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07/28/2022 11:09 AM Pages: 1 of 10 Fees: \$212.50
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022 3087
JUL 28 2022

Amount Paid \$ 1205 -
Skagit Co. Treasurer
By UT Deputy

Quitclaim Deed

(Boundary Line Adjustment)

Grantors: Phillip A. Hoffman & Barbara Hoffman, h/w
Grantees: Jerry Thompson & Rainee Thompson, h/w
Legal Description: ptn Lots 20 & 21, Cheasty's Big Lake Tracts
Assessor's Property Tax Parcel or Account Nos.: P64410; P118545
Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE is made this 26th day of July, 2022, between Phillip A. Hoffman & Barbara Hoffman, h/w, Grantors, and Jerry Thompson & Rainee Thompson, h/w, Grantees.

Recitals

- a. Grantors are the owners of the property bearing Skagit County Assessor's parcel no. P64410, more particularly described in the attached Exhibit A.
- b. Grantees are the owners of the property bearing Skagit County Assessor's parcel no. P118545, more particularly described in the attached Exhibit B
- c. The parties wish to reconfigure and adjust the boundaries amongst the said parcels, with a portion of Grantors' property, described in the attached Exhibit C, to be incorporated into Grantees' property.
- d. The adjusted description of Grantors' property is set forth in the attached Exhibit D.
- e. The adjusted description of Grantees' property is set forth in the attached Exhibit E.
- f. A diagram showing the adjusted boundaries of the two parcels is attached as Exhibit F.

Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, and for other good and valuable consideration in hand paid, grantors do hereby QUIT CLAIM to the grantees all of their 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 boundary adjustment is not for the purposes of creating an additional building lot.

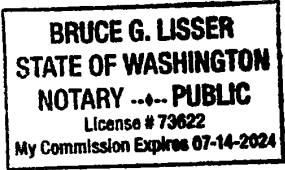
Phillip A. Hoffman
PHILLIP A. HOFFMAN

Barbara Hoffman
BARBARA HOFFMAN

STATE OF WASHINGTON)
 :ss
COUNTY OF SKAGIT)

On this day personally appeared before me Phillip A. Hoffman, to me known to be one of the individuals 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 26th day of July, 2022.

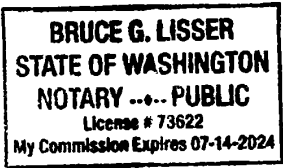


Bruce G. Lisser
NOTARY PUBLIC in and for the State of Washington, residing at
Manit Wagon.
My commission expires: 7-14-24
Name: Bruce G. Lisser

STATE OF WASHINGTON)
 :ss
COUNTY OF SKAGIT)

On this day personally appeared before me Barnara Hoffman, to me known to be one of the individuals 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 26th day of July, 2022.



Bruce G. Lisser
NOTARY PUBLIC in and for the State of Washington, residing at
Manit Wagon.
My commission expires: 7-14-24
Name: Bruce G. Lisser

Exhibit "A"

**Philip A. Hoffman and Barbara Hoffman, husband and wife, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-64410)**

Lots 20 and 21 of Plat of Cheastys Big Lake Tracts, Skagit County, Washington, as per plat recorded in Volume 4 of Plats, page 49, of the records of Skagit County.

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.

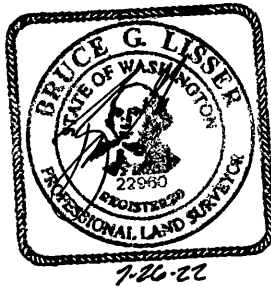


Exhibit "B"

**Rainee Thompson and Jerry Thompson, a married couple, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-118545)**

Parcel "A"

Lot 4, Plat of Merimbula, according to the plat thereof recorded October 30, 2001, under Auditor's File No. 200110300048, records of Skagit County, Washington.

Parcel "B"

Easement for access and utilities over, under, across and through "Cooma Place", as shown on the face of Plat of Merimbula, according to the plat thereof recorded October 30, 2001, under Auditor's File No. 200110300048, records of Skagit County, Washington.

