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01/08/2020 10:47 AM Pages: 1 of 14 Fees: \$116.50  
Skagit County Auditor

When recorded return to:

Craig Sjostrom  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2020-7-1  
JAN 08 2020

Amount Paid \$  
By *Ma* Skagit Co. Treasurer Deputy

**Quitclaim Deed**

(Boundary Line Adjustment)

**Grantors:** Christian Kuchling & Patricia Kuchling, Trustees of the Christian & Patricia Kuchling Family Trust

**Grantees:** Christian Kuchling & Patricia Kuchling, Trustees of the Christian & Patricia Kuchling Family Trust

**Legal Description:** ptn Lot 3, Skagit C. S/P 126-79, ptn SW ¼ NE ¼ 17-36N-4EWM

**Assessor's Property Tax Parcel or Account Nos.** P49312; P49313; P96099

**Reference Nos of Documents Assigned or Released:** N/A

THIS INDENTURE, is made this 16<sup>th</sup> day of December, 2019, between Christian Kuchling & Patricia Kuchling, Trustees of the Christian & Patricia Kuchling Family Trust, Grantors, and Christian Kuchling & Patricia Kuchling, Trustees of the Christian & Patricia Kuchling Family Trust, Grantees.

**Recitals**

- a. Grantors/ Grantees are the owners of the property bearing Skagit County Assessor's parcel nos. P49312; P49313; and P96099, described in the attached Exhibits A & B.
- b. Grantor/ Grantee wishes to adjust the boundaries of the said parcels, with a portion of P49313 (described in the attached Exhibit C) being incorporated into P49312 and P96099.

- c. The adjusted descriptions of the subject parcels are attached hereto as Exhibits D & E.
- e. A diagram showing the adjustment is attached hereto 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 grantee all of its 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 conveyance is not for the purpose of creating an additional building lot.

CHRISTIAN & PATRICIA KUCHLING  
FAMILY TRUST

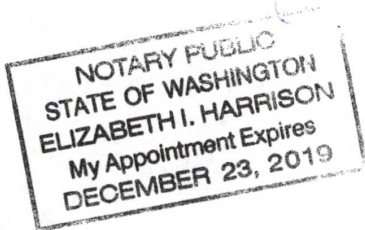
*ku*  
By: \_\_\_\_\_  
CHRISTIAN KUCHLING, Trustee

*P. Kuchling*  
By: \_\_\_\_\_  
PATRICIA KUCHLING, Trustee

STATE OF WASHINGTON )  
(ss.  
COUNTY OF SKAGIT )

On this 16 day of December, 2019, before me personally appeared Christian Kuchling, to me known to be a trustee of The Christian & Patricia Kuchling Family Trust, the Trust that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of the said Trust, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf thereof.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

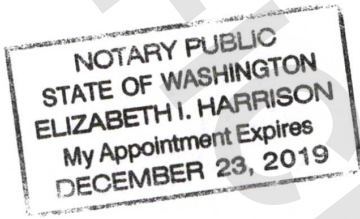


*Elizabeth I. Harrison*  
NOTARY PUBLIC in and for the State of Washington,  
residing at Bellingham  
My commission expires: 12-23-19  
Name: Elizabeth I. Harrison

STATE OF WASHINGTON )  
(ss.  
COUNTY OF SKAGIT )

On this 16 day of December, 2019, before me personally appeared Patricia Kuchling, to me known to be a trustee of The Christian & Patricia Kuchling Family Trust, the Trust that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of the said Trust, for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute said instrument on behalf thereof.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



*Elizabeth I. Harrison*

NOTARY PUBLIC in and for the State of Washington,  
residing at Bellingham  
My commission expires: 12-23-19  
Name: Elizabeth I. Harrison

UNOFFICIAL DOCUMENT

Exhibit "A"

**Christian Kuchling and Patricia Kuchling, as Trustees of The Christian and Patricia Kuchling Family Trust, Parcel  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel Number P-49312 and P-96099)**

Lot 2 of Skagit County Short Plat No. 126-79, as approved August 16, 1983 and recorded August 18, 1983, in Volume 6 of Short Plats, page 78, records of Skagit County, Washington; being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 17, Township 36 North, Range 4 East, W.M.

