



202309110066

09/11/2023 02:23 PM Pages: 1 of 8 Fees: \$210.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 8021

SEP 11 2023

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Amount Paid \$ 0
Skagit Co. Treasurer
By Deputy

Quitclaim Deed
(Boundary Line Adjustment)

Grantor: Joe E. Badillo Jr.
Grantee: Theron Wing & Mary Wing h/w
Legal Description: E 2' Lot 4, Block 1, Zindorf's First Addition to Mt. Vernon
Assessor's Property Tax Parcel or Account Nos.: P54841; P54842
Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE is made this 28 day of July, 2023, between Joe E. Badillo, Jr., as his separate property, Grantor, and Theron Wing & Mary Wing, h/w, Grantees.

Recitals

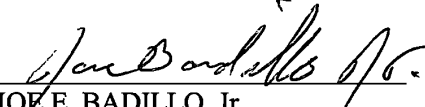
- a. Grantor is the owner of the property bearing Skagit County Assessor's parcel no. P54842, more particularly described in the attached Exhibit A.
- b. Grantees are the owners of the property bearing Skagit County Assessor's parcel no. P54841, more particularly described in the attached Exhibit B.
- c. The parties wish to reconfigure and adjust the boundaries amongst the said parcels, with a portion of Grantor's property, described in the attached Exhibit C, to be incorporated into Grantees' property.
- d. The adjusted description of Grantor's 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 no monetary consideration, grantor does hereby QUIT CLAIM to the grantees all of his 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 purpose of creating an additional building lot.




 JOE E. BADILLO, Jr.

STATE OF WASHINGTON)
 :ss
 COUNTY OF SKAGIT)

On this day personally appeared before me Joe E. Badillo, Jr., 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 26 day of JULY, 2023.





 NOTARY PUBLIC in and for the State of Washington, residing at
MOUNT VERNON
 My commission expires: 3-15-26
 Name: KEVIN LISSER

Exhibit "A"

**Joe E. Badillo, Jr., as his separate property, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-54842)**

Parcel "A"

Lot 4, Block 1, Zindorf's First Add'n to Mount Vernon, Washington, according to the plat thereof recorded in Volume 3 of Plats, page 12, records of Skagit County, Washington.

EXCEPT the South 4 feet thereof.

Parcel "B"

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 29, Township 34 North, Range 4 East, W.M., lying East of a line that is 660 feet East of and parallel with the West line of the Northwest 1/4 of said Section 29 and South of the South line of Section Street and North of the South line of Lot 4, Block 1, Zindorf's First Add'n to Mount Vernon, Washington, according to the plat thereof recorded in Volume 3 of Plats, page 12, 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 being situated in the City of Mount Vernon, County of Skagit, State of Washington.

Exhibit "C"

**Portion of Joe E. Badillo, Jr., as his separate property, Parcel
(Skagit County Assessor's Parcel No. P-54842)
to be Boundary Line Adjusted to
Theron E. Wing and Mary D. Wing, husband and wife, Parcel
(Skagit County Assessor's Parcel No. P-54841)**

The East 2.00 feet (as measured perpendicular to the East line) of Lot 4, Block 1, Zindorf's First Add'n to Mount Vernon, Washington, according to the plat thereof recorded in Volume 3 of Plats, page 12, records of Skagit County, Washington;

EXCEPT the South 4.0 feet (as measured perpendicular to the South line) thereof;

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 233 sq. ft.

Exhibit "B"

**Theron E. Wing and Mary D. Wing, husband and wife, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-54841)**

Lot 3, Block 1, Zindorf's First Add'n to Mount Vernon, Washington, as per plat recorded in Volume 3 of Plats, page 12, 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 City of Mount Vernon, County of Skagit, State of Washington.

Exhibit "D"

**Joe E. Badillo, Jr., as his separate property, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-54842)**

Parcel "A"

Lot 4, Block 1, Zindorf's First Add'n to Mount Vernon, Washington, according to the plat thereof recorded in Volume 3 of Plats, page 12, records of Skagit County, Washington.

EXCEPT the South 4.0 feet (as measured perpendicular to the South line) thereof.

AND ALSO EXCEPT the East 2.00 feet (as measured perpendicular to the East line) thereof.

Parcel "B"

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 29, Township 34 North, Range 4 East, W.M., lying East of a line that is 660 feet East of and parallel with the West line of the Northwest 1/4 of said Section 29 and South of the South line of Section Street and North of the South line of Lot 4, Block 1, Zindorf's First Add'n to Mount Vernon, Washington, according to the plat thereof recorded in Volume 3 of Plats, page 12, 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 being situated in the City of Mount Vernon, County of Skagit, State of Washington.

Containing 3,942 sq. ft., 0.1 acres

Exhibit "E"

**Theron E. Wing and Mary D. Wing, husband and wife, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-54841)**

Lot 3, Block 1, Zindorf's First Addition to Mount Vernon, Washington, as per plat recorded in Volume 3 of Plats, page 12, records of Skagit County, Washington.

TOGETHER WITH the East 2.00 feet (as measured perpendicular to the East line) of Lot 4, Block 1, Zindorf's First Add'n to Mount Vernon, Washington, according to the plat thereof recorded in Volume 3 of Plats, page 12, records of Skagit County, Washington EXCEPT the South 4.0 feet (as measured perpendicular to the South line) thereof;

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 3,250 sq. ft., 0.1 acres

APPROVAL

The property as described will be combined or aggregated with contiguous property to the East (P-54841) 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 7TH day of SEPTEMBER, 2023, 2023.