



202112200063

12/20/2021 11:37 AM Pages: 1 of 16 Fees: \$218.50
Skagit County Auditor

After Recording, Please Return to:

Greg & Kathy Johnston
PO Box 876733
Wasilla, AK 99687

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2021-5804
DEC 20 2021

Amount Paid \$ 0
By Skagit Co. Treasurer
Deputy

QUITCLAIM DEED – BOUNDARY LINE ADJUSTMENT

GRANTORS: GREG AND KATHY JOHNSTON, a married couple

GRANTEE: SKAGIT COUNTY FIRE PROTECTION DISTRICT NO. 4, a Washington Municipal Corporation

ABBREVIATED LEGAL DESCRIPTION: TRACT 3, SHORT PLAT 29-87, BOOK 9 OF SHORT PLATS, PG. 103, LOCATED SW1/4 SW1/4, SECTION 14, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

TAX PARCEL NO(S): P24745
P24714

REF. NO. OF RELATED DOC(S): N/A

The Grantors, **GREG AND KATHY JOHNSTON**, a married couple, for and in consideration of adjustment of boundary lines, do hereby quitclaim to the Grantee, **SKAGIT COUNTY FIRE PROTECTION DISTRICT NO. 4**, a Washington municipal corporation, the following described real estate, including all after acquired title, situated in the County of Skagit, State of Washington:

See Exhibits "C" attached hereto and made a part hereof.

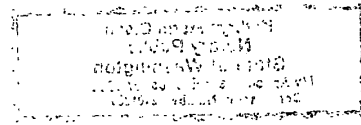
And as depicted on the map attached hereto as Exhibit "F" and made a part hereof.

QUITCLAIM DEED – BOUNDARY LINE ADJUSTMENT - 1

The property described in Exhibit "C" shall be removed from the real property described in Exhibit "A," and shall be attached to and become part of the real property described in Exhibit "B" and shall not be sold or leased separately unless such action is determined by Skagit County or another appropriate governmental or judicial authority to be exempt or approved per subdivision regulations. For all future reference, the legal description of the Grantors' parcel shall be as described in Exhibit "D" and the legal description of the Grantee's parcel shall be as described in Exhibit "E".

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

The Grantee's ownership of the real property described in Exhibit "E" shall be subject to a reversionary interest to the benefit of the Grantors if at any future time the parcel legally described in Exhibit "E" is no longer used for a fire hall or for the fire district purposes.

GRANTORS:

GREG JOHNSTON

KATHY JOHNSTON

DATE: _____

DATE: _____

GRANTEE:**SKAGIT COUNTY FIRE PROTECTION DISTRICT NO. 4**

Tami Mattox
TAMI MATTOX, COMMISSIONER

DATE: Dec 2nd 2021

John Matterand
JOHN MATTERAND, COMMISSIONER

DATE: 12-2-2021

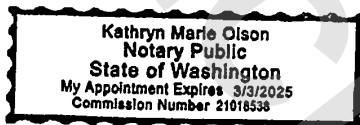
Gary Friend
GARY FRIEND, COMMISSIONER

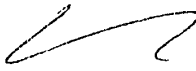
DATE: 12-2-2021

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared, **TAMI MATTOX, JOHN MATTERAND**, and **GARY FRIEND** to me known to be Fire Commissioners of **SKAGIT COUNTY FIRE PROTECTION DISTRICT NO. 4**, and acknowledged the said instrument to be the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute the said instrument on behalf of the municipal corporation.

GIVEN under my hand and official seal this 2 day of December, 2021.




Print Name: Kathryn Marie Olson
NOTARY PUBLIC in and for the
State of Washington, residing at Skagit
My commission expires: 3/3/2025

The property described in Exhibit "C" shall be removed from the real property described in Exhibit "A," and shall be attached to and become part of the real property described in Exhibit "B" and shall not be sold or leased separately unless such action is determined by Skagit County or another appropriate governmental or judicial authority to be exempt or approved per subdivision regulations. For all future reference, the legal description of the Grantors' parcel shall be as described in Exhibit "D" and the legal description of the Grantee's parcel shall be as described in Exhibit "E".

