



202310130072

10/13/2023 04:02 PM Pages: 1 of 10 Fees: \$212.50
Skagit County Auditor

File for record and return to:

Cary Edwards
Name
P.O. Box 626
Address
30999 Aten Rd.
Address 2
Sedro-Woolley, WA 98284
City/State/Zip

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 8400

OCT 13 2023

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

QUIT CLAIM DEED FOR BOUNDARY LINE ADJUSTMENT

GRANTOR(S):	
1. NAME:	<u>Edwards Properties, L.L.C.</u>
ADDRESS:	<u>P.O. Box 626 Sedro-Woolley, WA 98284</u>
2. NAME:	
ADDRESS:	

GRANTEE(S):	
1. NAME:	<u>Edwards Properties, L.L.C.</u>
ADDRESS:	<u>P.O. Box 626 Sedro-Woolley, WA 98284</u>
2. NAME:	
ADDRESS:	

PARCEL NO(S):	<u>P 37451</u>
	<u>P 76817</u>
	<u>P 128664</u>

ABBREVIATED LEGAL DESCRIPTION:	
<i>(i.e., lot, block, plat, or township, range, quarter/quarter and reference to the document page number where the full legal description is included, if applicable)</i>	<u>desc. before boundary line adj.</u>
	<u>see pg. 4-5</u>
	<u>desc. after boundary line adj.</u>
	<u>see pg. 6-7</u>
	<u>PTN LPS 3-5 inc. BLK 1</u>
	<u>MOores addition to Woolley</u>

SINGULAR AND PLURAL Wherever appropriate in this Quit Claim Deed, a singular term shall be construed to mean the plural where necessary, and a plural term the singular. For example, if at any time two or more parties shall constitute Grantor or Grantee, then the relevant term shall refer to all parties together so designated. The masculine gender shall include the feminine and neuter genders, and vice versa.

WHEREAS Grantor is the owner of the real property described in this deed as Exhibit "A" (the Property); and

WHEREAS Grantor wishes to adjust the parcels of the Property through boundary line adjustments as described herein;

NOW THEREFORE, in consideration of the boundary line adjustments described herein, and other good and valuable consideration Grantor hereby conveys, releases and quitclaims to Grantee all interest in the real estate described herein on Exhibit "A" as adjusted in Exhibit "B" situated in the County of Skagit, State of Washington. Subject only to those easements, restrictions, and reservations of record

LEGAL DESCRIPTION. The real property that is the subject of this Quit Claim Deed is situated in the County of Skagit, State of Washington, and it is legally described as follows:

DESCRIPTION OF PROPERTY

see page 6-7 for description w/ boundary line adjustment.

Pln Lts 3-5 inc, BLK 1, Moores Addn to Woolley

TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging to the property, or in any way appertaining, and the rents, issues, and profits of the property to the Grantee and his assigns forever.

Date this 13 day of Oct, 2023:



GRANTOR:

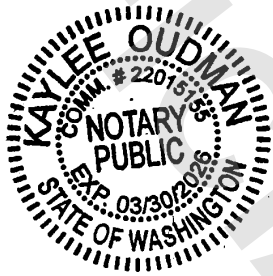
GRANTOR:

STATE OF WASHINGTON)
COUNTY OF) ss.
SKAGIT)

, Cary Edwards

I certify that I know or have satisfactory evidence the Grantor(s) is/are the person(s) who appeared before me and each acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes described in this instrument.

SUBSCRIBED to before me this 13 day of October, 2023.



