



201709280104

Skagit County Auditor \$81.00  
9/28/2017 Page 1 of 8 10:43AM

When recorded return to:

Craig Sjostrom  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

**Quitclaim Deed**  
(Boundary Line Adjustment)

Grantors: John Holmgren & Barbara N. Holmgren, h/w

Grantee: Terra Duplexes LLC

Legal Description: W 13' Lot 3, Block 90, Amended Plat of Burlington

Assessor's Property Tax Parcel or Account Nos.: P71895; P71896

Reference Nos of Documents Assigned or Released: N/A

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20174571  
SEP 28 2017

Amount Paid \$0  
Skagit Co. Treasurer  
By *man* Deputy

THIS INDENTURE, is made this 26<sup>th</sup> day of SEP, 2017, between John Holmgren & Barbara N. Holmgren, h/w, Grantors, and Terra Duplexes LLC, a Washington limited liability company, Grantee.

**Recitals**

- a. Grantors are the owners of the property bearing Skagit County Assessor's parcel no. P71895, described in the attached Exhibit A.
- b. Grantee is are the owner of the property bearing Skagit County Assessor's parcel no. P71896, described in the attached Exhibit B.
- c. The parties wish to adjust the boundary between the two parcels, with a portion of P71895 (described in the attached Exhibit C), incorporated into P71896.
- d. The adjusted description of P71895 is attached hereto as Exhibit D.



**Exhibit "A"**

**John Holmgren and Barbara N. Holmgren, Parcel  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel No. P-71895)**

Lots 1, 2, and 3, Block 90, of 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.



9-19-17

**Exhibit "B"**

**Terra Duplexes, LLC, a Washington Limited Liability Company, Parcel  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel No. P-71896)**

Lots 4 and 5, Block 90, of Amended Plat of Burlington, Skagit County, Wash., as per plat recorded in Volume 5 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.



9-19-17

**Exhibit "C"**

**Portion of John Holmgren and Barbara N. Holmgren Parcel  
(Skagit County Assessor's Parcel No. P-71895)  
To be Boundary Line Adjustment to  
Terra Duplexes, LLC, a Washington Limited Liability, Parcel  
(Skagit County Assessor's Parcel No. P-71896)**

The West 13.00 feet (as measured perpendicular to the West line) of Lot 3, Block 90, of 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 parcel will be combined or aggregated with contiguous property to the west (P-71896) owned by the grantee.

**APPROVAL**

This Boundary Line Adjustment is not for the purpose of creating additional building lots.

**APPROVED**

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

City of Burlington

By: 

Date: 9/27/2017

Title: BRAD JOHNSON, SENIOR PLANNER



9.19.17

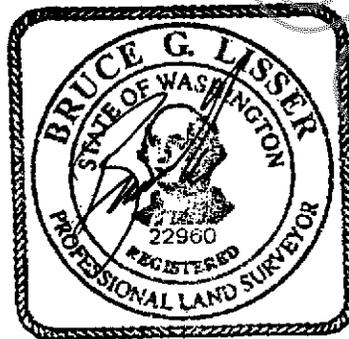
**Exhibit "D"**

**John Holmgren and Barbara N. Holmgren, Parcel  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel No. P-71895)**

Lots 1, 2, and 3, EXCEPT the West 13.00 feet (as measured perpendicular to the West line) of said Lot 3, Block 90, of 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



9-19-17

**Exhibit "E"**

**Terra Duplexes, LLC, a Washington Limited Liability Company, Parcel  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel No. P-71896)**

The West 13.00 feet (as measured perpendicular to the West line) of Lot 3, and Lots 4 and 5, Block 90, of Amended Plat of Burlington, Skagit County, Wash., as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

