



202412110015

12/11/2024 09:19 AM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

When recorded return to:

2024 3224
DEC 11 2024

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

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

Quitclaim Deed
(Boundary Line Adjustment)

Grantor: Guy L. Vallee & Marla L. Vallee h/w
Grantee: Guy L. Vallee & Marla L. Vallee h/w
Legal Description: Lots 151 & 152, Eaglemont Phase 1B, Div. 5 & 6
Assessor's Property Tax Parcel or Account Nos.: P124060; P124061
Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE is made this 30 day of SEPTEMBER, ²⁰²⁴~~2023~~, between Guy L. Vallee & Marla L. Vallee h/w, Grantors, and Guy L. Vallee & Marla L. Vallee h/w, Grantees.

Recitals

- a. Grantors/ Grantees are the owners of the property bearing Skagit County Assessor's parcel nos. P124-060 and P124061, more particularly described in the attached Exhibits A and B.
- b. Grantors/Grantees wish to consolidate the two parcels into one.
- c. The adjusted description of the combined property is set forth in the attached Exhibit C.
- d. A diagram showing the adjustment 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 Exhibit C.

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

Guy L. Vallee
GUY L. VALLEE

Marla L. Vallee
MARLA L. VALLEE

STATE OF WASHINGTON)
 :SS
COUNTY OF SKAGIT)

On this day personally appeared before me Guy L. Vallee, to me known to be the 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 30 day of SEPTEMBER, 2024.

Notary Public
State of Washington
KEVIN GORDON LISSER
MY COMM. EXP. MARCH 15, 2026
COMM. NO. 22013265

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

STATE OF WASHINGTON)
 :SS
COUNTY OF SKAGIT)

On this day personally appeared before me Marla L. Vallee, 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 30 day of SEPTEMBER, 2024.

Notary Public
State of Washington
KEVIN GORDON LISSER
MY COMM. EXP. MARCH 15, 2026
COMM. NO. 22013265

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

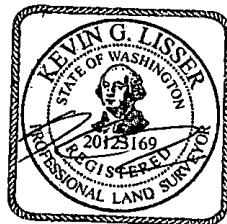
Exhibit "A"

**Guy L. Vallee and Marla L. Vallee, a married couple, Parcel
Before Boundary Line Adjustment
(Skagit County Assessor's Parcel Number (P-124061))**

Lot 152, "Plat of Eaglemont Phase 1B, Division Nos. 5 and 6", according to the plat thereof recorded January 10, 2006, under Auditor's File No. 200601100170, 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.



9-18-24

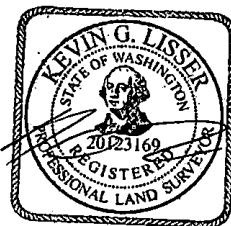
Exhibit "B"

**Guy L. Vallee and Marla L. Vallee, a married couple, Parcel
Before Boundary Line Adjustment
(Skagit County Assessor's Parcel Number (P-124060))**

Lot 151, "Plat of Eaglemont Phase 1B, Division Nos. 5 and 6", according to the plat thereof recorded January 10, 2006, under Auditor's File No. 200601100170, 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.



9-18-24

MIN: 1003924-1121330437-4
M&T #: 4002535658

Exhibit "C"

**Guy L. Vallee and Marla L. Vallee, a married couple, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers (P-124060 and P-124061))**

Lots 151 and 152, "Plat of Eaglemont Phase 1B, Division Nos. 5 and 6", according to the plat thereof recorded January 10, 2006, under Auditor's File No. 200601100170, 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.

Containing 27,703 sq ft, 0.63 acres

APPROVAL

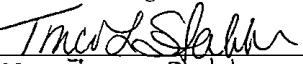
The property hereon will be combined or aggregated into a single property owned by Guy L. Vallee and Marla L. Vallee, a married couple. This Boundary Line Adjustment is not for the purpose of creating an additional building lot.

This Boundary Line Adjustment is hereby approved.


Public Works Director

Dated this 10TH day of December, 2024.

Mortgage Electronic Registration Systems, Inc. as designated nominee for, Fairway Independent Mortgage Corporation, as beneficiary of the security instrument, its successors and assigns

By: 
Print Name: Traci Stabler
Title: Assistant Secretary
State of New York
County of Erie

I certify that I know or have satisfactory evidence that Traci Stabler is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Assistant Secretary acting solely as nominee for of **Mortgage Electronic Registration Systems, Inc. as designated nominee for, Fairway Independent Mortgage Corporation, as beneficiary of the security instrument, its successors and assigns** to be the free and voluntary act of such part for the uses and purposes mentioned in the instrument.

