

202404020054

04/02/2024 01:00 PM Pages: 1 of 8 Fees: \$310.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2024 0100  
APR 02 2024

Amount Paid \$ 0  
Skagit Co. Treasurer  
By [Signature] Deputy

When recorded return to:

Craig Sjostrom  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

**Quitclaim Deed**

(Boundary Line Adjustment)

Grantors: Douglas Barnet & Kimberly Barnet, h/w  
Grantees: Douglas Barnet & Kimberly Barnet, h/w  
Legal Description: ptn Lots 11-13, Block 66, Amended Plat of Burlington  
Assessor's Property Tax Parcel or Account No.: P71740  
Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE is made this 1 day of APRIL, 2024, between Douglas Barnet & Kimberly Barnet, h/w, Grantors, and Douglas Barnet & Kimberly Barnet, h/w, Grantees.

**Recitals**

- a. Grantors/ Grantees are the owners of the property bearing Skagit County Assessor's parcel no. P71740, more particularly described in the attached Exhibit A.
- b. The parties wish to adjust the boundaries between the subject three city lots.
- c. The adjusted description of a reconfiguration of a portion of P71740, styled as Lot A, is attached as Exhibit B.
- e. The adjusted description of the remainder of P71740, styled as Lot B, is attached as Exhibit C.
- f. A diagram showing the adjusted boundaries is attached as Exhibit D.

Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, and for no monetary consideration, 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 Exhibits B & C.

This boundary adjustment is not for the purposes of creating an additional building lot.

DATED: 4-1-, 2024.

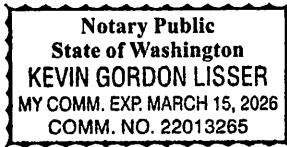
Douglas Barnet  
DOUGLAS BARNET

Kimberly Barnet  
KIMBERLY BARNET

STATE OF WASHINGTON )  
  ) :ss  
COUNTY OF SKAGIT )

On this day personally appeared before me Douglas Barnet, 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 1 day of APRIL, 2024.

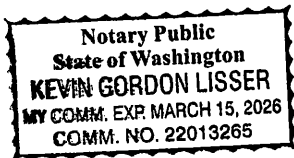


K. L.  
NOTARY PUBLIC in and for the State of  
Washington, residing at MOUNT VERNON, WA  
My commission expires: 3-15-26  
Name: KEVIN LISSER

STATE OF WASHINGTON )  
  ) :ss  
COUNTY OF SKAGIT )

On this day personally appeared before me Kimberly Barnet, 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 1 day of APRIL, 2024.



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

Exhibit "A"

**Douglas Barnet and Kimberly Barnet, Property  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel Number P-71740)**

Lots 11, 12 and 13, Block 66, "Amended Plat of Burlington, Skagit County, Wash.," as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

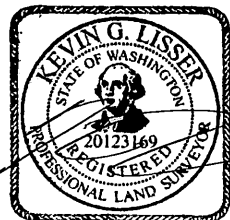
SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

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

The above described property is not to be divided or aggregated with contiguous property owned by the grantee. This lot boundary adjustment is not for the purpose of creating an additional lot.

*[Signature]*  
PLANNING DIRECTOR

*4/2/2024*  
DATE



4-1-24

**Exhibit "B"**

**Douglas Barnet and Kimberly Barnet, Property  
After Boundary Line Adjustment (Lot B)  
(Skagit County Assessor's Parcel Number P-71740)**

That portions of Lots 11, 12 and 13, Block 66, "Amended Plat of Burlington, Skagit County, Wash.," as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington lying South of the following described line:

Commencing at the Southwest corner of Lot 11, Block 66, said Amended Plat of Burlington, Skagit County, Wash.,"  
thence North 00°00'22" West, along the West line of Lot 11, also being the East margin of South Regent Street, for a distance of 69.59 feet to the TRUE POINT OF BEGINNING of said line;  
thence South 89°59'57" East for a distance of 41.00 feet;  
thence North 00°00'22" West for a distance of 3.00 feet;  
thence South 89°59'57" East for a distance of 30.00 feet;  
thence North 00°00'22" West for a distance of 2.23 feet;  
thence South 89°59'57" East for a distance of 19.00 feet, more or less, to a point on the East line of Lot 13, Block 66, said "Amended Plat of Burlington, Skagit County, Wash." at a point bearing North 00°00'22" West and a distance of 74.82 from the Southeast corner of said Lot 13 and being the terminus of said line.

TOGETHER WITH an easement for sanitary sewer purposes over a portion of Lot 13, Block 66, "Amended Plat of Burlington, Skagit County, Wash.," as per plat recorded in Volume 3 of Plats, page 17, Skagit County, Washington, described as follows:

BEGINNING at the Northeast corner of said Lot 13;  
thence South 0°00'22" East, along the East line of said Lot 13, for a distance of 33.06 feet, more or less, to a point bearing North 00°00'22" West a distance of 74.82 feet from the Southeast corner of said Lot 13;  
thence North 89°59'57" East for a distance of 19.00 feet;  
thence North 45°48'43" East for a distance of 12.77 feet;  
thence North 00°00'22" West for a distance of 24.00 feet, more or less, to the North line of said Lot 13, at a point bearing North 89°59'57" West from the POINT OF BEGINNING;  
thence South 89°59'27" East along the North line of said Lot 13 for a distance of 10.00 feet, more or less, to the Northeast corner of said Lot 13 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 City of Burlington, County of Skagit, State of Washington.

