




202205130105

05/13/2022 02:59 PM Pages: 1 of 11 Fees: \$213.50  
Skagit County Auditor

When recorded return to:

Craig Sjostrom  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2022 2001  
MAY 13 2022

Amount Paid \$ 0  
Skagit Co. Treasurer  
By  Deputy

***Quitclaim Deed***  
(Boundary Line Adjustment)

**Grantor:** Suzanne Lane Commercial Center, LLC  
**Grantee:** Suzanne Lane Commercial Center, LLC  
**Legal Description:** ptn Lot 8-A, Mount Vernon S/P LU-10-007  
**Assessor's Property Tax Parcel or Account Nos.** P119269; P132988  
**Reference Nos of Documents Assigned or Released:** N/A

THIS INDENTURE is made this 31<sup>st</sup> day of MARCH, 2022, between Suzanne Lane Commercial Center, LLC, Grantor, and Suzanne Lane Commercial Center, LLC, Grantee.

***Recitals***

- a. Grantor/ Grantee is the owner of the property bearing Skagit County Assessor's parcel nos. P119269 and P132988, described in the attached Exhibits A & B.
- b. Grantor/ Grantee wishes to adjust the boundaries between the subject parcels, with a portion of P132988 (described in the attached Exhibit C), being incorporated into P119269.
- c. The adjusted description of P132988 is attached hereto as Exhibit D.
- d. The adjusted description of P119269 is attached hereto as Exhibit E.
- e. A diagram showing the adjustment is attached hereto 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 conveyance is not for the purpose of creating an additional building lot.

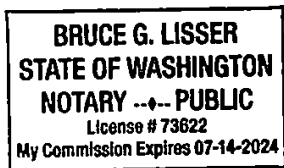
SUZANNE LANE COMMERCIAL CENTER, LLC

By: Thomas Little  
THOMAS LITTLE, Governor

STATE OF WASHINGTON )  
(ss.  
COUNTY OF SKAGIT )

On this 31<sup>st</sup> day of MARCH, 2022, before me personally appeared Thomas Little, to me known to be a governor of Suzanne Lane Commercial Center, LLC, the limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of the said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf thereof.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



Bruce G. Lisser  
NOTARY PUBLIC in and for the State of Washington,  
residing at 11000 16th Ave SW  
My commission expires: 7-14-24  
Name: Bruce G. Lisser

**APPROVAL**

The property as described will be combined or aggregated with contiguous property to the South (P-119269) owned by the grantee. This Boundary Line Adjustment is not for the purpose of creating an additional building lot.

This Boundary Line Adjustment is hereby approved.



Public Works Director

Dated this 12<sup>th</sup> day of May, 2022.

**Exhibit "A"**

**Suzanne Lane Commercial Center, LLC,  
a Washington limited liability company, Parcel  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel No. P-132988**

Lot 8-A of Mount Vernon Short Plat No. LU-10-007, approved November 4, 2015, recorded November 6, 2015, under Auditor's File No. 201511060049, being a portion of Lot 8, Western Peterbilt Binding Site Plan L-99-0003, approved July 1, 2002, recorded July 1, 2002, under Auditor's File No. 200207010180, records of Skagit County, Washington; in the Southwest 1/4 of the Northwest 1/4 in Section 32, Township 34 North, Range 4 East, W.M.

TOGETHER WITH a 10 foot wide easement for signage, and the maintenance thereof, as conveyed and established in that certain Declaration of Easement dated March 29, 2011 and recorded April 20, 2011 under Auditor's File No. 201104200032, records of Skagit County, Washington.

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

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Containing 107,985 sq. ft., 2.48 acres



*4-24-22*

**Exhibit "B"**

**Suzanne Lane Commercial Center, LLC,  
a Washington limited liability company, Parcel  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel No. P-119269**

Lot 8-B of Mount Vernon Short Plat No. LU-10-007, approved November 4, 2015, recorded November 6, 2015, under Auditor's File No. 201511060049, being a portion of Lot 8, Western Peterbilt Binding Site Plan L-99-0003, approved July 1, 2002, recorded July 1, 2002, under Auditor's File No. 200207010180, records of Skagit County, Washington; in the Southwest 1/4 of the Northwest 1/4 in Section 32, Township 34 North, Range 4 East, W.M.

