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08/04/2023 01:55 PM Pages: 1 of 9 Fees: \$211.50  
Skagit County Auditor

**AFTER RECORDING RETURN TO:**  
Shepard Cutler  
1452 Eagle Springs Ct.  
Redmond, Oregon 97756

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2023 7551  
AUG 04 2023

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

Space Above the Line Intentionally Left Blank for Recorder's Use

**QUIT CLAIM DEED**

**DATED:** July 12, 2023

**PREPARED BY:** Shepard Cutler  
1452 Eagle Springs CT., Redmond , Oregon 97756

**ABBREVIATED LEGAL DESCRIPTION (SEE PAGE TWO (2) FOR FULL DESCRIPTION):**

Lot 5 and 6 of Parcel "A" a portion of Tracts 18 and 21, "Plat of the Burlington Acreage Property" To be consolidated into one lot.

**ASSESSOR'S PROPERTY TAX PARCEL NO:** P131225 and P131226

**REFERENCE NUMBERS OF RELATED DOCUMENTS:**

- Exhibit "A" Map of Lot Combination before Lot line adjustment.
- Exhibit "B" Map of Lot Combination after Lot line Adjustment

**GRANTORS:** Shepard Cutler and Maryke Cutler

**GRANTEES:** Shepard Cutler and Maryke Cutler

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.	
	7/16/2023
PLANNING DIRECTOR	DATE

NOTES: (1) APPROVED FOR BLA ONLY, NO DEVELOPMENT REVIEWED OR AUTHORIZED. NO REVIEW OF CRITICAL AREAS, DEVELOPMENT RESTRICTIONS, CONDITIONS, OR PROHIBITIONS MAY EXIST. (2) RE-DIVISION OF LOTS COMBINED MAY BE SUBJECT TO CITY LAND DIVISION APPROVAL AND APPLICABLE REGULATIONS BO, 7/18/23

## QUIT CLAIM DEED

State of

Washington

Skagit County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar (\$1.00) and other good or valuable consideration, if any, in hand paid to the "Grantor(s)" known as:

Shepard Cutler and Maryke Cutler, a married couple, residing at 1452 Eagle Springs CT, Redmond, Oregon, 97756.

The receipt whereof is hereby acknowledged, the undersigned hereby conveys and quitclaims to themselves, Shepard Cutler and Maryke Cutler, a married couple, residing at 1452 Eagle Springs Ct., Redmond, Oregon, 97756, as joint tenants (hereinafter the "Grantee(s)"), all the rights, title, interest, and claim in or to the following described real estate, situated in Skagit County, Washington, to-wit:

Lots 5 and 6 Before Lot Line Adjustment

Lots 5 and 6, Burlington Short Plat No. SS-3-07, approved October 2, 2012, recorded October 5, 2012, under Auditor's File No. 201210050061; being a portion of Tracts 18 and 21, "PLAT OF THE BURLINGTON ACREAGE PROPERTY?", as per plat

recorded in Volume 1 of Plats, page 49; AND also being a portion of Lot 59, "PLAT OF TINAS COMA", as per plat recorded on August 11, 2000, under Skagit County Auditor's FileNo.

200008110004; all records of Skagit County, State of

Washington. Situate in City of Burlington, County of Skagit,

State of Washington.

PARCEL "B": Easement for ingress, egress and utilities delineated as "Bendtsen Heights Drive" within Burlington Short Plat No. SS-3-07, approved October 2, 2012, recorded October 5, 2012, under Skagit County Auditor's File No. 201210050061.

Situate in City of Burlington, County of Skagit, State of

Washington. Lots 5 and 6 Combined

LOT 5 AND LOT 6, COMBINED AS ONE, OF BURLINGTON SHORT PLAT NO. SS-3-07, APPROVED OCTOBER 2, 2012, RECORDED OCTOBER 5, 2012, UNDER AUDITOR'S FILE NO. 201210050061; BEING A PORTION OF TRACTS 18 AND 21, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49; AND ALSO BEING A PORTION OF LOT 59, "PLAT OF TINAS COMA", AS PER PLAT RECORDED ON AUGUST 11, 2000, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200008110004; ALL RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON.

SITUATE IN CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B": EASEMENT FOR INGRESS, EGRESS AND UTILITIES DELINEATED AS "BENDTSEN HEIGHTS DRIVE" WITHIN BURLINGTON SHORT PLAT NO. SS-3-07, APPROVED OCTOBER 2, 2012, RECORDED OCTOBER 5, 2012, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201210050061.