TOGETHER WITH the South 60 feet of the following described tract:

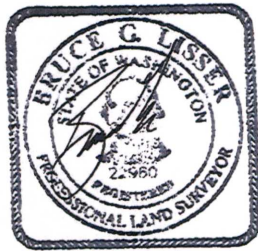
That portion of the Southwest 1/4 of the Northeast 1/4 of Section 17, Township 36 North, Range 4 East, W.M. described as follows:

BEGINNING at a point on the West line of CCC Road 60 feet South of its intersection with the North line of the said subdivision;  
thence West parallel with and 60 feet South of the North line of said subdivision 210 feet;  
thence parallel with the East line of the subdivision South 210 feet;  
thence East parallel with the North line of said subdivision to the West line of the CCC Road;  
thence Northerly along said West line to the POINT OF BEGINNING.

SUBJECT TO a non-exclusive easement for ingress, egress and utilities and the maintenance thereof, over, under and across the entire parcel described above.

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

Situate in the County of Skagit, State of Washington.



**Exhibit "B"**

**Christian Kuchling and Patricia Kuchling, as Trustees of The Christian and Patricia Kuchling Family Trust, Parcel  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel Number P-49313)**

Lot 3 of Skagit County Short Plat No. 126-79, as approved August 16, 1983 and recorded August 18, 1983, in Volume 6 of Short Plats, page 78, Auditor's File No. 8308180003, records of Skagit County, Washington; being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 17, Township 36 North, Range 4 East, W.M.

EXCEPT that portion thereof described as follows:

BEGINNING at the Northeast corner of said Lot 3;  
thence Southerly on the Easterly line of said Lot 3, also being the Westerly margin of Butler Creek Road along a curve to the left, concave to the Northeast, having an initial tangent bearing of South 12°15'23" East, a radius of 602.96 feet, an arc distance of 62.84 feet, more or less, to an angle point in the East line of said Lot 3;  
thence North 88°01'53" West along a Southerly line of said Lot 3, for a distance of 303.47 feet;  
thence North 1°58'07" East (called North in previous description) for a distance of 60.00 feet, more or less, to the North line of said Lot 3 at a point bearing North 88°01'53" West from the POINT OF BEGINNING;  
thence South 88°01'53" East (called South 88°01'53" on previous descriptions) along said North line of Lot 3 for a distance of 284.88 feet, more or less, 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 County of Skagit, State of Washington.



10-16-19

**Exhibit "C"**

**Portion of Christian Kuchling and Patricia Kuchling, as Trustees  
of The Christian and Patricia Kuchling Family Trust, Parcel  
(Skagit County Assessor's Parcel Number P-49313)  
To be Boundary Line Adjusted into  
Christian Kuchling and Patricia Kuchling, as Trustees  
of The Christian and Patricia Kuchling Family Trust, Parcel  
(Skagit County Assessor's Parcel Number P-49312 and P-96099)**

That portion of Lot 3 of Skagit County Short Plat No. 126-79, as approved August 16, 1983 and recorded August 18, 1983, in Volume 6 of Short Plats, page 78, Auditor's File No. 8308180003, records of Skagit County, Washington; being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 17, Township 36 North, Range 4 East, W.M. described as follows:

BEGINNING at the Northeast corner of Lot 2 of said Skagit County Short Plat No. 126-79;  
thence North 88°01'53" West along the North line of said Lot 2 for a distance of 81.48 feet, to the Southwest corner of that certain parcel conveyed to Peter S. Schwetz and Donna J. Schwetz, husband and wife, by Quit Claim deed recorded under Skagit County Auditor's File No. 9102010011, also being a Southeasterly corner of said Lot 3, Skagit County Short Plat No. 126-79 and being the TRUE POINT OF BEGINNING;  
thence continue North 88°01'53" West along the North line of said Lot 2, also being a South line of said Lot 3 for a distance of 220.09 feet, more or less, to a point 220.00 feet West (as measured perpendicular) of the East line of said Lot 3;  
thence North 0°18'31" East parallel with the East line of said Lot 3 for a distance of 60.03 feet, more or less, to a point 60.00 feet North (as measured perpendicular) of the South line of said Lot 3, also being the North line of said Lot 2;  
thence South 88°01'53" East parallel with said South line for a distance of 220.09 feet, more or less, to the Easterly line of said Lot 3, also being the Northwest corner of said Schwetz parcel at a point bearing North 0°18'31" East from the TRUE POINT OF BEGINNING;  
thence South 0°18'31" West along said East line of Lot 3 for a distance of 60.03 feet, more or less, to the TRUE POINT OF BEGINNING.

Reserving a non-exclusive easement for ingress, egress and utilities and the maintenance thereof, over, under and across the entire parcel described above for the benefit of the grantors remaining property (Lot 3, Skagit County Short Plat No. 126-79).

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

Situate in the County of Skagit, State of Washington.

Containing 13,206 sq ft, 0.30 acres

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

The above described parcel will be combined or aggregated with contiguous property to the south (P-49312) owned by the grantee.

APPROVED

Reviewed and approved in accordance with Skagit County Code, Chapter 14.18.700

Skagit County

By: Bruce Roeder  
Title: Senior Planner

Date: 1/8/2020



10-16-19

**Exhibit "D"**

**Christian Kuchling and Patricia Kuchling, as Trustees of The Christian and Patricia Kuchling Family Trust, Parcel  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel Number P-49312, P-96099 and portion of P-49313)**

Lot 2 of Skagit County Short Plat No. 126-79, as approved August 16, 1983 and recorded August 18, 1983, in Volume 6 of Short Plats, page 78, records of Skagit County, Washington; being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 17, Township 36 North, Range 4 East, W.M.

TOGETHER WITH the South 60 feet of the following described tract:

That portion of the Southwest 1/4 of the Northeast 1/4 of Section 17, Township 36 North, Range 4 East, W.M. described as follows:

BEGINNING at a point on the West line of CCC Road 60 feet South of its intersection with the North line of the said subdivision;  
thence West parallel with and 60 feet South of the North line of said subdivision 210 feet;  
thence parallel with the East line of the subdivision South 210 feet;  
thence East parallel with the North line of said subdivision to the West line of the CCC Road;  
thence Northerly along said West line to the POINT OF BEGINNING.

SUBJECT TO a non-exclusive mutually beneficial easement for ingress, egress and utilities and the maintenance thereof, over, under and across the above described 60-foot wide tract.

TOGETHER WITH that portion of Lot 3 of Skagit County Short Plat No. 126-79, as approved August 16, 1983 and recorded August 18, 1983, in Volume 6 of Short Plats, page 78, Auditor's File No. 8308180003, records of Skagit County, Washington; being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 17, Township 36 North, Range 4 East, W.M. described as follows:

BEGINNING at the Northeast corner of Lot 2 of said Skagit County Short Plat No. 126-79;  
thence North 88°01'53" West along the North line of said Lot 2 for a distance of 81.48 feet, to the Southwest corner of that certain parcel conveyed to Peter S. Schwetz and Donna J. Schwetz, husband and wife, by Quit Claim deed recorded under Skagit County Auditor's File No. 9102010011, also being a Southeasterly corner of said Lot 3, Skagit County Short Plat No. 126-79 and being the TRUE POINT OF BEGINNING;  
thence continue North 88°01'53" West along the North line of said Lot 2, also being a South line of said Lot 3 for a distance of 220.09 feet, more or less, to a point 220.00 feet West (as measured perpendicular) of the East line of said Lot 3;  
thence North 0°18'31" East parallel with the East line of said Lot 3 for a distance of 60.03 feet, more or less, to a point 60.00 feet North (as measured perpendicular) of the South line of said Lot 3, also being the North line of said Lot 2;  
thence South 88°01'53" East parallel with said South line for a distance of 220.09 feet, more or less, to the Easterly line of said Lot 3, also being the Northwest corner of said Schwetz parcel at a point bearing North 0°18'31" East from the TRUE POINT OF BEGINNING;  
thence South 0°18'31" West along said East line of Lot 3 for a distance of 60.03 feet, more or less, to the TRUE POINT OF BEGINNING.