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

The Grantee's ownership of the real property described in Exhibit "E" shall be subject to a reversionary interest to the benefit of the Grantors if at any future time the parcel legally described in Exhibit "E" is no longer used for a fire hall or for the fire district purposes.

GRANTORS:


GREG JOHNSTON

DATE: 11/20/21


KATHY JOHNSTON

DATE: 11/20/21

GRANTEE:

SKAGIT COUNTY FIRE PROTECTION DISTRICT NO. 4

BY: _____

ITS: _____

DATE: _____

Alaska
STATE OF WASHINGTON)
) ss.
COUNTY OF Mat-Su Borough

On this day personally appeared before me **GREG JOHNSTON** 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 20 day of November, 2021



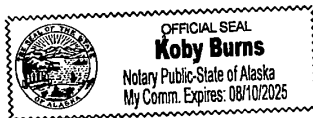
Koby Burns

Print Name: Koby Burns
NOTARY PUBLIC in and for the
State of Washington, residing at MUFLY
Alaska

Alaska
STATE OF WASHINGTON)
) ss.
COUNTY OF Mat-Su Borough

On this day personally appeared before me **KATHY JOHNSTON**, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 20 day of November, 2021



Koby Burns

Print Name: Koby Burns
NOTARY PUBLIC in and for the
State of Washington, residing at MUFLY

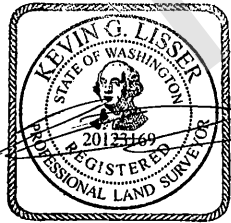
Exhibit "A"**Greg Johnston Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-24745)**

Tract 3, Short Plat No. 29-87, approved February 12, 1988, recorded February 12, 1988 in Book 9 of Short Plats, page 103, under Auditor's File No. 8802120024 and being a portion of the South 1/2 of the Southwest 1/4 of Section 14, Township 34 North, Range 4 East, W.M.

EXCEPT those portions thereof taken for State Route 538/State Route 9 as shown on WSDOT Map SR 538/SR9, MP 3.10 to MP 3.67, Monte Vista Drive Vicinity to Junction SR-9, approved February 23, 1990, as shown on that certain Record of Survey Map recorded under Auditor's File No. 201902140016.

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.



11-1-21

Exhibit "B"

**Fire Protection District No. 4, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-24714)**

That portion of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 14, Township 34 North, Range 4 East, W.M. described as follows:

BEGINNING at a point on the South line of the State Highway that is 20 feet West of the East line of said subdivision, which point is on the West line of a 20-foot private road easement recorded November 4, 1959, as Auditor's File No. 587489 in Volume 305 of Deeds, page 795;
thence South, parallel to the East line of said subdivision, and along the West line of said private road, a distance of 120 feet;
thence West, parallel to the North line of said subdivision, 50 feet;
thence North, parallel to the East line of said subdivision, 70 feet;
thence East, parallel to the North line of said subdivision, 10 feet;
thence North, parallel to the East line of said subdivision, 50 feet, more or less, to the South line of said State Highway;
thence East along said South line 40 feet, more or less, to the POINT OF BEGINNING.

EXCEPT those portions thereof taken for State Route 538/State Route 9 as shown on WSDOT Map SR 538/SR9, MP 3.10 to MP 3.67, Monte Vista Drive Vicinity to Junction SR-9, approved February 23, 1990, as shown on that certain Record of Survey Map recorded under Auditor's File No. 201902140016.

TOGETHER WITH a non-exclusive easement for ingress and egress over that portion of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 14, Township 34 North, Range 4 East, W.M. described as follows:

BEGINNING at the intersection of the South line of the State Highway and the East line of said subdivision;
thence South 120 feet;
thence West 20 feet;
thence North, parallel to the East line of said subdivision, 120 feet, more or less, to the South line of the State Highway;
thence East along the South line of the State Highway 20 feet, more or less, 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.