Kaylee Oudman
Residing in Sedro Woolley, Notary Public
Commission Expires: *3/30/2026*

**DESCRIPTIONS BEFORE BOUNDARY LINE
ADJUSTMENT**

FIRST AMERICAN TITLE INSURANCE COMPANY
GUARANTEE NO. 5003353-0008821e

PARCEL "A"

THAT PORTION OF LOTS 3 THROUGH 5, INCLUSIVE,
BLOCK 1, "MOORE'S ADD. TO WOOLLEY," AS PER PLAT
RECORDED IN VOLUME 2 OF PLATS, PAGE 62, RECORDS
OF SKAGIT COUNTY, WASHINGTON, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE
OF SAID LOT 3 AND THE NORTH MARGIN OF SR 20;
THENCE NORTH $00^{\circ}55'39''$ EAST ALONG SAID WEST LINE
FOR A DISTANCE OF 1.60 FEET TO THE TRUE POINT OF
BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUING NORTH $00^{\circ}55'39''$ EAST ALONG
SAID WEST LINE FOR A DISTANCE OF 138.40 FEET TO
THE NORTH LINE OF SAID LOT 3; THENCE SOUTH
 $88^{\circ}16'30''$ EAST ALONG THE NORTH LINE OF SAID LOTS 3
THROUGH 5 FOR A DISTANCE OF 71.55 FEET; THENCE
SOUTH $00^{\circ}35'40''$ WEST FOR A DISTANCE OF 64.40 FEET
TO A POINT ON THE ARC OF A NON-TANGENTIAL CURVE
WHOSE CENTER BEARS NORTH $75^{\circ}29'57''$ WEST HAVING
A RADIUS OF 99.50 FEET; THENCE SOUTHWESTERLY
ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL
ANGLE OF $61^{\circ}59'33''$ FOR A DISTANCE OF 107.66 FEET
TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF
SKAGIT, STATE OF WASHINGTON.

PARCEL "B"

LOTS 1 AND 2 BLOCK 1, "MOORE'S ADDITION TO
WOOLLEY", AS PER PLAT RECORDED IN VOLUME 2 OF
PLATS AT PAGE 62, RECORDS OF SKAGIT COUNTY,
STATE OF WASHINGTON.

ALSO, THAT PORTION OF THE SOUTHEAST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH,
RANGE 4 EAST, W.M., LYING NORTH OF THE NORTH
LINE OF THE PLAT OF "MOORE'S ADD. TO WOOLLEY," AS
PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 62,
RECORDS OF SKAGIT COUNTY, WASHINGTON, AND
BEING BETWEEN THE WEST LINE OF LOT 1 AND THE
EAST LINE OF LOT 2, BLOCK 1, "MOORE'S ADD. TO
WOOLLEY", PRODUCED NORTH.

SITUATE IN THE CITY OF SEDRO WOOLLEY, COUNTY OF
SKAGIT, STATE OF WASHINGTON.

PARCEL "C"

THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE WEST A DISTANCE OF 60 FEET; THENCE SOUTH TO THE NORTH LINE OF MOORE STREET; THENCE EAST ALONG THE NORTH LINE OF MOORE STREET A DISTANCE OF 60 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING:

EXCEPT THAT PORTION THEREOF, IF ANY, LYING WITHIN THE RIGHT-OF-WAY OF SECONDARY STATE HIGHWAY NO. 1-F AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED APRIL 15, 1952, UNDER AUDITOR'S FILE NO. 473978, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN THE CITY OF SEDRO-WOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2023

AT _____, IN BOOK _____ OF _____

AT PAGE _____, AT THE REQUEST OF HOXCO SURVEY, PLLC

COUNTY AUDITOR DEPUTY AUDITOR

AUDITOR'S FILE NO.: _____

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY A DIRECTION AND IN CONFORMANCE WITH THE RECORDING ACT, AT THE REQUEST OF CARY ED