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

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



7-16-02

Exhibit "C"

Portion of Philip A. Hoffman and Barbara Hoffman, husband and wife, Parcel
(Skagit County Assessor's Parcel Number P-64410)
To be Boundary Line Adjusted into
Rainee Thompson and Jerry Thompson, a married couple, Parcel
(Skagit County Assessor's Parcel Number P-118545)

That portions of Lots 20 and 21 of Plat of Cheastys Big Lake Tracts, Skagit County, Washington, as per plat recorded in Volume 4 of Plats, page 49, records of Skagit County, Washington lying Southeasterly of the following described line:

BEGINNING at the Northwesterly corner of Lot 4, Plat of Merimbula, according to the plat thereof recorded October 30, 2001, under Auditor's File No. 200110300048, records of Skagit County, Washington, also being a point on the Easterly line of said Lot 21, Plat of Cheastys Big Lake Tracts, Skagit County, Washington from which the North line of said Lot 4 bears North 51°31'16" East; thence South 66°34'26" West for a distance of 129.76 feet, more or less, to the Westerly line of said Lot 20, Plat of Cheastys Big Lake Tracts, Skagit County, Washington and being the terminus of said line.

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 17,488+/- sq ft, 0.40 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 east (P-118545) owned by the grantee.

APPROVED

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

Skagit County

By: [Signature]
Title: Senior Planner

Date: 7/26/2022



7-26-22

Exhibit "D"

**Philip A. Hoffman and Barbara Hoffman, husband and wife, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-64410)**

Lots 20 and 21 of Plat of Cheastys Big Lake Tracts, Skagit County, Washington, as per plat recorded in Volume 4 of Plats, page 49, of the records of Skagit County.

EXCEPT that portion thereof lying Southeasterly of the following described line:

BEGINNING at the Northwesterly corner of Lot 4, Plat of Merimbula, according to the plat thereof recorded October 30, 2001, under Auditor's File No. 200110300048, records of Skagit County, Washington, also being a point on the Easterly line of said Lot 21, Plat of Cheastys Big Lake Tracts, Skagit County, Washington from which the North line of said Lot 4 bears North 51°31'16" East; thence South 66°34'26" West for a distance of 129.76 feet, more or less, to the Westerly line of said Lot 20, Plat of Cheastys Big Lake Tracts, Skagit County, Washington and being the terminus of said line.

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 27,433+/- sq ft, 0.63 acres



7/26/22

Exhibit "E"

**Rainee Thompson and Jerry Thompson, a married couple, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-118545)**

Parcel "A"

Lot 4, Plat of Merimbula, according to the plat thereof recorded October 30, 2001, under Auditor's File No. 200110300048, records of Skagit County, Washington.

TOGETHER WITH portions of Lots 20 and 21 of Plat of Cheastys Big Lake Tracts, Skagit County, Washington, as per plat recorded in Volume 4 of Plats, page 49, records of Skagit County, Washington lying Southeasterly of the following described line:

BEGINNING at the Northwesterly corner of Lot 4, Plat of Merimbula, according to the plat thereof recorded October 30, 2001, under Auditor's File No. 200110300048, records of Skagit County, Washington, also being a point on the Easterly line of said Lot 21, Plat of Cheastys Big Lake Tracts, Skagit County, Washington from which the North line of said Lot 4 bears North 51°31'16" East; thence South 66°34'26" West for a distance of 129.76 feet, more or less, to the Westerly line of said Lot 20, Plat of Cheastys Big Lake Tracts, Skagit County, Washington and being the terminus of said line.

Parcel "B"

Easement for access and utilities over, under, across and through "Cooma Place", as shown on the face of Plat of Merimbula, according to the plat thereof recorded October 30, 2001, under Auditor's File No. 200110300048, records of Skagit County, Washington.