//-1-2-1

Exhibit "C"

**Portion Greg Johnston Parcel
(Skagit County Assessor's Parcel Number P-24745)
To be Boundary Line Adjusted into
Fire Protection District No. 4, Parcel
(Skagit County Assessor's Parcel Number P-24714)**

That portion of Tract 3, Short Plat No. 29-87, approved February 12, 1988, recorded February 12, 1988 in Book 9 of Short Plats, page 103, under Auditor's File No. 8802120024 and being a portion of the South 1/2 of the Southwest 1/4 of Section 14, Township 34 North, Range 4 East, W.M. being more particularly described as follows:

BEGINNING at the Northwest corner of said Tract 3;
thence along the North line of said Tract 3 North 89°37'50" East for a distance of 582.59 feet, more or less, to the Northwest corner of that certain parcel conveyed to Fire Protection District No. 4 of Skagit County, Washington by Deed of Gift recorded under Skagit County Auditor's File No. 671246;
thence South 01°23'02" East along the Westerly line of said Fire Protection District No. 4 of Skagit County, Washington parcel, also being a common line with said Tract 3 for a distance of 50.37 feet;
thence continue along said line South 89°05'43" West for a distance of 10.00 feet;
thence continue along said line South 01°23'02" East for a distance of 70.00 feet to the Southwest corner of said Fire Protection District No. 4 of Skagit County, Washington parcel, also being an angle point of said Tract 3 and being the TRUE POINT OF BEGINNING;
thence continue South 01°23'02" for a distance of 25.00 feet;
thence North 89°05'43" East for a distance of 98.70 feet, more or less, to the East line of said Tract 3;
thence along said East line North 01°23'02" West for a distance of 144.49 feet, more or less, to the Northeast corner of said Tract 3, also being on a point of non-tangent curvature from which the center of said curve bears of South 00°11'53" West;
thence along the North line of said Tract 3 and along the arc of said curve to the left, concave to the South, through a central angle of 0°34'03" having a radius of 1,115.92 feet, and being an arc distance of 11.05 feet to a point of tangency;
thence continue along said North line South 89°37'50" West for a distance of 37.65 feet, more or less, to the Northeast corner of said Fire Protection District No. 4 of Skagit County, Washington parcel;
thence along the East line of said Fire Protection District No. 4 of Skagit County, Washington parcel South 01°23'02" East for a distance of 120.00 feet to the Southeast corner of said Fire Protection District No. 4 of Skagit County, Washington parcel at a point bearing North 89°05'43" East from the TRUE POINT OF BEGINNING;
thence along the South line of said Fire Protection District No. 4 of Skagit County, Washington parcel South 89°05'43" West for a distance of 50.00 feet, more or less, to the TRUE POINT OF BEGINNING;

EXCEPT those portions thereof taken for State Route 538/State Route 9 as shown on WSDOT Map SR 538/SR9, MP 3.10 to MP 3.67, Monte Vista Drive Vicinity to Junction SR-9, approved February 23, 1990, as shown on that certain Record of Survey Map recorded under Auditor's File No. 201902140016.

RESERVING a non-exclusive mutually beneficial easement for ingress and egress over and across a portion of the above-described exception along the historic route of the roadway as described on the Deed of Gift recorded under Skagit County Auditor's File No. 671246 as follows:

That portion of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 14, Township 34 North, Range 4 East, W.M. described as follows:

BEGINNING at the intersection of the South line of the State Highway and the East line of said subdivision;
thence South 120 feet;
thence West 20 feet;
thence North, parallel to the East line of said subdivision, 120 feet, more or less, to the South line of the State Highway;
thence East along the South line of the State Highway 20 feet, more or less, to the POINT OF BEGINNING.

The intended location of said easement follows the gravel drive as shown on attached Exhibit "F" and the location may be modified by mutual consent.

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.

Containing 8,301 sq ft, 0.2 acres

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 west (P-24714) owned by the grantee.