John Hoxeng 9
JOHN HOXENG PLS, CERTIFICATE NO. 37550

**DESCRIPTION AFTER BOUNDARY LINE
ADJUSTMENT****PARCEL "A"**

THAT PORTION OF LOTS 3 THROUGH 5, INCLUSIVE,
BLOCK 1, "MOORE'S ADD. TO WOOLLEY," AS PER PLAT
RECORDED IN VOLUME 2 OF PLATS, PAGE 62, RECORDS
OF SKAGIT COUNTY, WASHINGTON, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE
OF SAID LOT 3 AND THE NORTH MARGIN OF SR 20;
THENCE NORTH $00^{\circ}55'39''$ EAST ALONG SAID WEST LINE
FOR A DISTANCE OF 1.60 FEET TO THE TRUE POINT OF
BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUING NORTH $00^{\circ}55'39''$ EAST ALONG
SAID WEST LINE FOR A DISTANCE OF 138.40 FEET TO
THE NORTH LINE OF SAID LOT 3; THENCE SOUTH
 $88^{\circ}16'30''$ EAST ALONG THE NORTH LINE OF SAID LOTS 3
THROUGH 5 FOR A DISTANCE OF 71.55 FEET; THENCE
SOUTH $00^{\circ}35'40''$ WEST FOR A DISTANCE OF 64.40 FEET
TO A POINT ON THE ARC OF A NON-TANGENTIAL CURVE
WHOSE CENTER BEARS NORTH $75^{\circ}29'57''$ WEST HAVING
A RADIUS OF 99.50 FEET; THENCE SOUTHWESTERLY
ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL
ANGLE OF $61^{\circ}59'33''$ FOR A DISTANCE OF 107.66 FEET
TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF
SKAGIT, STATE OF WASHINGTON.

TOGETHER WITH:

LOTS 1 AND 2 BLOCK 1, "MOORE'S ADDITION TO
WOOLLEY", AS PER PLAT RECORDED IN VOLUME 2 OF
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STATE OF WASHINGTON.

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NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH,
RANGE 4 EAST, W.M., LYING NORTH OF THE NORTH
LINE OF THE PLAT OF "MOORE'S ADD. TO WOOLLEY," AS
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BEING BETWEEN THE WEST LINE OF LOT 1 AND THE
EAST LINE OF LOT 2, BLOCK 1, "MOORE'S ADD. TO
WOOLLEY", PRODUCED NORTH.

SITUATE IN THE CITY OF SEDRO WOOLLEY, COUNTY OF
SKAGIT, STATE OF WASHINGTON.

TOGETHER WITH:

THAT PORTION OF THE SOUTHWEST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH,
PRODUCED NORTH.

RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID
SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE
WEST A DISTANCE OF 60 FEET; THENCE
SOUTH TO THE NORTH LINE OF MOORE STREET;
THENCE EAST ALONG THE NORTH LINE OF MOORE
STREET A DISTANCE OF 60 FEET TO THE EAST LINE OF
SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4;
THENCE NORTH ALONG SAID EAST LINE TO THE POINT
OF BEGINNING:

EXCEPT THAT PORTION THEREOF, IF ANY, LYING
WITHIN THE RIGHT-OF-WAY OF SECONDARY STATE
HIGHWAY NO. 1-F AS CONVEYED TO THE STATE OF
WASHINGTON BY DEED RECORDED APRIL 15, 1952,
UNDER AUDITOR'S FILE NO. 473978, RECORDS OF
SKAGIT COUNTY, WASHINGTON.

SITUATED IN THE CITY OF SEDRO-WOLLEY, COUNTY
OF SKAGIT, STATE OF WASHINGTON.

SURVEYOR'S CERTIFICATE

MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY
SUPERVISION AND IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY
ACT, AT THE REQUEST OF CARY EDWARDS IN SEPTEMBER 2023.

John H. Koenig 9-19-2023

JOHN H. KOENIG, CERTIFICATE NO. 37550



1313
BEI
360-224-3

STATEMENT OF PURPOSE

THE PURPOSE OF THIS MAP IS TO SHOW THE AREAS AND DIMENSIONS OF THE THREE INTERIOR LOTS WITHIN THE SUBJECT PROPERTY FOR THE PURPOSE OF BOUNDARY LINE ADJUSTMENT. THE BOUNDARY LINE ADJUSTMENT IS INTENDED TO PERFORM A LOT LINE ELIMINATION TO COMBINE ASSESSOR'S PARCELS P37451, P76817 AND P128664 INTO ONE PARCEL. FUTURE DEVELOPMENT ON THE PARCEL WILL UTILIZE CITY SEWAGE DISPOSAL SYSTEMS.