SITUATE IN CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

**TO HAVE AND TO HOLD**, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

**IN WITNESS WHEREOF**, the Grantor(s) has duly executed this Quit Claim Deed as of Date: 7/13/23

Grantor's Signature [Signature] Date 7/13/23  
Print Name: Shepard Cutler  
Address: 1452 Eagle Springs CT, Redmond, Oregon, 97756

Grantor's Signature Maryke Cutler Date 7/13/23  
Print Name: Maryke Cutler  
Address: 1452 Eagle Springs CT, Redmond, Oregon, 97756

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[Signature] 7/13/23  
PLANNING DIRECTOR DATE

**NOTARY ACKNOWLEDGMENT**

State of Oregon)

County of

Deschutes)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shepard & Maryke Custer whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

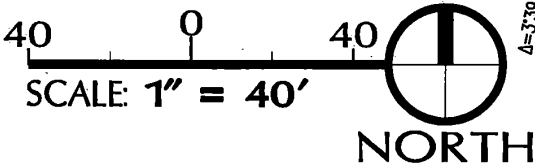
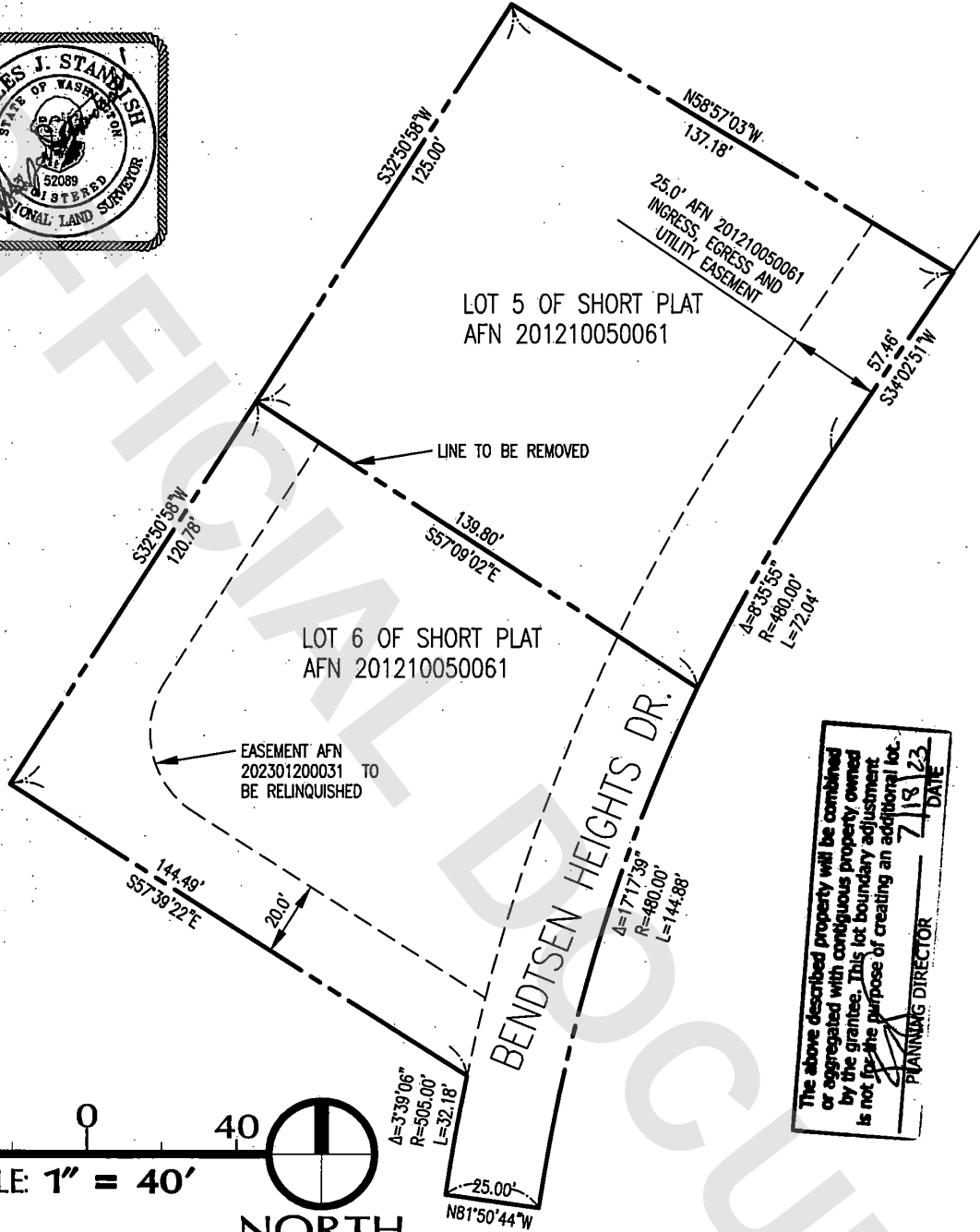
Given under my hand this 13 day of July, 2023