Containing 6,453 sq ft., 015 acres

This boundary line adjustment conforms to the standards with City of Burlington Code 17.15.110 and any development within the lots must conform to the standards found within said code. Contact the City of Burlington Planning Department for additional information.

**APPROVAL**

There are currently three legal lots of record within this ownership due to the underlying platted lots. This process will reduce the number of three lots to two lots.

**APPROVED**

Reviewed and approved in accordance with City of Burlington Code, Chapter 16.16.

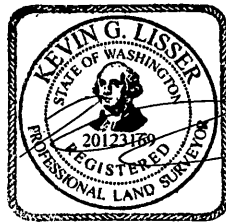
City of Burlington

By: Miranda Sines  
Title: Planner

Date: \_\_\_\_\_

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.  
PLANNING DIRECTOR 4/2/24  
DATE

Approved for boundary line adjustment w/ly. No other development approved. No critical areas review performed.



4-1-24

**Exhibit "C"****Douglas Barnet and Kimberly Barnet, Property  
After Boundary Line Adjustment (Lot A)  
(Skagit County Assessor's Parcel Number P-71740)**

That portions of Lots 11, 12 and 13, Block 66, "Amended Plat of Burlington, Skagit County, Wash.," as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington lying North of the following described line:

Commencing at the Southwest corner of Lot 11, Block 66, said Amended Plat of Burlington, Skagit County, Wash.;"  
thence North 00°00'22" West, along the West line of Lot 11, also being the East margin of South Regent Street, for a distance of 69.59 feet to the TRUE POINT OF BEGINNING of said line;  
thence South 89°59'57" East for a distance of 41.00 feet;  
thence North 00°00'22" West for a distance of 3.00 feet;  
thence South 89°59'57" East for a distance of 30.00 feet;  
thence North 00°00'22" West for a distance of 2.23 feet;  
thence South 89°59'57" East for a distance of 19.00 feet, more or less, to a point on the East line of Lot 13, Block 66, said "Amended Plat of Burlington, Skagit County, Wash." at a point bearing North 00°00'22" West and a distance of 74.82 from the Southeast corner of said Lot 13 and being the terminus of said line.

SUBJECT TO an easement for sanitary sewer purposes over a portion of Lot 13, Block 66, "Amended Plat of Burlington, Skagit County, Wash.," as per plat recorded in Volume 3 of Plats, page 17, Skagit County, Washington, described as follows:

BEGINNING at the Northeast corner of said Lot 13;  
thence South 0°00'22" East, along the East line of said Lot 13, for a distance of 33.06 feet, more or less, to a point bearing North 00°00'22" West a distance of 74.82 feet from the Southeast corner of said Lot 13;  
thence North 89°59'57" East for a distance of 19.00 feet;  
thence North 45°48'43" East for a distance of 12.77 feet;  
thence North 00°00'22" West for a distance of 24.00 feet, more or less, to the North line of said Lot 13, at a point bearing North 89°59'57" West from the POINT OF BEGINNING;  
thence South 89°59'27" East along the North line of said Lot 13 for a distance of 10.00 feet, more or less, to the Northeast corner of said Lot 13 to the POINT OF BEGINNING.

AND SUBJECT TO an easement for sewer purposes recorded under Skagit County Auditor's File No. 404285.

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

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

Containing 3,257 sq ft., 0.07 acres

This boundary line adjustment conforms to the standards with City of Burlington Code 17.15.110 and any development within the lots must conform to the standards found within said code. Contact the City of Burlington Planning Department for additional information.

**APPROVAL**

There are currently three legal lots of record within this ownership due to the underlying platted lots. This process will reduce the number of three lots to two lots.

**APPROVED**

Reviewed and approved in accordance with City of Burlington Code, Chapter 16.16.

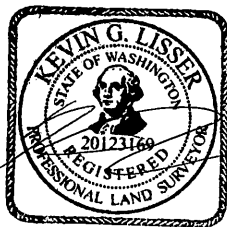
City of Burlington

By: Miranda Sires  
Title: Planner

Date: \_\_\_\_\_

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.  
[Signature] 4/2/2024  
PLANNING DIRECTOR DATE