TOGETHER WITH a 10 foot wide easement for signage, and the maintenance thereof, as conveyed and established in that certain Declaration of Easement dated March 29, 2011 and recorded April 20, 2011 under Auditor's File No. 201104200032, records of Skagit County, Washington.

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

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Containing 86,358 sq. ft., 1.98 acres



3-24-22

**Exhibit "C"**

**Portion of Suzanne Lane Commercial Center, LLC,  
a Washington limited liability company, Parcel  
(Skagit County Assessor's Parcel No. P-132988  
to be Boundary Line Adjusted to  
Suzanne Lane Commercial Center, LLC,  
a Washington limited liability company, Parcel  
(Skagit County Assessor's Parcel No. P-119269**

That portion of Lot 8-A of Mount Vernon Short Plat No. LU-10-007, approved November 4, 2015, recorded November 6, 2015, under Auditor's File No. 201511060049, being a portion of Lot 8, Western Peterbilt Binding Site Plan L-99-0003, approved July 1, 2002, recorded July 1, 2002, under Auditor's File No. 200207010180, records of Skagit County, Washington; in the Southwest 1/4 of the Northwest 1/4 in Section 32, Township 34 North, Range 4 East, W.M. being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 8-A, Mount Vernon Short Plat No. LU-10-007;  
thence North 88°41'17" West along the South line of said Lot 8-A, also being the North line of Lot 8-B, said Mount Vernon Short Plat No. LU-10-007, for a distance of 183.89 feet to the POINT OF BEGINNING;  
thence continue North 88°41'17" West along said South line for a distance of 207.82 feet to a point of curvature;  
thence along the arc of said curve to the left, concave to the Southeast, having a radius of 35.00 feet, through a central angle of 43°41'20", an arc distance of 26.69 feet;  
thence North 1°18'43" East for a distance of 54.69 feet;  
thence South 88°41'17" East parallel with said South line of Lot 8-A for a distance of 232.00 feet, more or less, to a point bearing North 1°18'43" East from the TRUE POINT OF BEGINNING;  
thence South 1°18'43" West for a distance of 45.00 feet, more or less, to the TRUE POINT OF BEGINNING.

Reserving easements for existing utilities and the access and maintenance thereof, being 10-feet in width center along said lines as they cross through the above-described property (see attached Exhibit "F").

AND ALSO SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record including the private drainage, ingress, egress and utilities easement for the benefit of Lots 8-A and 8-B and the 15-foot private drainage easement which runs parallel and contiguous to said south line of Lot 8-A (see said Short Plat LU-10-007 for additional information).

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



5-24-22

**Exhibit "D"**

**Suzanne Lane Commercial Center, LLC,  
a Washington limited liability company, Parcel  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel No. P-132988**

Lot 8-A of Mount Vernon Short Plat No. LU-10-007, approved November 4, 2015, recorded November 6, 2015, under Auditor's File No. 201511060049, being a portion of Lot 8, Western Peterbilt Binding Site Plan L-99-0003, approved July 1, 2002, recorded July 1, 2002, under Auditor's File No. 200207010180, records of Skagit County, Washington; in the Southwest 1/4 of the Northwest 1/4 in Section 32, Township 34 North, Range 4 East, W.M.

