

202404160011

04/16/2024 10:48 AM Pages: 1 of 8 Fees: \$310.50
Skagit County Auditor

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2024 0266
APR 16 2024

Amount Paid \$ -
Skagit Co. Treasurer
By Deputy

When recorded return to:

Craig Sjoström
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Quitclaim Deed
(Boundary Line Adjustment)

Grantor: Judith A. Pepper
Grantee: Judith A. Pepper
Legal Description: ptn Govt Lot 2, 2-34N-1EWM
Assessor's Property Tax Parcel or Account Nos.: P19007; P19010; P19011
Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE, is made this 18 day of Dec, 2023, between Judith A. Pepper, an unmarried person, Grantor, and Judith A. Pepper, an unmarried person, Grantee.

Recitals

- a. Grantor/ Grantee is the owner of the property bearing Skagit County Assessor's parcel no. P19007, P19010 and P19011, described in the attached Exhibit A.
- b. Grantor/ Grantee wishes to adjust and reconfigure the boundaries among the said parcels, per the adjusted description set forth in Exhibit B.
- c. A survey map showing the adjustment is attached as Exhibit C.

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 her interest in the

real property lying and being in the county of Skagit and State of Washington, and described in the attached Exhibit A.

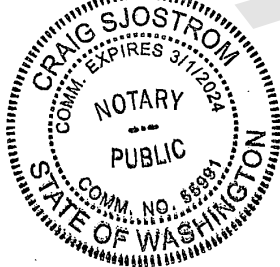
This boundary line adjustment is not for the purposes of creating an additional building lot.

Judith A. Pepper
JUDITH A. PEPPER

STATE OF WASHINGTON)
)
COUNTY OF SKAGIT)

On this day personally appeared before me Judith A. Pepper, to me known to be the individual 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 12 day of Dec., 2023.



Craig Sjostrom
NOTARY PUBLIC in and for the State of Washington, residing at
mt. Vernon
My commission expires: 3/1/24
Name: Craig Sjostrom

APPROVAL:

Reviewed and approved pursuant to SCC 14.18.700.

SKAGIT COUNTY PLANNING &
DEVELOPMENT SERVICES

By: Jeannette M. August 3/8/2024
(Signature) (Date)

Jeannette M. August
(Printed Name & Title) Associate Planner

EXHIBIT A
Property Prior to Adjustment

PARCEL "A":

The North 534.25 feet of Government Lot 2 Section 2, Township 34 North, Range 1 East W.M..

EXCEPT all property lying Westerly and Southwesterly of the Easterly and Northeasterly line of a strip of land 40 feet in width, the Westerly and Southwesterly line of which is described as follows:

Commencing at a point on the West line of said Government Lot 2 a distance of 534.25 feet South of the Northwest corner thereof;
thence Easterly parallel with the North line of said Government Lot 2 a distance of 249 feet to the point of beginning of this line description;
thence Northwesterly to a point on the West line of said Government Lot 2 which is 200 feet Southerly of the Northwest corner thereof;
thence Northerly to the Northwest corner of said Government Lot 2.

TOGETHER WITH a non-exclusive easement for ingress and egress and installation and maintenance of a roadway and utility lines to serve the above described property over and along the following described strip of land:

A strip of land 40 feet in width, the Westerly and Southwesterly line of which is described as follows:
Commencing at a point on the West line of said Government Lot 2 a distance of 534.25 feet South of the Northwest corner thereof;
thence Easterly parallel with the North line of said Government Lot 2 a distance of 249 feet to the point of beginning of this line description;
thence Northwesterly to a point on the West line of said Government Lot 2 which is 200 feet Southerly of the Northwest corner thereof;
thence Northerly to the Northwest corner of said Government Lot 2.

PARCEL "B":

Government Lot 2 in Section 2, Township 34 North, Range 1 East W.M.;

EXCEPT the North 534.25 feet thereof AND EXCEPT the West 249 feet thereof;

TOGETHER WITH a non-exclusive easement for ingress to and egress from, and installation and maintenance of a roadway and utility lines to serve the above described property over and along the following described strip of land:

A strip of land 40 feet in width, the Westerly and Southwesterly line of which is described as follows:
Commencing at a point on the West line of said Government Lot 2 a distance of 534.25 feet South of the Northwest corner thereof;
thence Easterly parallel with the North line of said Government Lot 2 a distance of 249 feet to the point of beginning of this line description;
thence Northwesterly to a point on the West line of said Government Lot 2 which is 200 feet Southerly of the Northwest corner thereof;
thence Northerly to the Northwest corner of said Government Lot 2.

EXHIBIT B
Property After Adjustment

New Lot "A":

The North 534.25 feet of Government Lot 2, Section 2, Township 34 North, Range 1 East, W.M..

EXCEPT all property lying Westerly and Southwesterly of the Easterly and Northeasterly line of a strip of land 40 feet in width, the Westerly and Southwesterly line of which is described as follows:

Commencing at a point on the West line of said Government Lot 2 a distance of 534.25 feet South of the Northwest corner thereof;
thence Easterly parallel with the North line of said Government Lot 2 a distance of 249 feet to the point of beginning of this line description;
thence Northwesterly to a point on the West line of said Government Lot 2 which is 200 feet Southerly of the Northwest corner thereof;
thence Northerly to the Northwest corner of said Government Lot 2.