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

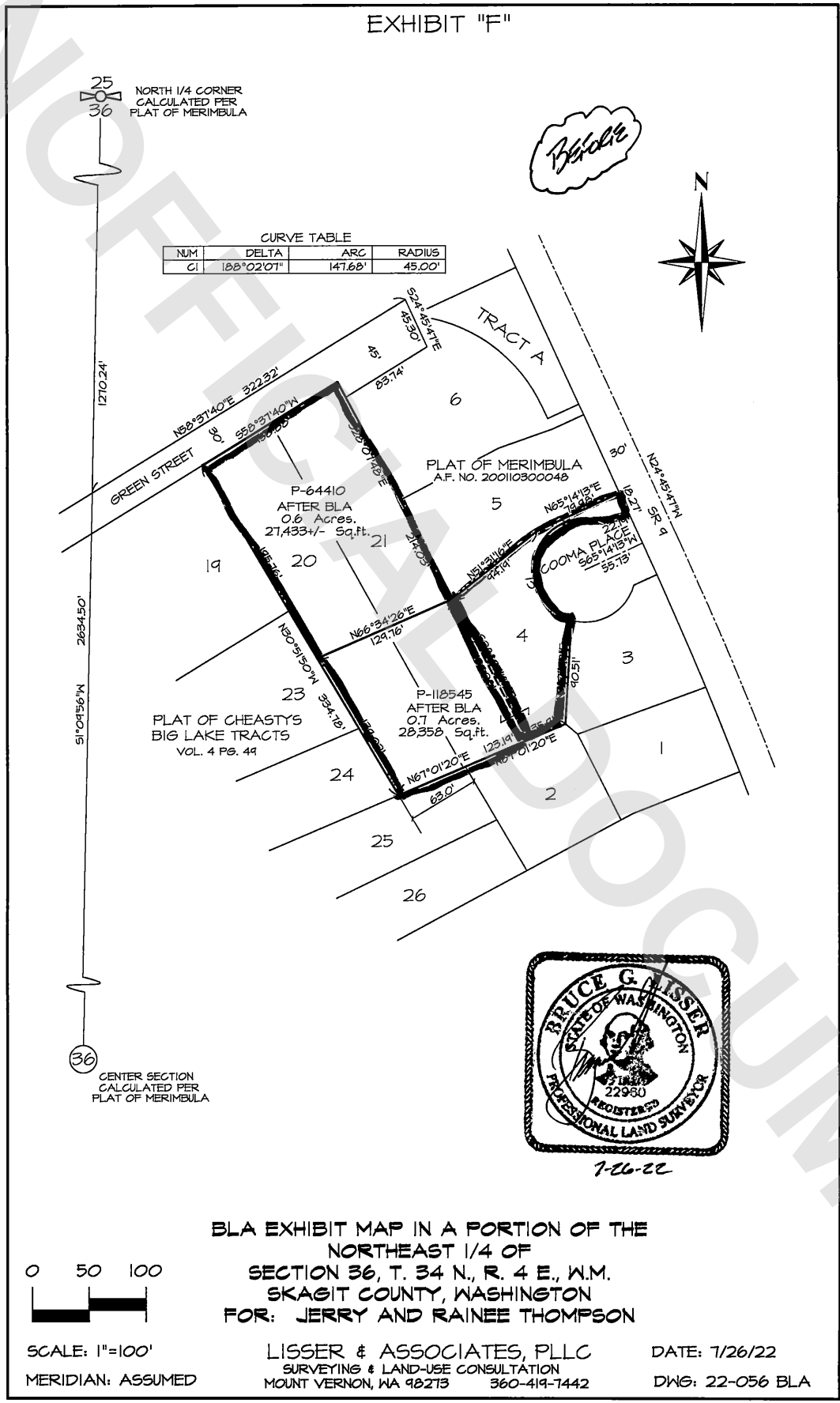
Situate in the County of Skagit, State of Washington.

Containing 28,358+/- sq ft, 0.65 acres

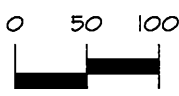


7-26-22

EXHIBIT "F"



BLA EXHIBIT MAP IN A PORTION OF THE
 NORTHEAST 1/4 OF
 SECTION 36, T. 34 N., R. 4 E., W.M.
 SKAGIT COUNTY, WASHINGTON
 FOR: JERRY AND RAINEE THOMPSON