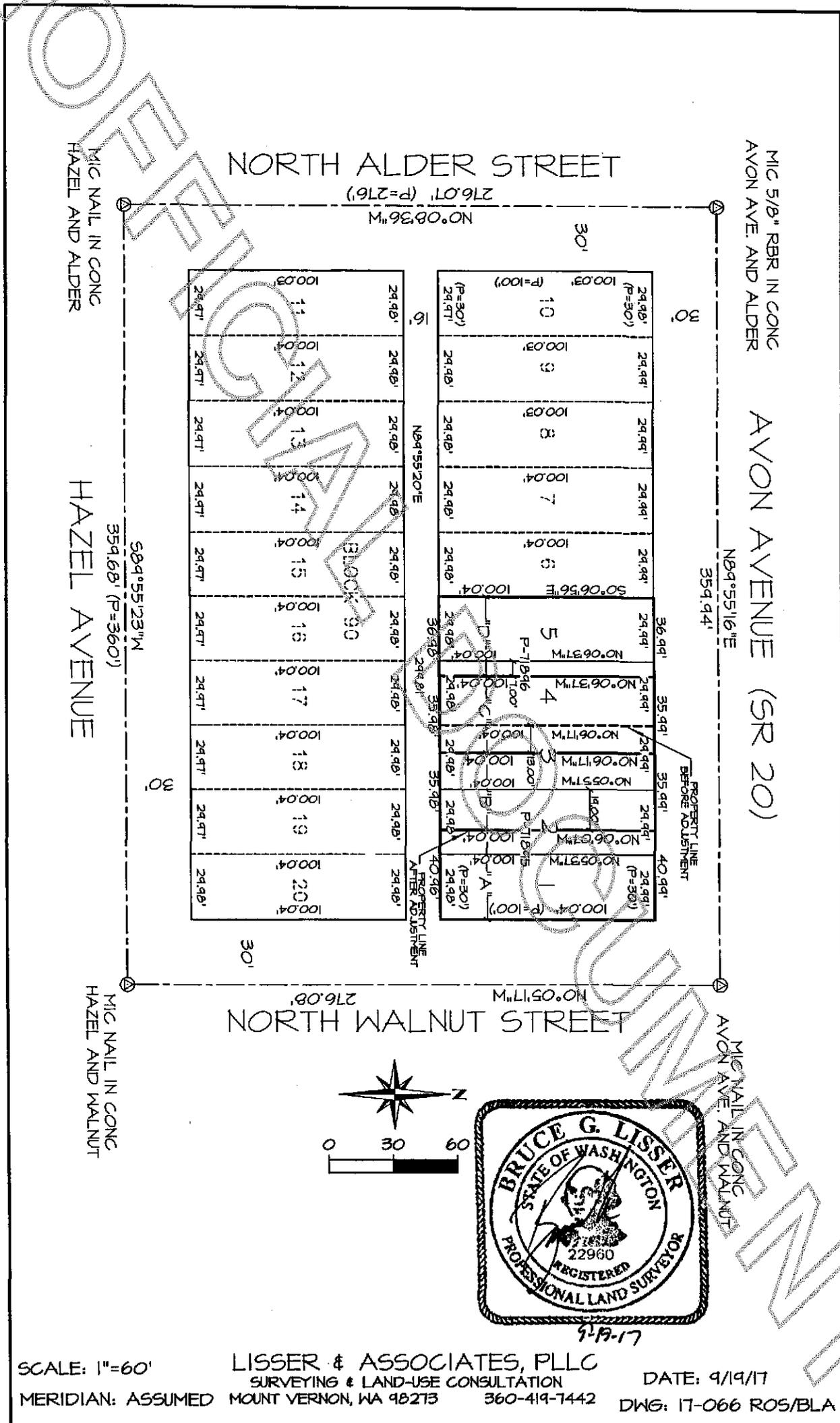
SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

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



9-19-17

# EXHIBIT "F"



SCALE: 1"=60'

LISSER & ASSOCIATES, PLLC  
 SURVEYING & LAND-USE CONSULTATION  
 MOUNT VERNON, WA 98213 360-419-1442

DATE: 9/19/17  
 DWG: 17-066 ROS/BLA