EXCEPT that portion thereof being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 8-A, Mount Vernon Short Plat No. LU-10-007;  
thence North 88°41'17" West along the South line of said Lot 8-A, also being the North line of Lot 8-B, said Mount Vernon Short Plat No. LU-10-007, for a distance of 183.89 feet to the POINT OF BEGINNING;  
thence continue North 88°41'17" West along said South line for a distance of 207.82 feet to a point of curvature;  
thence along the arc of said curve to the left, concave to the Southeast, having a radius of 35.00 feet, through a central angle of 43°41'20", an arc distance of 26.69 feet;  
thence North 1°18'43" East for a distance of 54.69 feet;  
thence South 88°41'17" East parallel with said South line of Lot 8-A for a distance of 232.00 feet, more or less, to a point bearing North 1°18'43" East from the TRUE POINT OF BEGINNING;  
thence South 1°18'43" West for a distance of 45.00 feet, more or less, to the TRUE POINT OF BEGINNING.

TOGETHER WITH easements for existing utilities and the access and maintenance thereof, being 10-feet in width center along said lines as they cross through the above-described exception (see attached Exhibit "F");

AND TOGETHER WITH a 10 foot wide easement for signage, and the maintenance thereof, as conveyed and established in that certain Declaration of Easement dated March 29, 2011 and recorded April 20, 2011 under Auditor's File No. 201104200032, records of Skagit County, Washington.

AND ALSO SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record including the private drainage, ingress, egress and utilities easement for the benefit of Lots 8-A and 8-B as well as the 15-foot private drainage easement which runs parallel and contiguous to said south line of Lot 8-A (see said Short Plat LU-10-007 for additional information).

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Containing 97,472 sq. ft., 2.24 acres



3-2-22

**Exhibit "E"**

**Suzanne Lane Commercial Center, LLC,  
a Washington limited liability company, Parcel  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel No. P-119269)**

Lot 8-B of Mount Vernon Short Plat No. LU-10-007, approved November 4, 2015, recorded November 6, 2015, under Auditor's File No. 201511060049, being a portion of Lot 8, Western Peterbilt Binding Site Plan L-99-0003, approved July 1, 2002, recorded July 1, 2002, under Auditor's File No. 200207010180, records of Skagit County, Washington; in the Southwest 1/4 of the Northwest 1/4 in Section 32, Township 34 North, Range 4 East, W.M.

TOGETHER WITH that portion of Lot 8-A of Mount Vernon Short Plat No. LU-10-007, approved November 4, 2015, recorded November 6, 2015, under Auditor's File No. 201511060049, being a portion of Lot 8, Western Peterbilt Binding Site Plan L-99-0003, approved July 1, 2002, recorded July 1, 2002, under Auditor's File No. 200207010180, records of Skagit County, Washington; in the Southwest 1/4 of the Northwest 1/4 in Section 32, Township 34 North, Range 4 East, W.M. being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 8-A, Mount Vernon Short Plat No. LU-10-007;  
thence North 88°41'17" West along the South line of said Lot 8-A, also being the North line of Lot 8-B, said Mount Vernon Short Plat No. LU-10-007, for a distance of 183.89 feet to the POINT OF BEGINNING;  
thence continue North 88°41'17" West along said South line for a distance of 207.82 feet to a point of curvature;  
thence along the arc of said curve to the left, concave to the Southeast, having a radius of 35.00 feet, through a central angle of 43°41'20", an arc distance of 26.69 feet;  
thence North 1°18'43" East for a distance of 54.69 feet;  
thence South 88°41'17" East parallel with said South line of Lot 8-A for a distance of 232.00 feet, more or less, to a point bearing North 1°18'43" East from the TRUE POINT OF BEGINNING;  
thence South 1°18'43" West for a distance of 45.00 feet, more or less, to the TRUE POINT OF BEGINNING.

SUBJECT TO easements for existing utilities and the access and maintenance thereof, being 10-feet in width center along said lines as they cross through the above-described property (see attached Exhibit "F");

AND TOGETHER WITH a 10 foot wide easement for signage, and the maintenance thereof, as conveyed and established in that certain Declaration of Easement dated March 29, 2011 and recorded April 20, 2011 under Auditor's File No. 201104200032, records of Skagit County, Washington.

AND ALSO SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record including the private drainage, ingress, egress and utilities easement for the benefit of Lots 8-A and 8-B as well as the 15-foot private drainage easement which runs parallel and contiguous to said south line of Lot 8-A (see said Short Plat LU-10-007 for additional information).