APPROVED

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

Skagit County

By: Howe Boden
Title: Senior Planner

Date: 12/21/2021

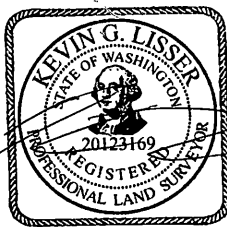


Exhibit "D"

**Greg Johnston Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-24745)**

Tract 3, Short Plat No. 29-87, approved February 12, 1988, recorded February 12, 1988 in Book 9 of Short Plats, page 103, under Auditor's File No. 8802120024 and being a portion of the South 1/2 of the Southwest 1/4 of Section 14, Township 34 North, Range 4 East, W.M.

EXCEPT that portion being more particularly described as follows:

BEGINNING at the Northwest corner of said Tract 3;
thence along the North line of said Tract 3 North 89°37'50" East for a distance of 582.59 feet, more or less, to the Northwest corner of that certain parcel conveyed to Fire Protection District No. 4 of Skagit County, Washington by Deed of Gift recorded under Skagit County Auditor's File No. 671246;
thence South 01°23'02" East along the Westerly line of said Fire Protection District No. 4 of Skagit County, Washington parcel, also being a common line with said Tract 3 for a distance of 50.37 feet;
thence continue along said line South 89°05'43" West for a distance of 10.00 feet;
thence continue along said line South 01°23'02" East for a distance of 70.00 feet to the Southwest corner of said Fire Protection District No. 4 of Skagit County, Washington parcel, also being an angle point of said Tract 3 and being the TRUE POINT OF BEGINNING;
thence continue South 01°23'02" for a distance of 25.00 feet;
thence North 89°05'43" East for a distance of 98.70 feet, more or less, to the East line of said Tract 3;
thence along said East line North 01°23'02" West for a distance of 144.49 feet, more or less, to the Northeast corner of said Tract 3, also being on a point of non-tangent curvature from which the center of said curve bears of South 00°11'53" West;
thence along the North line of said Tract 3 and along the arc of said curve to the left, concave to the South, through a central angle of 0°34'03" having a radius of 1,115.92 feet;
thence continue along said North line South 89°37'50" West for a distance of 37.65 feet, more or less, to the Northeast corner of said Fire Protection District No. 4 of Skagit County, Washington parcel;
thence along the East line of said Fire Protection District No. 4 of Skagit County, Washington parcel South 01°23'02" East for a distance of 120.00 feet to the Southeast corner of said Fire Protection District No. 4 of Skagit County, Washington parcel at a point bearing North 89°05'43" East from the TRUE POINT OF BEGINNING;
thence along the South line of said Fire Protection District No. 4 of Skagit County, Washington parcel South 89°05'43" West for a distance of 50.00 feet, more or less, to the TRUE POINT OF BEGINNING;

AND EXCEPT FROM ALL THE ABOVE those portions thereof taken for State Route 538/State Route 9 as shown on WSDOT Map SR 538/SR9, MP 3.10 to MP 3.67, Monte Vista Drive Vicinity to Junction SR-9, approved February 23, 1990, as shown on that certain Record of Survey Map recorded under Auditor's File No. 201902140016.

TOGETHER WITH a non-exclusive easement for ingress and egress over and across a portion of the above-described first exception along the historic route of the roadway as described on the Deed of Gift recorded under Skagit County Auditor's File No. 671246 as follows:

That portion of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 14, Township 34 North, Range 4 East, W.M. described as follows:

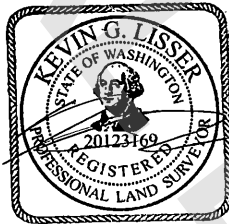
BEGINNING at the intersection of the South line of the State Highway and the East line of said subdivision;
thence South 120 feet;
thence West 20 feet;

thence North, parallel to the East line of said subdivision, 120 feet, more or less,
to the South line of the State Highway;
thence East along the South line of the State Highway 20 feet, more or less, to the
POINT OF BEGINNING.

The intended location of said easement follows the gravel drive as shown on attached Exhibit "F"
and the location may be modified by mutual consent.

ALL BEING 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.