AND EXCEPT that portion of the North 534.25 feet of Government Lot 2 in Section 2, Township 34 North, Range 1 East, W.M., described as follows:

Commencing at the Northwest Corner of Government Lot 2 in Section 2, Township 34 North, Range 1 East, W.M., thence North $89^{\circ}19'28''$ East, along the North line of said Government Lot 2, a distance of 40.00 feet;
Thence South $0^{\circ}09'54''$ West, parallel to the West line of said Government Lot 2, a distance of 70.01 feet to a point 40.00 feet East and 70.00 feet South of said Northwest Corner and the TRUE POINT OF BEGINNING;
Thence North $89^{\circ}19'28''$ East, parallel to the north line of said Government Lot 2, a distance of 40.89 feet;
Thence South $52^{\circ}09'26''$ East a distance of 125.20 feet;
Thence South $30^{\circ}10'24''$ East a distance of 170.26 feet;
Thence South $84^{\circ}30'31''$ East a distance of 102.84 feet;
Thence North $89^{\circ}19'28''$ East a distance of 238.65 feet to a point that is 607.00 feet East of the West line of Government Lot 2;
Thence South $0^{\circ}09'54''$ West, parallel to the West line of said Government Lot 2, a distance of 227.06 feet to the South line of the North 534.25 feet of said Government Lot 2;
Thence South $89^{\circ}19'28''$ West, along the South line of the North 534.25 feet of said Government Lot 2, a distance of 308.51 feet;
Thence North $36^{\circ}49'00''$ West a distance of 429.76 feet;
Thence North $0^{\circ}09'54''$ East, parallel to said West line of said Government Lot 2, a distance of 117.20 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH that portion of Government Lot 2 in Section 2, Township 34 North, Range 1 East, W.M., lying South of the North 534.25 feet thereof and lying East of the West 607.00 thereof.

AND TOGETHER WITH a non-exclusive easement for ingress and egress and installation and maintenance of a roadway and utility lines to serve the above described property over and along the following described strip of land:

New Lot "B":

Government Lot 2 in Section 2, Township 34 North, Range 1 East W.M.;

EXCEPT the North 534.25 feet thereof and EXCEPT the West 249 feet thereof and EXCEPT that portion lying East of the West 607.00 thereof;

TOGETHER WITH that portion of the North 534.25 feet of Government Lot 2 in Section 2, Township 34 North, Range 1 East, W.M., described as follows:

Commencing at the Northwest Corner of Government Lot 2 in Section 2, Township 34 North, Range 1 East, W.M., thence North 89°19'28" East, along the North line of said Government Lot 2, a distance of 40.00 feet;

Thence South 0°09'54" West, parallel to the West line of said Government Lot 2, a distance of 70.01 feet to a point 40.00 feet East and 70.00 feet South of said Northwest Corner and the TRUE POINT OF BEGINNING;

Thence North 89°19'28" East, parallel to the north line of said Government Lot 2, a distance of 40.89 feet;

Thence South 52°09'26" East a distance of 125.20 feet;

Thence South 30°10'24" East a distance of 170.26 feet;

Thence South 84°30'31" East a distance of 102.84 feet;

Thence North 89°19'28" East a distance of 238.65 feet to a point that is 607.00 feet East of the West line of Government Lot 2;

Thence South 0°09'54" West, parallel to the West line of said Government Lot 2, a distance of 227.06 feet to the South line of the North 534.25 feet of said Government Lot 2;

Thence South 89°19'28" West, along the South line of the North 534.25 feet of said Government Lot 2, a distance of 308.51 feet;

Thence North 36°49'00" West a distance of 429.76 feet;

Thence North 0°09'54" East, parallel to said West line of said Government Lot 2, a distance of 117.20 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH a non-exclusive easement for ingress to and egress from, and installation and maintenance of a roadway and utility lines to serve the above described property over and along the following described strip of land:

A strip of land 40 feet in width, the Westerly and Southwesterly line of which is described as follows:

Commencing at a point on the West line of said Government Lot 2 a distance of 534.25 feet South of the Northwest corner thereof;

thence Easterly parallel with the North line of said Government Lot 2 a distance of 249 feet to the point of beginning of this line description;

thence Northwesterly to a point on the West line of said Government Lot 2 which is 200 feet Southerly of the Northwest corner thereof;

thence Northerly to the Northwest corner of said Government Lot 2.

Situate in the County of Skagit, State of Washington.

A strip of land 40 feet in width, the Westerly and Southwesterly line of which is described as follows:

Commencing at a point on the West line of said Government Lot 2 a distance of 534.25 feet South of the Northwest corner thereof;
thence Easterly parallel with the North line of said Government Lot 2 a distance of 249 feet to the point of beginning of this line description;
thence Northwesterly to a point on the West line of said Government Lot 2 which is 200 feet Southerly of the Northwest corner thereof;
thence Northerly to the Northwest corner of said Government Lot 2.

Situate in the County of Skagit, State of Washington.