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

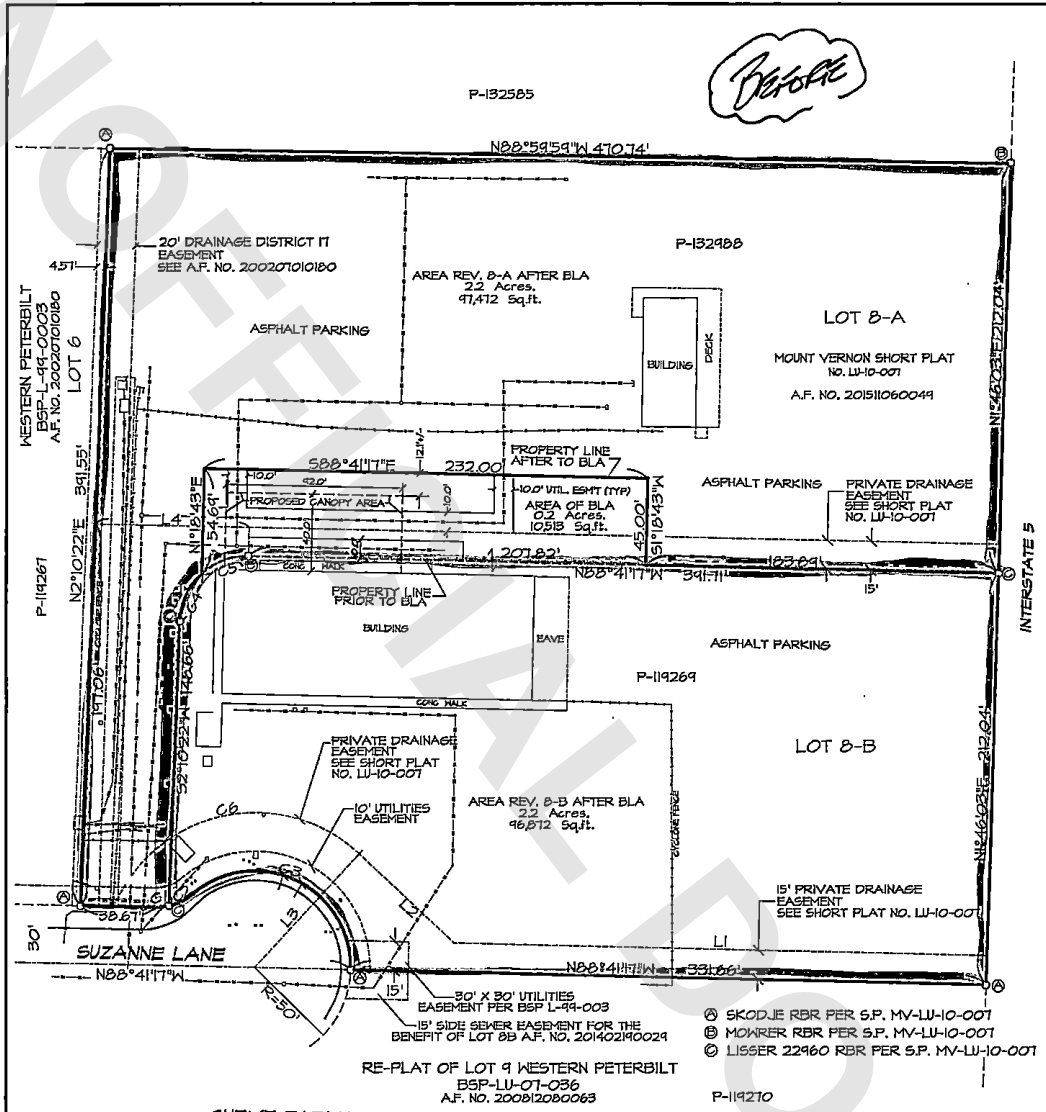
Containing 96,871 sq. ft., 2.22 acres

3.24-22





EXHIBIT "F"