BEING SUBJECT TO a non-exclusive mutually beneficial easement for ingress, egress and utilities and the maintenance thereof, over, under and across the entire parcel described above.

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

Situate in the County of Skagit, State of Washington.

Containing 249,211 sq ft, 5.72 acres



10-16-19

**Exhibit "E"**

**Christian Kuchling and Patricia Kuchling, as Trustees of The Christian and  
Patricia Kuchling Family Trust, Parcel  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel Number P-49313)**

Lot 3 of Skagit County Short Plat No. 126-79, as approved August 16, 1983 and recorded August 18, 1983, in Volume 6 of Short Plats, page 78, Auditor's File No. 8308180003, records of Skagit County, Washington; being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 17, Township 36 North, Range 4 East, W.M.

EXCEPT that portion thereof described as follows:

BEGINNING at the Northeast corner of said Lot 3;  
thence Southerly on the Easterly line of said Lot 3, also being the Westerly margin of Butler Creek Road along a curve to the left, concave to the Northeast, having an initial tangent bearing of South 12°15'23" East, a radius of 602.96 feet, an arc distance of 62.84 feet, more or less, to an angle point in the East line of said Lot 3;  
thence North 88°01'53" West along a Southerly line of said Lot 3, for a distance of 303.47 feet;  
thence North 1°58'07" East (called North in previous description) for a distance of 60.00 feet, more or less, to the North line of said Lot 3 at a point bearing North 88°01'53" West from the POINT OF BEGINNING;  
thence South 88°01'53" East (called South 88°01'53" on previous descriptions) along said North line of Lot 3 for a distance of 284.88 feet, more or less, to the POINT OF BEGINNING.

AND EXCEPT that portion of said Lot 3 of Skagit County Short Plat No. 126-79, as approved August 16, 1983 and recorded August 18, 1983, in Volume 6 of Short Plats, page 78, Auditor's File No. 8308180003, records of Skagit County, Washington; being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 17, Township 36 North, Range 4 East, W.M. described as follows:

BEGINNING at the Northeast corner of Lot 2 of said Skagit County Short Plat No. 126-79;  
thence North 88°01'53" West along the North line of said Lot 2 for a distance of 81.48 feet, to the Southwest corner of that certain parcel conveyed to Peter S. Schwetz and Donna J. Schwetz, husband and wife, by Quit Claim deed recorded under Skagit County Auditor's File No. 9102010011, also being a Southeasterly corner of said Lot 3, Skagit County Short Plat No. 126-79 and being the TRUE POINT OF BEGINNING;  
thence continue North 88°01'53" West along the North line of said Lot 2, also being a South line of said Lot 3 for a distance of 220.09 feet, more or less, to a point 220.00 feet West (as measured perpendicular) of the East line of said Lot 3;  
thence North 0°18'31" East parallel with the East line of said Lot 3 for a distance of 60.03 feet, more or less, to a point 60.00 feet North (as measured perpendicular) of the South line of said Lot 3, also being the North line of said Lot 2;  
thence South 88°01'53" East parallel with said South line for a distance of 220.09 feet, more or less, to the Easterly line of said Lot 3, also being the Northwest corner of said Schwetz parcel at a point bearing North 0°18'31" East from the TRUE POINT OF BEGINNING;  
thence South 0°18'31" West along said East line of Lot 3 for a distance of 60.03 feet, more or less, to the TRUE POINT OF BEGINNING.

