

Exhibit C

**CONVEYANCE P72185 to P72185**

A PORTION OF LOT 3 AND LOT 4, BLOCK 133, FIRST ADDITION TO BURLINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGGINING AT THE SOUTHEAST CORNER OF BLOCK 133 OF SAID PLAT;  
THENCE NORTH 88°29'42" WEST, ALONG THE NORTH MARGIN OF CEDAR ST, A DISTANCE OF 96.13 FEET;  
THENCE NORTH 01°06'50" EAST A DISTANCE OF 55.00 FEET;  
THENCE SOUTH 88°29'42" EAST A DISTANCE OF 82.58 FEET;  
THENCE NORTH 01°32'04" EAST A DISTANCE OF 64.43 FEET;  
THENCE SOUTH 88°27'56" EAST A DISTANCE OF 161.61 FEET, MORE OR LESS, TO THE WEST MARGIN OF BURLINGTON NORTHER RAILROAD;  
THENCE SOUTH 06°48'38" EAST, ALONG THE WEST MARGIN OF BURLINGTON NORTHERN RAILROAD, A DISTANCE OF 120.62 FEET TO THE POINT OF THE BEGINNING,

CONTAINING AN AREA OF 0.362 ACRES, MORE OR LESS,

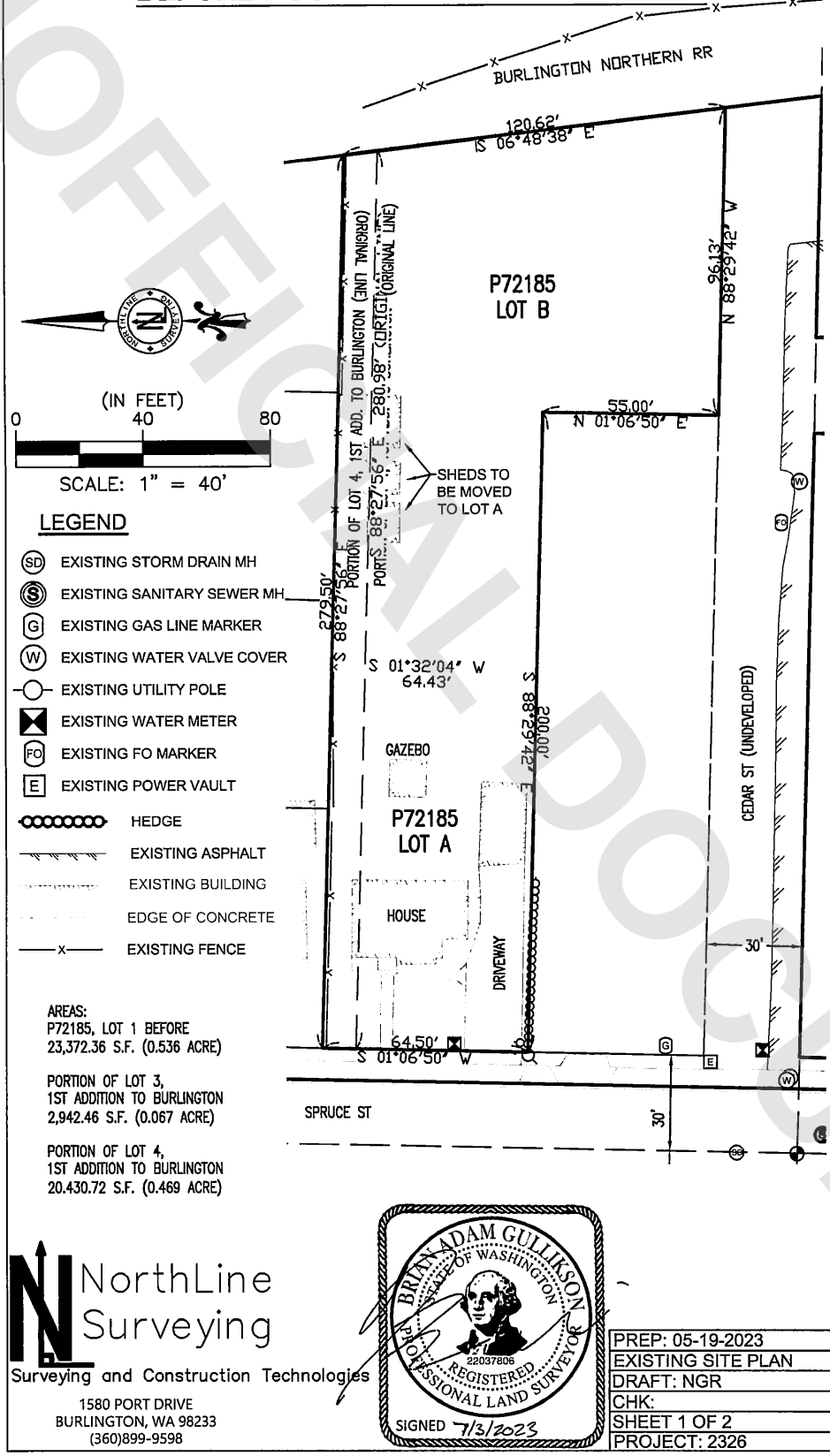
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

The above described property will be combined or aggregated with contiguous property owned by the grantee. This lot boundary adjustment is not for the purpose of creating an additional lot.