DECLARATION AND CONSENT

KNOW ALL PERSONS BY THESE PRESENTS THAT I THE UNDERSIGNED OWNER HEREBY CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT IS MADE AS MY FREE AND VOLUNTARY ACT AND DEED.



CARY EDWARDS, AUTHORIZED REPRESENTATIVE OF EDWARDS PROPERTIES, LLC,
A WASHINGTON LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

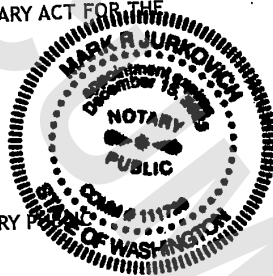
I CERTIFY OR HAVE SATISFACTORY EVIDENCE THAT CARY EDWARDS SIGNED THIS INSTRUMENT, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 10/14/23

SIGNATURE: Mark Jurkovich


Mark Jurkovich, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: 12-15-23



APPROVED FOR THE CITY OF SEDRO-WOOLLEY

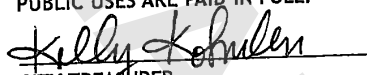
THE WITHIN AND FOREGOING BOUNDARY LINE ADJUSTMENT HAS BEEN EXAMINED FOR CONFORMANCE WITH THE PROVISIONS OF TITLE 16 AND TITLE 17 OF THE SEDRO-WOOLLEY MUNICIPAL CODE AND IS HEREBY APPROVED THIS 29 DAY OF September, 2023.


PLANNING DIRECTOR


CITY ENGINEER

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS ON ANY PROPERTY CONTAINED HEREIN DEDICATE AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USES ARE PAID IN FULL.