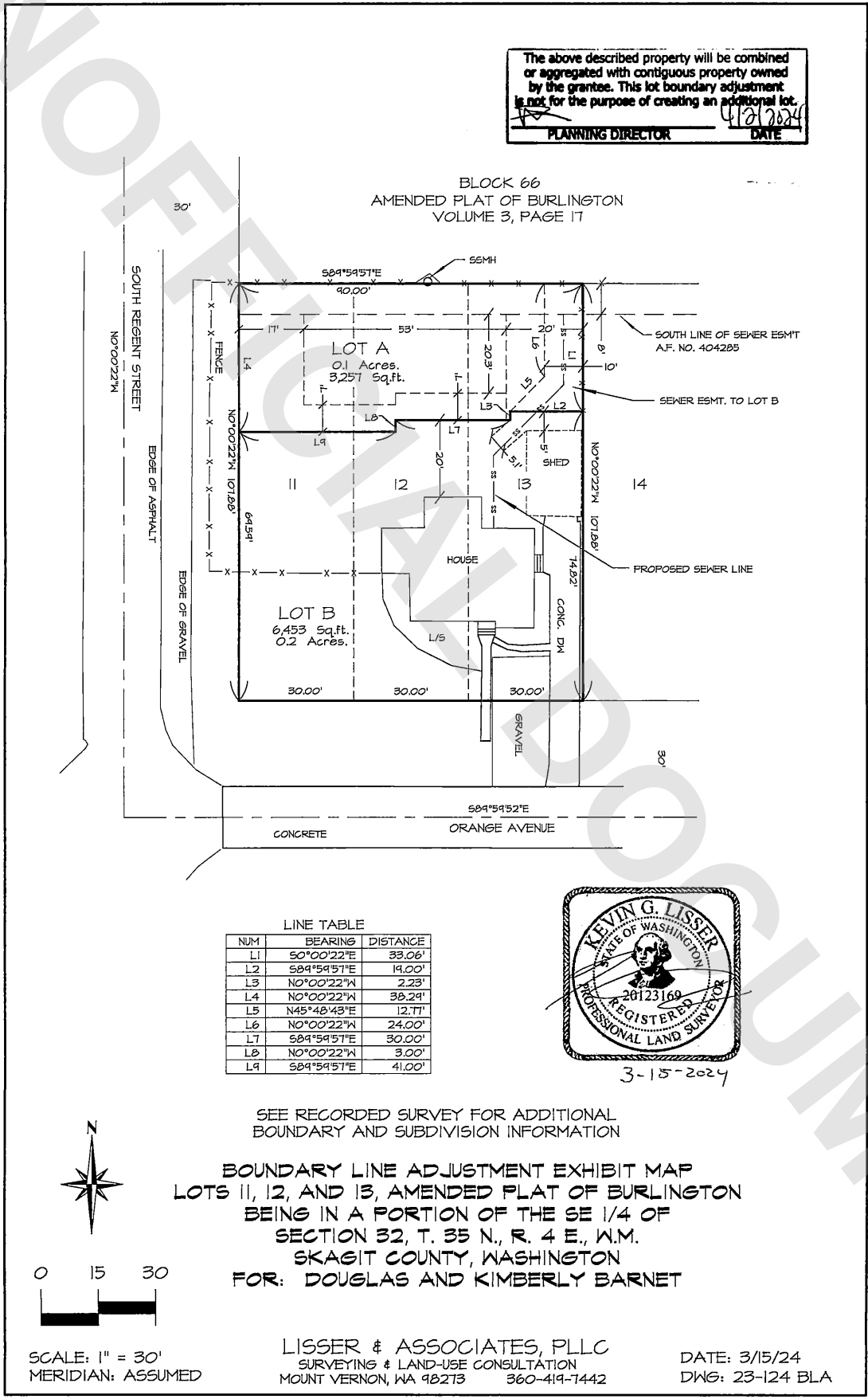
Approved for boundary line  
Adjustment only. No other  
development Approved. No  
critical areas review performed.



4-1-24

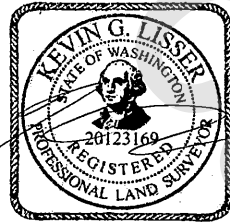
EXHIBIT "D"

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.  
 PLANNING DIRECTOR \_\_\_\_\_ DATE 4/2/2024



LINE TABLE

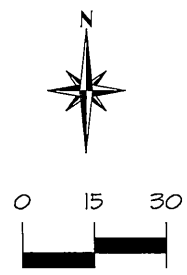
NUM	BEARING	DISTANCE
L1	S0°00'22"E	33.06'
L2	S89°59'57"E	19.00'
L3	N0°00'22"W	2.23'
L4	N0°00'22"W	98.24'
L5	N45°48'43"E	12.77'
L6	N0°00'22"W	24.00'
L7	S89°59'57"E	30.00'
L8	N0°00'22"W	3.00'
L9	S89°59'57"E	41.00'



3-15-2024

SEE RECORDED SURVEY FOR ADDITIONAL BOUNDARY AND SUBDIVISION INFORMATION

BOUNDARY LINE ADJUSTMENT EXHIBIT MAP  
 LOTS 11, 12, AND 13, AMENDED PLAT OF BURLINGTON  
 BEING IN A PORTION OF THE SE 1/4 OF  
 SECTION 32, T. 35 N., R. 4 E., W.M.  
 SKAGIT COUNTY, WASHINGTON  
 FOR: DOUGLAS AND KIMBERLY BARNET



SCALE: 1" = 30'  
 MERIDIAN: ASSUMED

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

DATE: 3/15/24  
 DWG: 23-124 BLA