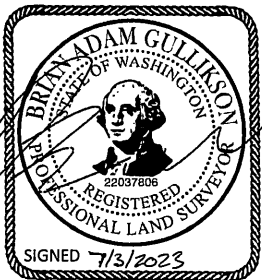
*[Signature]*  
PLANNING DIRECTOR      7/11/23  
DATE



**EXHIBIT D**  
**BEFORE BOUNDARY LINE ADJUSTMENT**



**NorthLine**  
Surveying  
Surveying and Construction Technologies  
1580 PORT DRIVE  
BURLINGTON, WA 98233  
(360)899-9598

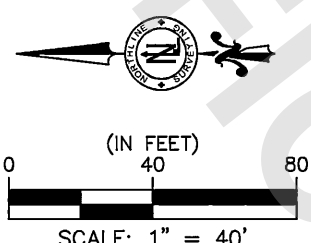


|                    |
|--------------------|
| PREP: 05-19-2023   |
| EXISTING SITE PLAN |
| DRAFT: NGR         |
| CHK:               |
| SHEET 1 OF 2       |
| PROJECT: 2326      |

**EXHIBIT E**

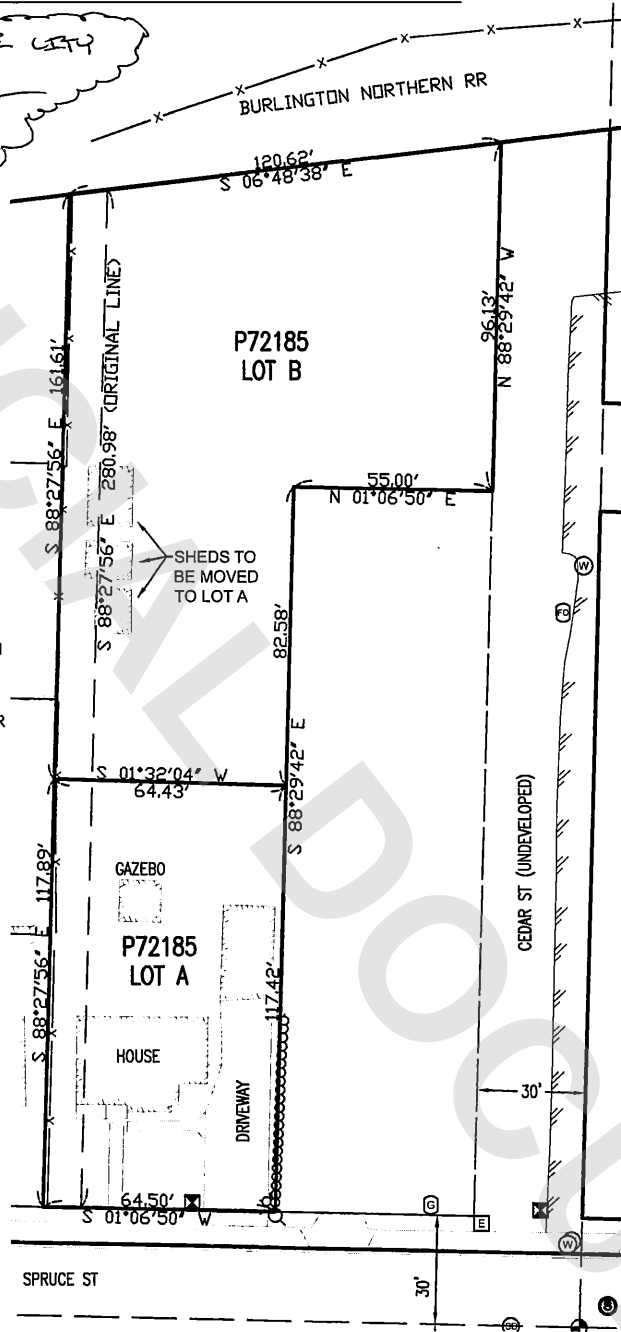
**AFTER BOUNDARY LINE ADJUSTMENT**

APPROVED BY THE CITY  
OF BURLINGTON  
7/11/2023

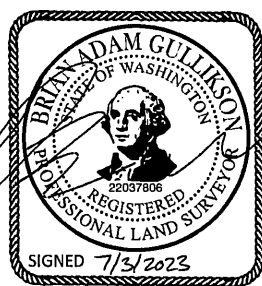


- LEGEND**
- (SD) EXISTING STORM DRAIN MH
  - (S) EXISTING SANITARY SEWER MH
  - (G) EXISTING GAS LINE MARKER
  - (W) EXISTING WATER VALVE COVER
  - (O) EXISTING UTILITY POLE
  - (X) EXISTING WATER METER
  - (FO) EXISTING FO MARKER
  - (E) EXISTING POWER VAULT
  - HEDGE
  - ▨ EXISTING ASPHALT
  - ▤ EXISTING BUILDING
  - ▥ EDGE OF CONCRETE
  - x- EXISTING FENCE

AREAS:  
P72185, LOT A  
7,585 S.F. (0.174 ACRE)  
  
P72185, LOT B  
15,787 S.F. (0.362 ACRE)



**NorthLine**  
Surveying  
Surveying and Construction Technologies  
1580 PORT DRIVE  
BURLINGTON, WA 98233  
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|                    |
|--------------------|
| PREP: 05-19-2023   |
| EXISTING SITE PLAN |
| DRAFT: NGR         |
| CHK:               |
| SHEET 1 OF 2       |
| PROJECT: 2326      |