CITY TREASURER

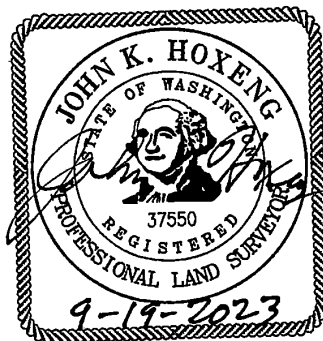
9/29/2023
DATE

SW1/4, NW1/4 & SE1/4, NW1/4
SECTION 24, T35N, R4E, W.M.
SKAGIT COUNTY, WA

SEDRO-WOOLLEY PERMIT NO. 2023-239

HOXCO
SURVEY PLLC

MAPLE ST, STE 302
SEASIDE, WASHINGTON, WA 98225
6 www.HoxcoSurvey.com



**BOUNDARY LINE ADJUSTMENT
FOR
EDWARDS PROPERTIES LLC**

SEPT. 19, 2023

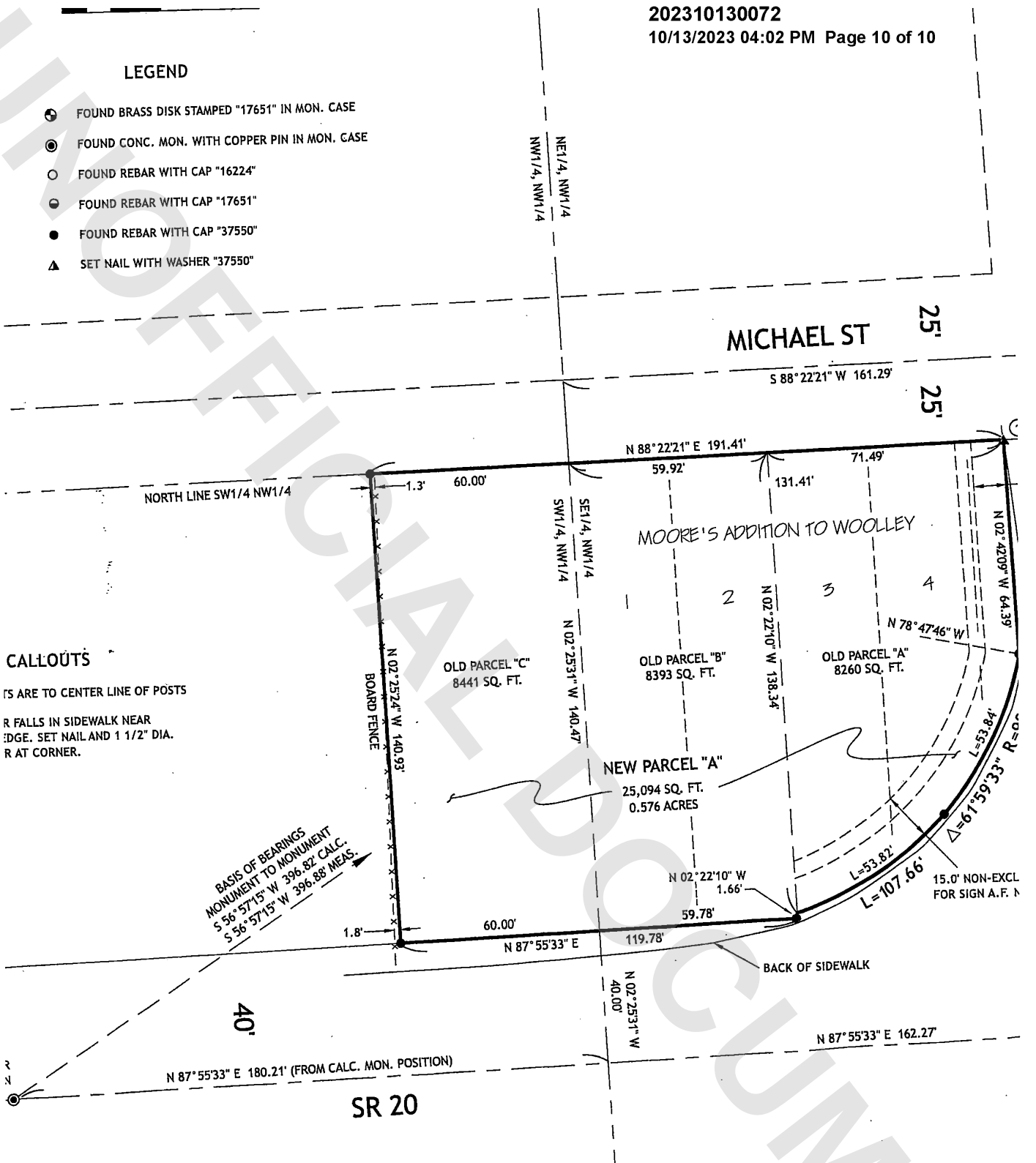
JOB NO. 23-009

1" = 30'

1 of 2

LEGEND

- FOUND BRASS DISK STAMPED "17651" IN MON. CASE
- ⊙ FOUND CONC. MON. WITH COPPER PIN IN MON. CASE
- FOUND REBAR WITH CAP "16224"
- ⊙ FOUND REBAR WITH CAP "17651"
- FOUND REBAR WITH CAP "37550"
- ▲ SET NAIL WITH WASHER "37550"



CALLOUTS

IS ARE TO CENTER LINE OF POSTS

R FALLS IN SIDEWALK NEAR
EDGE. SET NAIL AND 1 1/2" DIA.
R AT CORNER.

BASIS OF BEARINGS
MONUMENT TO MONUMENT
S 56° 57' 15" W 396.82' CALC.
S 56° 57' 15" W 396.88' MEAS.