CURVE TABLE

NUM	DELTA	ARC	RADIUS
C1	14°11'05"	7.43'	30.00'
C2	27°13'30"	14.25'	30.00'
C3	131°24'35"	114.68'	50.00'
C4	45°27'01"	21.76'	35.00'
C5	43°41'20"	26.69'	35.00'
C6	109°32'40"	152.95'	80.00'

LINE TABLE

NUM	BEARING	DISTANCE
L1	N88°41'17"W	278.12'
L2	S47°07'16"E	67.60'
L3	N42°52'51"E	80.00'
L4	S88°41'17"E	80.26'



3-24-22

FOR ADDITIONAL SURVEY INFORMATION  
SEE S.P. LU-10-007 AND BLA MAP  
ASSOCIATED WITH THIS PROJECT

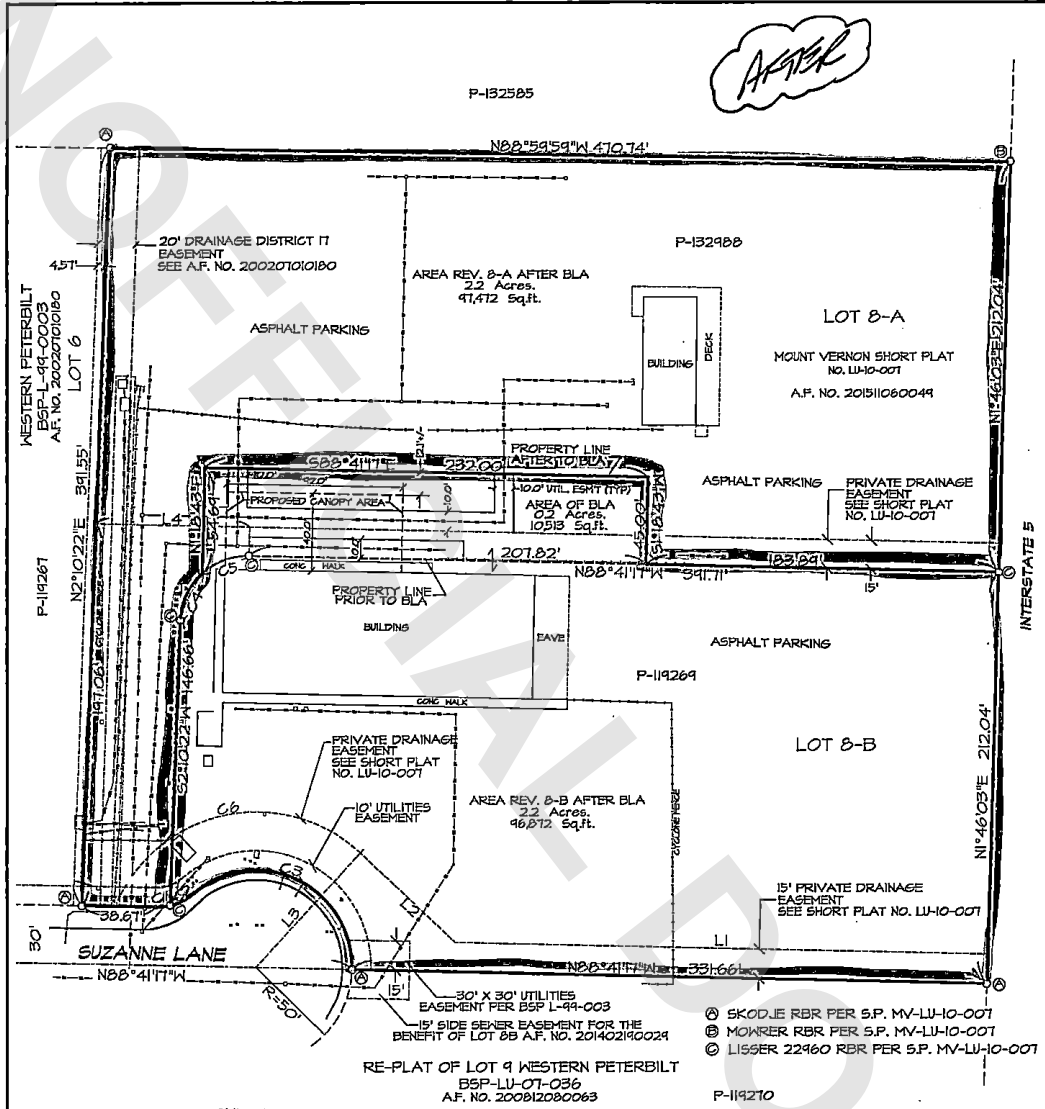
EXHIBIT MAP FOR BOUNDARY LINE ADJUSTMENT  
IN A PORTION OF THE  
SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF  
SECTION 32, T. 34 N., R. 4 E., W.M.  
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON  
FOR: SUZANNE LANE COMMERCIAL CENTER, LLC