11-1-21

Exhibit "E"

**Fire Protection District No. 4, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-24714)**

That portion of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 14, Township 34 North, Range 4 East, W.M. described as follows:

BEGINNING at a point on the South line of the State Highway that is 20 feet West of the East line of said subdivision, which point is on the West line of a 20-foot private road easement recorded November 4, 1959, as Auditor's File No. 587489 in Volume 305 of Deeds, page 795;
thence South, parallel to the East line of said subdivision, and along the West line of said private road, a distance of 120 feet;
thence West, parallel to the North line of said subdivision, 50 feet;
thence North, parallel to the East line of said subdivision, 70 feet;
thence East, parallel to the North line of said subdivision, 10 feet;
thence North, parallel to the East line of said subdivision, 50 feet, more or less, to the South line of said State Highway;
thence East along said South line 40 feet, more or less, to the POINT OF BEGINNING.

TOGETHER WITH that portion of Tract 3, Short Plat No. 29-87, approved February 12, 1988, recorded February 12, 1988 in Book 9 of Short Plats, page 103, under Auditor's File No. 8802120024 and being a portion of the South 1/2 of the Southwest 1/4 of Section 14, Township 34 North, Range 4 East, W.M. being more particularly described as follows:

BEGINNING at the Northwest corner of said Tract 3;
thence along the North line of said Tract 3 North 89°37'50" East for a distance of 582.59 feet, more or less, to the Northwest corner of that certain parcel conveyed to Fire Protection District No. 4 of Skagit County, Washington by Deed of Gift recorded under Skagit County Auditor's File No. 671246;
thence South 01°23'02" East along the Westerly line of said Fire Protection District No. 4 of Skagit County, Washington parcel, also being a common line with said Tract 3 for a distance of 50.37 feet;
thence continue along said line South 89°05'43" West for a distance of 10.00 feet;
thence continue along said line South 01°23'02" East for a distance of 70.00 feet to the Southwest corner of said Fire Protection District No. 4 of Skagit County, Washington parcel, also being an angle point of said Tract 3 and being the TRUE POINT OF BEGINNING;
thence continue South 01°23'02" for a distance of 25.00 feet;
thence North 89°05'43" East for a distance of 98.70 feet, more or less, to the East line of said Tract 3;
thence along said East line North 01°23'02" West for a distance of 144.49 feet, more or less, to the Northeast corner of said Tract 3, also being on a point of non-tangent curvature from which the center of said curve bears of South 00°11'53" West;
thence along the North line of said Tract 3 and along the arc of said curve to the left, concave to the South, through a central angle of 0°34'03" having a radius of 1,115.92 feet, and being an arc distance of 11.05 feet to a point of tangency;
thence continue along said North line South 89°37'50" West for a distance of 37.65 feet, more or less, to the Northeast corner of said Fire Protection District No. 4 of Skagit County, Washington parcel;
thence along the East line of said Fire Protection District No. 4 of Skagit County, Washington parcel South 01°23'02" East for a distance of 120.00 feet to the Southeast corner of said Fire Protection District No. 4 of Skagit County, Washington parcel at a point bearing North 89°05'43" East from the TRUE POINT OF BEGINNING;
thence along the South line of said Fire Protection District No. 4 of Skagit County, Washington parcel South 89°05'43" West for a distance of 50.00 feet, more or less, to the TRUE POINT OF BEGINNING;

EXCEPT FROM ALL THE ABOVE those portions thereof taken for State Route 538/State Route 9 as shown on WSDOT Map SR 538/SR9, MP 3.10 to MP 3.67, Monte Vista Drive Vicinity to Junction SR-9, approved February 23, 1990, as shown on that certain Record of Survey Map recorded under Auditor's File No. 201902140016.

SUBJECT TO and TOGETHER WITH a non-exclusive easement for ingress and egress over and across a portion of the above-described exception along the historic route of the roadway as described on the Deed of Gift recorded under Skagit County Auditor's File No. 671246 as follows:

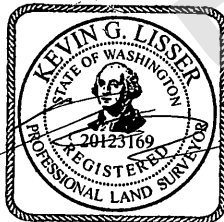
That portion of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 14, Township 34 North, Range 4 East, W.M. described as follows:

BEGINNING at the intersection of the South line of the State Highway and the East line of said subdivision;
thence South 120 feet;
thence West 20 feet;
thence North, parallel to the East line of said subdivision, 120 feet, more or less, to the South line of the State Highway;
thence East along the South line of the State Highway 20 feet, more or less, to the POINT OF BEGINNING.