Joyce Jones (SEAL)  
Notary Public

My Commission Expires: 04-02-2024



SE/4, NE/4 SEC. 32, TOWNSHIP 35 N., RANGE 4 E, W.M.



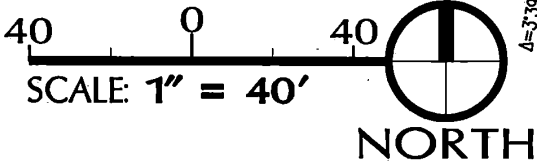
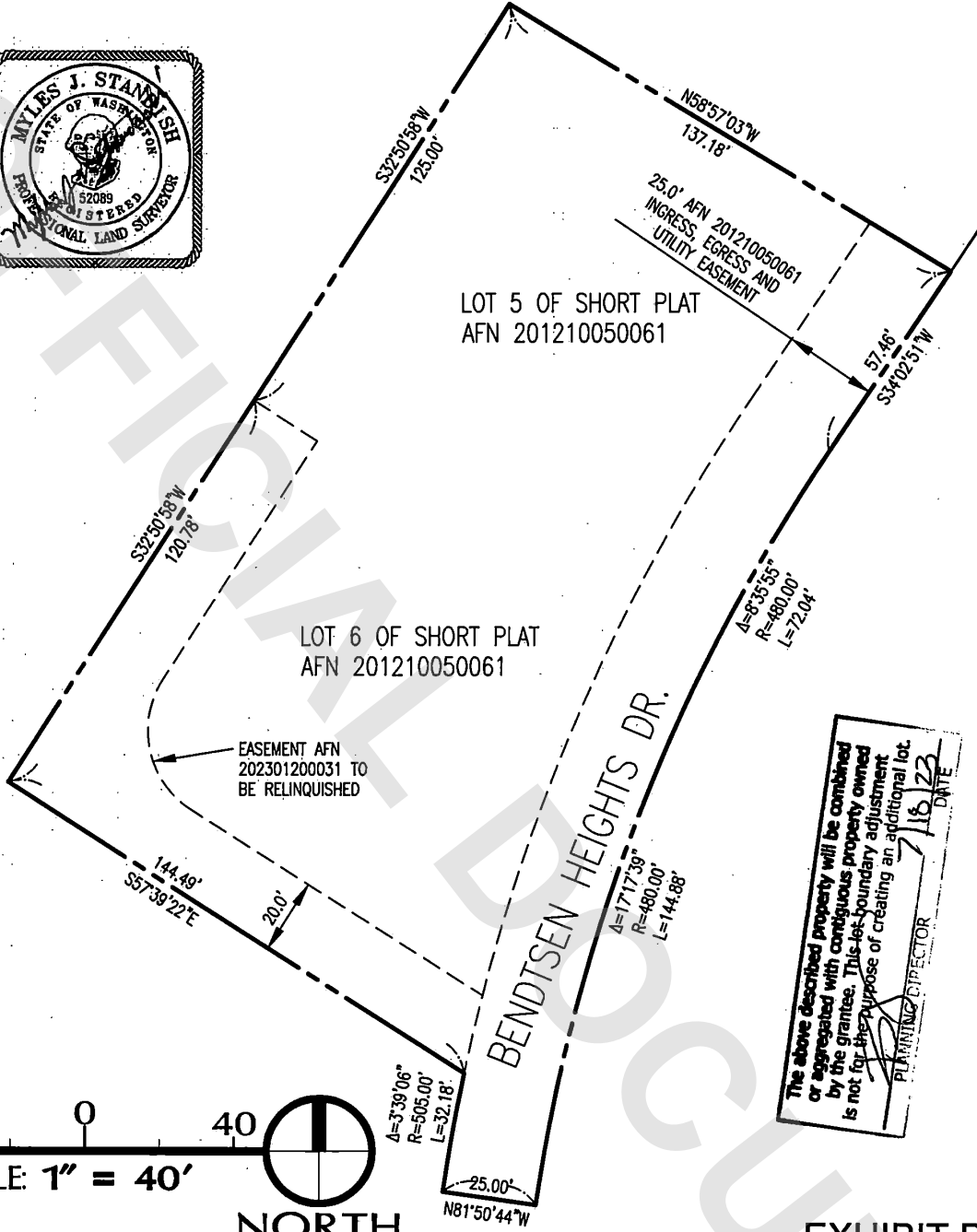
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PLANNING DIRECTOR: 7/18/23 DATE