TOGETHER WITH a non-exclusive mutually beneficial easement for ingress, egress and utilities and the maintenance thereof over, under and across the following described Parcels A and B:

**Parcel A**

That portion of said Lot 3 of Skagit County Short Plat No. 126-79, as approved August 16, 1983 and recorded August 18, 1983, in Volume 6 of Short Plats, page 78, Auditor's File No. 8308180003, records of Skagit County, Washington; being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 17, Township 36 North, Range 4 East, W.M. described as follows:

BEGINNING at the Northeast corner of Lot 2 of said Skagit County Short Plat No. 126-79;  
 thence North  $88^{\circ}01'53''$  West along the North line of said Lot 2 for a distance of 81.48 feet, to the Southwest corner of that certain parcel conveyed to Peter S. Schwetz and Donna J. Schwetz, husband and wife, by Quit Claim deed recorded under Skagit County Auditor's File No. 9102010011, also being a Southeasterly corner of said Lot 3, Skagit County Short Plat No. 126-79 and being the TRUE POINT OF BEGINNING;  
 thence continue North  $88^{\circ}01'53''$  West along the North line of said Lot 2, also being a South line of said Lot 3 for a distance of 220.09 feet, more or less, to a point 220.00 feet West (as measured perpendicular) of the East line of said Lot 3;  
 thence North  $0^{\circ}18'31''$  East parallel with the East line of said Lot 3 for a distance of 60.03 feet, more or less, to a point 60.00 feet North (as measured perpendicular) of the South line of said Lot 3, also being the North line of said Lot 2;  
 thence South  $88^{\circ}01'53''$  East parallel with said South line for a distance of 220.09 feet, more or less, to the Easterly line of said Lot 3, also being the Northwest corner of said Schwetz parcel at a point bearing North  $0^{\circ}18'31''$  East from the TRUE POINT OF BEGINNING;  
 thence South  $0^{\circ}18'31''$  West along said East line of Lot 3 for a distance of 60.03 feet, more or less, to the TRUE POINT OF BEGINNING.

**Parcel B**

The South 60 feet of the following described tract:

That portion of the Southwest 1/4 of the Northeast 1/4 of Section 17, Township 36 North, Range 4 East, W.M. described as follows:

BEGINNING at a point on the West line of CCC Road 60 feet South of its intersection with the North line of the said subdivision;  
 thence West parallel with and 60 feet South of the North line of said subdivision 210 feet;  
 thence parallel with the East line of the subdivision South 210 feet;  
 thence East parallel with the North line of said subdivision to the West line of the CCC Road;  
 thence Northerly along said West line to the POINT OF BEGINNING.