The intended location of said easement follows the gravel drive as shown on attached Exhibit "F" and the location may be modified by mutual consent.

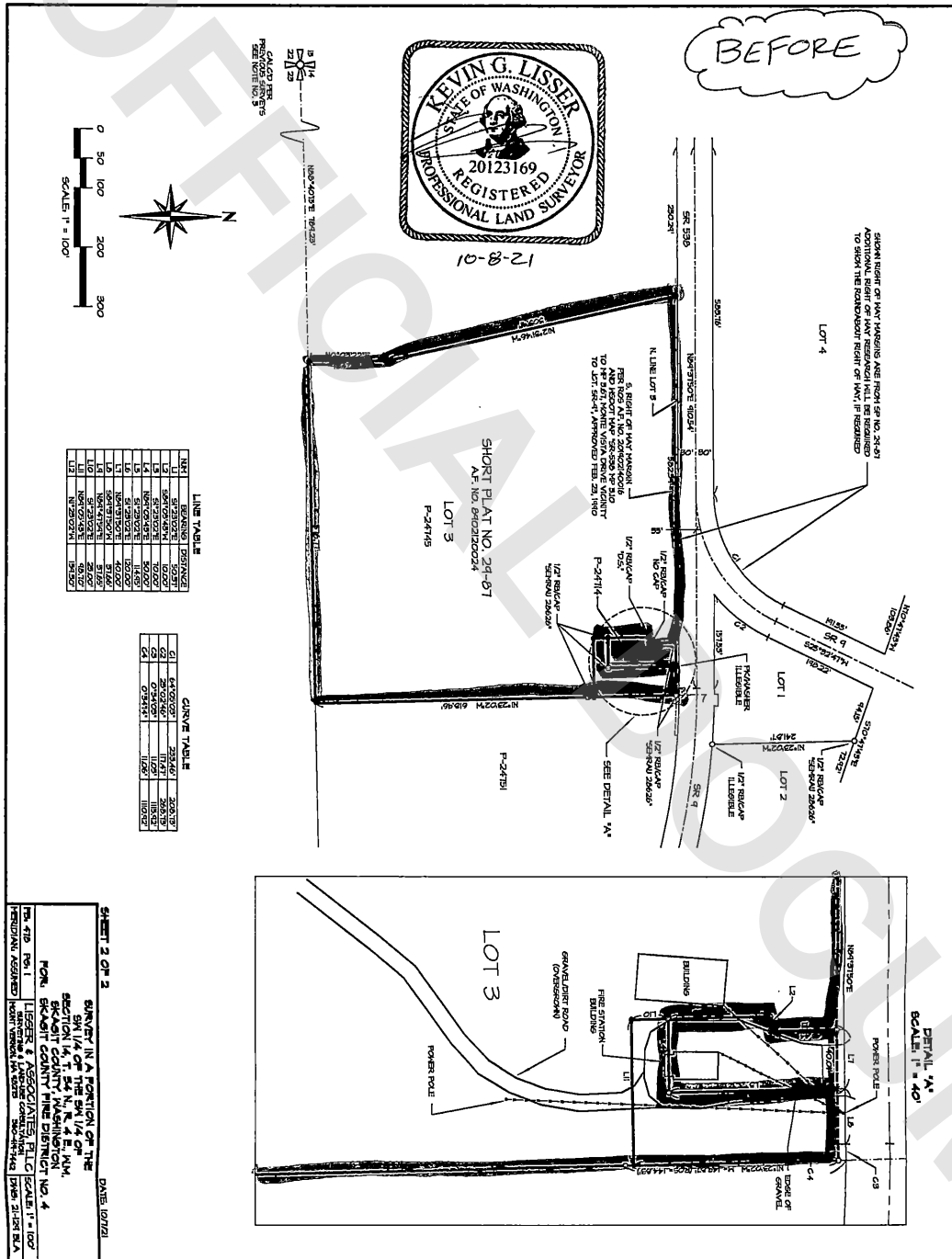
ALL BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.