Dated: 12/3/2024

Wanda Irizarry Rivera
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 011R0013652
Qualified in Erie County
Commission Expires 09/19/2027

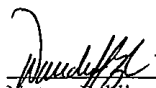
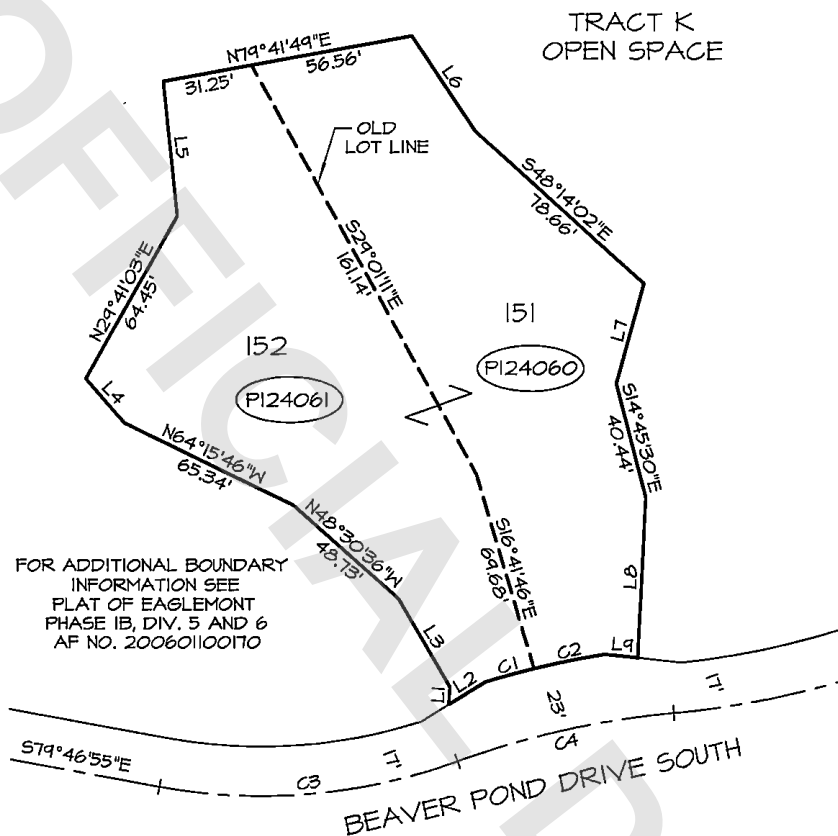

Notary Public Wanda Irizarry
My appointment expires 09/19/2027
Residing at 1 Fountain Plaza, Buffalo, NY 14240

EXHIBIT D

**4629 BEAVER POND DRIVE SOUTH
MOUNT VERNON, WA 98273**



FOR ADDITIONAL BOUNDARY
INFORMATION SEE
PLAT OF EAGLEMONT
PHASE 1B, DIV. 5 AND 6
AF NO. 200601100110

LINE TABLE

NUM	BEARING	DISTANCE
L1	N3°21'30"E	6.07'
L2	N58°24'40"E	15.14'
L3	N30°28'44"W	35.05'
L4	N41°42'58"W	20.36'
L5	N6°04'59"W	46.63'
L6	S33°44'37"E	39.58'
L7	S15°35'37"W	35.71'
L8	S2°50'19"W	55.31'
L9	N83°57'25"W	11.54'

BEFORE LOT CONSOLIDATION
 LOT 151
 13,680 SQ FT
 0.31 ACRES

 LOT 152
 14,023 SQ FT
 0.32 ACRES

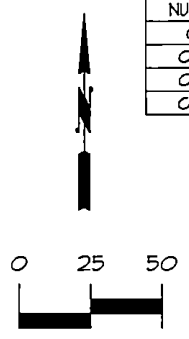
AFTER LOT CONSOLIDATION
 27,703 SQ FT
 0.63 ACRES

CURVE TABLE

NUM	DELTA	ARC	RADIUS
C1	3°03'58"	17.28'	323.00'
C2	4°21'04"	25.09'	323.00'
C3	30°07'19"	105.15'	200.00'
C4	14°44'35"	71.19'	300.00'



4-18-24



SCALE: 1" = 50'

MERIDIAN: ASSUMED

**LOTS 151 AND 152
PLAT OF EAGLEMONT PHASE 1B, DIV. 5 AND 6
SECTION 27, T. 34 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: GUY AND MARLA VALLEE**

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

DATE: 9/18/24
DWG: 24-103 LC