SCALE: 1"=75'  
MERIDIAN: WA. ST. PL.

LISSER & ASSOCIATES, PLLC  
SURVEYING & LAND-USE CONSULTATION  
MOUNT VERNON, WA 98213 360-419-7442

DATE: 3/24/22  
DWG: 21-182 BLA EX MAP

EXHIBIT "F"



CURVE TABLE

NUM	DELTA	ARC	RADIUS
C1	14°11'05"	7.43'	30.00'
C2	27°13'30"	14.25'	30.00'
C3	131°24'35"	114.68'	50.00'
C4	45°27'01"	21.76'	35.00'
C5	43°41'20"	26.69'	35.00'
C6	109°32'40"	152.95'	80.00'

LINE TABLE

NUM	BEARING	DISTANCE
L1	N88°41'17"W	278.12'
L2	S47°07'16"E	67.60'
L3	N42°52'51"E	80.00'
L4	S88°41'17"E	80.26'



3-24-22

FOR ADDITIONAL SURVEY INFORMATION  
 SEE S.P. LU-10-007 AND BLA MAP  
 ASSOCIATED WITH THIS PROJECT

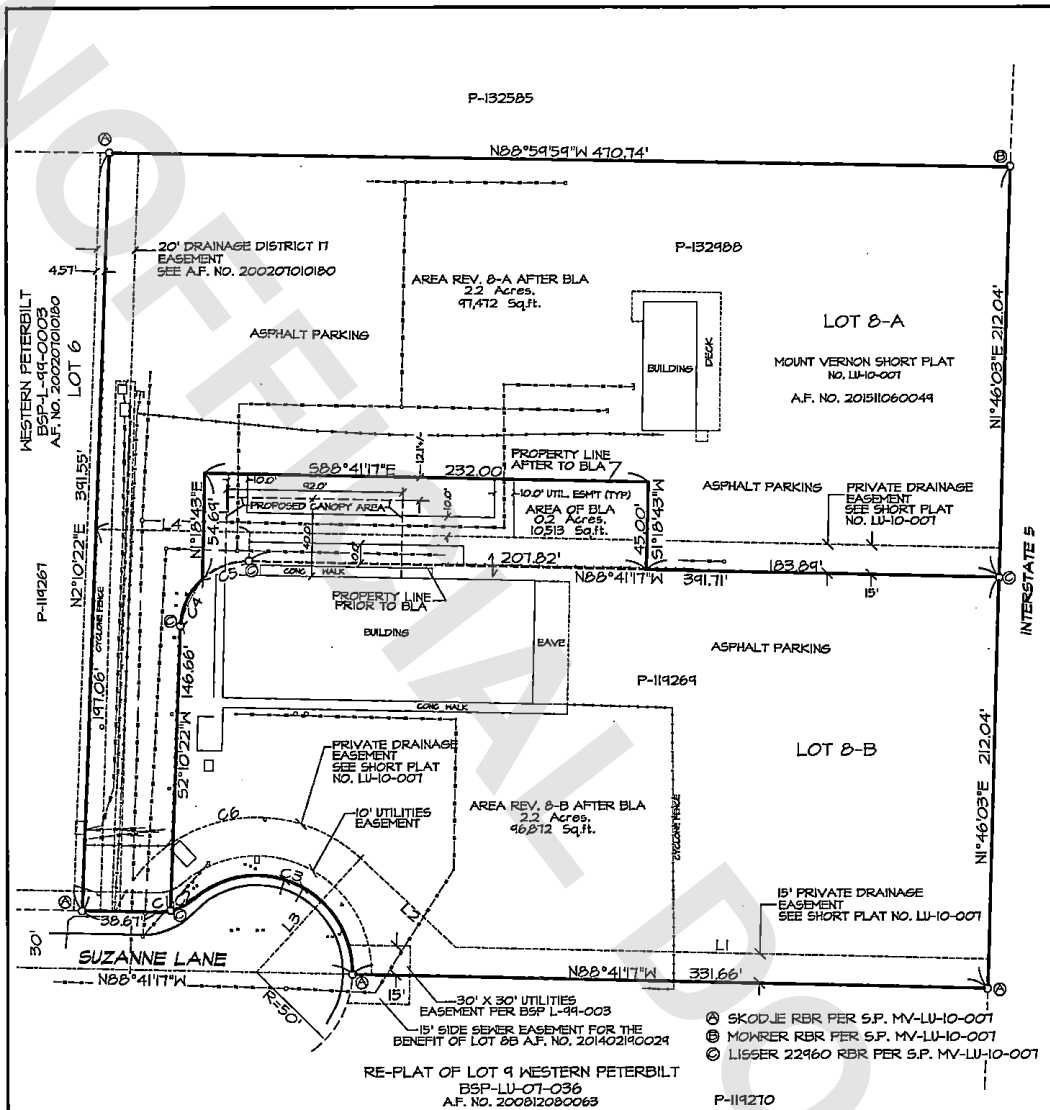
EXHIBIT MAP FOR BOUNDARY LINE ADJUSTMENT  
 IN A PORTION OF THE  
 SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF  
 SECTION 32, T. 34 N., R. 4 E., W.M.  
 CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON  
 FOR: SUZANNE LANE COMMERCIAL CENTER, LLC

SCALE: 1"=75'  
 MERIDIAN, WA. ST. PL.

LISSE & ASSOCIATES, PLLC  