11-1-21

EXHIBIT "F"



FOR FULL SCALE MAP SEE RECORDED SURVEY

EXHIBIT "F"

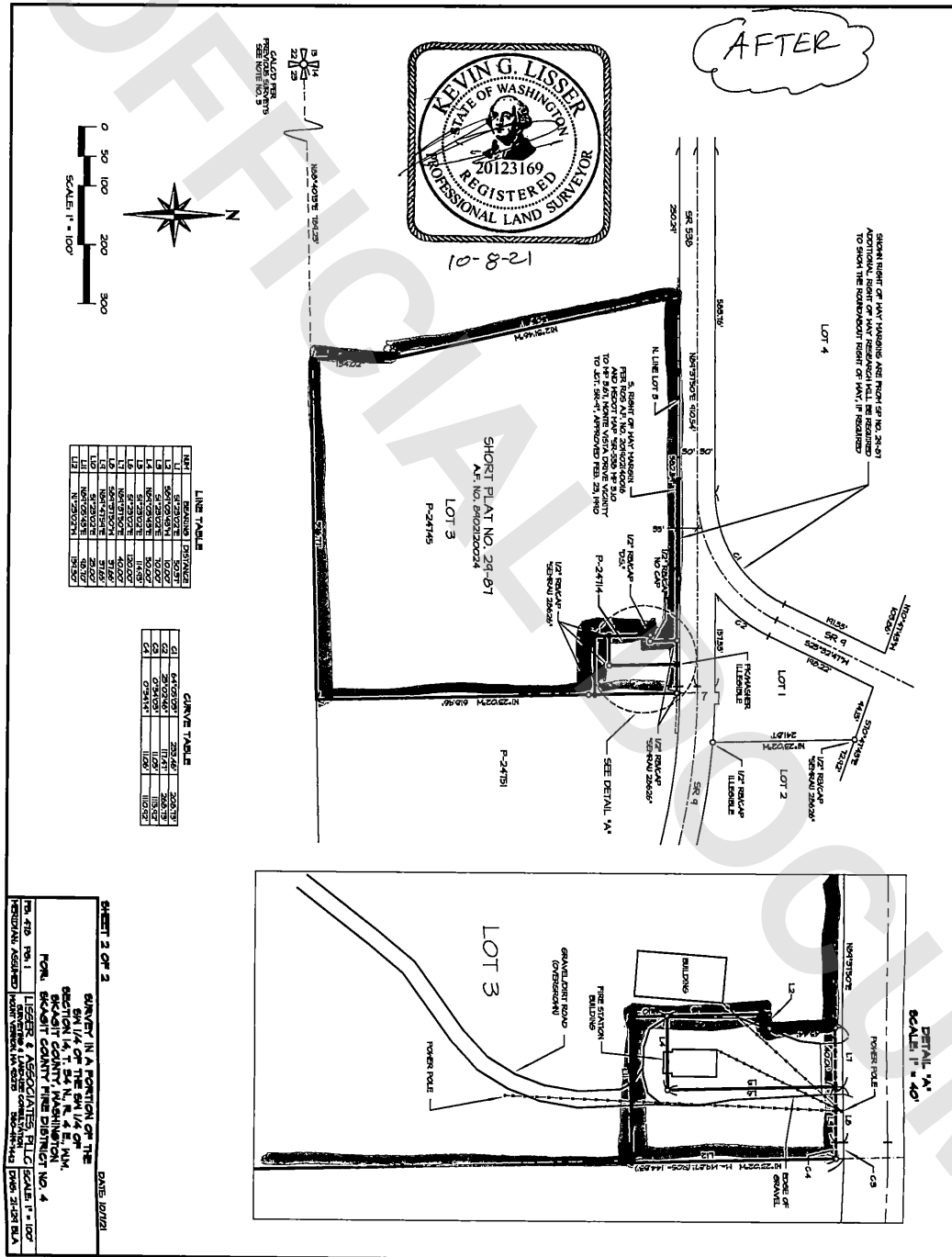