EXHIBIT A

<p><b>Sound Development Group</b> ENGINEERING, SURVEYING &amp; LAND DEVELOPMENT SERVICES P.O. Box 705 • 111 Cleveland Avenue, Suite 202 Mount Vernon, WA 98273 Tel: 360-404-2010 Fax: 360-404-2013</p>	<p>SHEET DESCRIPTION</p> <p><b>CITY OF BURLINGTON</b></p>	<p>SCALE: 1" = 40'</p> <p>DRAWN BY: M. STANDISH</p> <p>JOB NUMBER: 22026</p> <p>DATE: 06-30-2023</p>
	<p>PROJECT</p> <p><b>LOT COMBINATION (BEFORE) FOR SHEP CUTLER</b></p>	<p>DRAWING NAME</p> <p>22026 SHEET</p>

SE/4, NE/4 SEC. 32, TOWNSHIP 35 N., RANGE 4 E, W.M.



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PLANNING DIRECTOR *[Signature]* 16 123 DATE

EXHIBIT B

**Sound Development Group**  
 ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES  
 P.O. Box 705-1111 Cleveland Avenue, Suite 202  
 Mount Vernon, WA 98273  
 Tel: 360-404-2010 Fax: 360-404-2013

SHEET DESCRIPTION  
**CITY OF BURLINGTON**

PROJECT  
**LOT COMBINATION (AFTER) FOR SHEP CUTLER**

SCALE: 1" = 40'  
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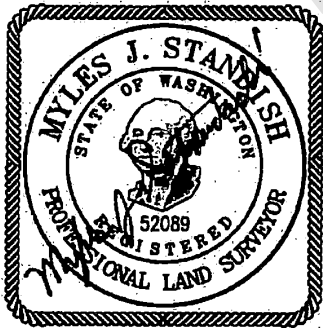
LOT 5 BEFORE

LOT 5, BURLINGTON SHORT PLAT NO. SS-3-07, APPROVED OCTOBER 2, 2012, RECORDED OCTOBER 5, 2012, UNDER AUDITOR'S FILE NO. 201210050061; BEING A PORTION OF TRACTS 18 AND 21, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49; AND ALSO BEING A PORTION OF LOT 59, "PLAT OF TINAS COMA", AS PER PLAT RECORDED ON AUGUST 11, 2000, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200008110004; ALL RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON.

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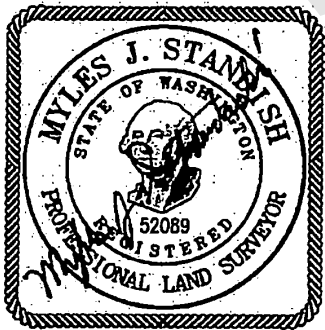
LOT 6 BEFORE

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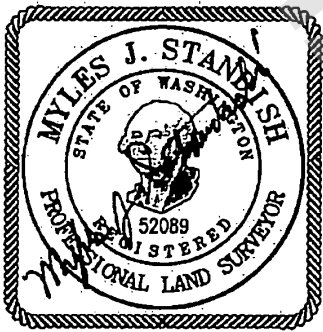
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JULY 18, 2023  
BRAD JOHNSON, COMMUNITY DEVELOPMENT DIRECTOR, CITY OF BURLINGTON  
*[Signature]*

(2) COMBINED LOTS MAY REQUIRE CITY APPROVAL FOR DIVISION/RE-DIVISION. AND WILL BE SUBJECT TO LAND DIVISION AND DEVELOPMENT REGULATIONS.