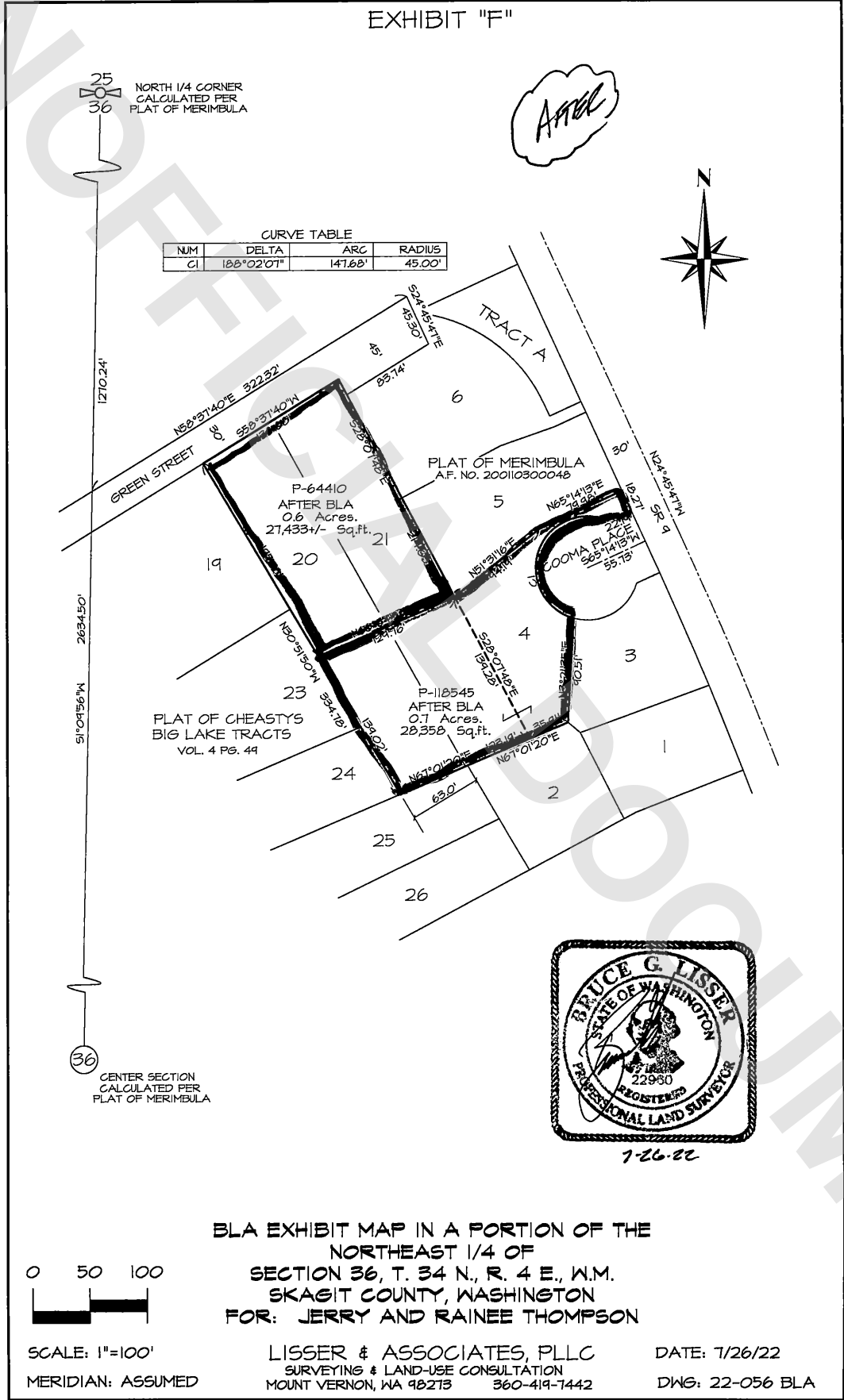


SCALE: 1"=100'
 MERIDIAN: ASSUMED

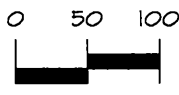
LISSER & ASSOCIATES, PLLC
 SURVEYING & LAND-USE CONSULTATION
 MOUNT VERNON, WA 98273 360-414-1442

DATE: 7/26/22
 DWG: 22-056 BLA

EXHIBIT "F"



BLA EXHIBIT MAP IN A PORTION OF THE
 NORTHEAST 1/4 OF
 SECTION 36, T. 34 N., R. 4 E., W.M.
 SKAGIT COUNTY, WASHINGTON
 FOR: JERRY AND RAINEE THOMPSON



SCALE: 1"=100'
 MERIDIAN: ASSUMED

LISSER & ASSOCIATES, PLLC
 SURVEYING & LAND-USE CONSULTATION
 MOUNT VERNON, WA 98273 360-419-1442

DATE: 7/26/22
 DWG: 22-056 BLA

EXHIBIT "F"