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

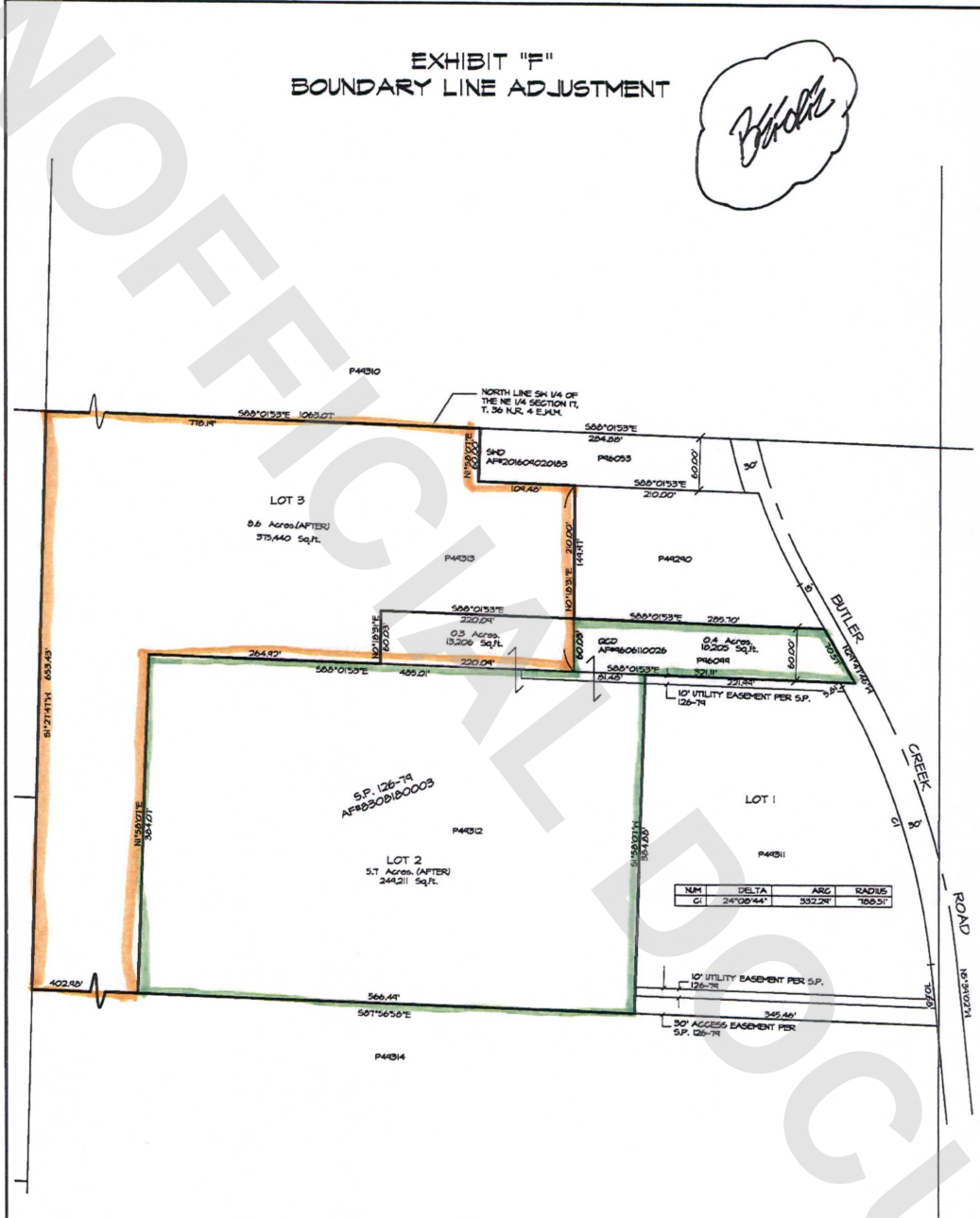
Situate in the County of Skagit, State of Washington.

Containing 375,440 sq ft, 8.62 acres



EXHIBIT "F"  
 BOUNDARY LINE ADJUSTMENT

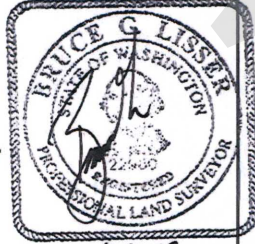
*Blind*



AREA PARCEL P-49313 AFTER ADJUSTMENT = 375,440 SQ. FT 8.62 AC  
 AREA PARCEL P-49312 + P-96099 + PTN P-49313 AFTER ADJUSTMENT = 249,211 SQ. FT 5.72 AC



SURVEY IN A PORTION OF THE  
 SW 1/4 OF NE 1/4  
 SECTION 17, T. 36 N., R. 4 E., W.M.  
 SKAGIT COUNTY, WASHINGTON  
 FOR: KUCHLING REVOCABLE FAMILY TRUST



DATE 10/14/19  
 MERIDIAN: ASSUMED

LISSE & ASSOCIATES, PLLC  
 SURVEYING & LAND-USE CONSULTATION  
 MOUNT VERNON, WA 98273 360-419-1442

10-16-19  
 SCALE: 1" = 150'  
 DWG: 19-120 BLA