 SURVEYING & LAND-USE CONSULTATION  
 MOUNT VERNON, WA 98273 360-419-7442

DATE: 3/24/22  
 DWG: 21-182 BLA EX MAP

EXHIBIT "F"



CURVE TABLE

NUM	DELTA	ARC	RADIUS
C1	14°11'05"	7.43'	30.00'
C2	27°13'30"	14.25'	30.00'
C3	131°24'35"	114.68'	50.00'
C4	45°21'01"	21.76'	35.00'
C5	43°41'20"	26.69'	35.00'
C6	109°32'40"	152.95'	80.00'

LINE TABLE

NUM	BEARING	DISTANCE
L1	N88°41'17"W	278.12'
L2	S47°07'16"E	67.60'
L3	N42°52'51"E	80.00'
L4	S88°41'17"E	80.26'



FOR ADDITIONAL SURVEY INFORMATION  
SEE S.P. LU-10-007 AND BLA MAP  
ASSOCIATED WITH THIS PROJECT

EXHIBIT MAP FOR BOUNDARY LINE ADJUSTMENT  
IN A PORTION OF THE  
SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF  
SECTION 32, T. 34 N., R. 4 E., W.M.  
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON  
FOR: SUZANNE LANE COMMERCIAL CENTER, LLC

SCALE: 1"=75'  
MERIDIAN, WA, ST. PL.

LISSEY & ASSOCIATES, PLLC  
SURVEYING & LAND-USE CONSULTATION  
MOUNT VERNON, WA 98213 360-419-7442

DATE: 3/24/22  
DWG: 21-182 BLA EX MAP