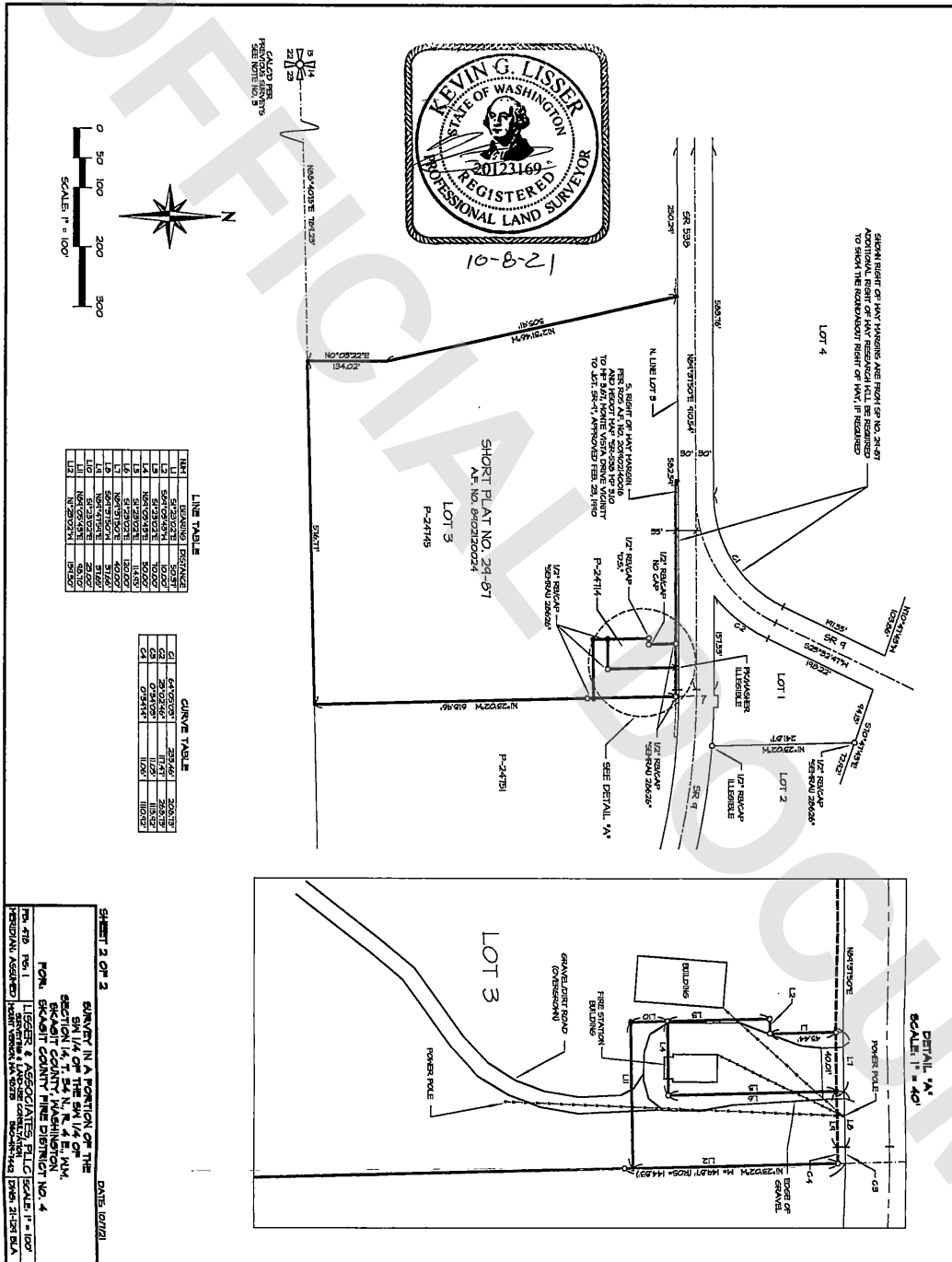


EXHIBIT "F"



FOR FULL SCALE MAP SEE RECORDED SURVEY