



**202005220153**

05/22/2020 03:39 PM Pages: 1 of 10 Fees: \$112.50  
Skagit County Auditor

When recorded return to:

Craig Sjostrom  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

***Quitclaim Deed***  
(Boundary Line Adjustment)

**Grantor:** Jerry Helsel

**Grantee:** Thomas D. Camp

**Legal Description:** ptn SE ¼ SW ¼ 22033N-5EWM

**Assessor's Property Tax Parcel or Account Nos.:** P18196; P18209

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20201712  
MAY 22 2020

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

THIS INDENTURE, is made this 12<sup>th</sup> day of MAY, 2020, between Jerry Helsel, an unmarried person, Grantor, and Thomas D. Camp, a married person as his separate property, Grantee.

***Recitals***

- a. Grantor is the owner of the property bearing Skagit County Assessor's parcel no. P18209, described in the attached Exhibit A.
- b. Grantee is the owner of the property bearing Skagit County Assessor's parcel no. P18196, described in the attached Exhibit B.
- c. The parties wish to adjust the boundaries between the said parcels, with a portion of Grantor's property (described in the attached Exhibit C), being incorporated into Grantee's property.

- d. The adjusted description of Grantor's property is attached hereto as Exhibit D.
- e. The adjusted description of Grantee's property is attached hereto as Exhibit E.
- d. 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 his 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 conveyance is not for the purpose of creating an additional building lot.

*Jerry Helsel*  
JERRY HELSEL

STATE OF WASHINGTON     )  
  :SS  
COUNTY OF SKAGIT        )

On this day personally appeared before me Jerry Helsel to me known to be the individual 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 12<sup>TH</sup> day of MAY, 2020.

BRUCE G. LISSER  
STATE OF WASHINGTON  
NOTARY -- PUBLIC  
My Commission Expires 07-14-2020

*Bruce G. Lisser*  
NOTARY PUBLIC in and for the State of Washington, residing at  
Maple Johnson  
My commission expires: 7-14-20  
Name: Bruce G. Lisser

Exhibit "A"

**Jerry Helsel, an unmarried person, Parcel  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel Number P-18209)**

The Southeast 1/4 of the Southwest 1/4 of Section 22, Township 33 North, Range 5 East, W.M.

EXCEPT road and railway.

ALSO EXCEPT the North 510 feet of the East 710 feet.

AND ALSO EXCEPT the following:

BEGINNING at the intersection of the centerline of the Lake Cavanaugh County Road with the East line of said subdivision;  
thence North along the East line of said subdivision 351 feet;  
thence West parallel with the South line of said subdivision 750 feet;  
thence South parallel with the East line of said subdivision to the centerline of the aforementioned County road;  
thence Easterly along said centerline to the POINT OF BEGINNING;

EXCEPT that portion lying Southerly of the Northerly right of way line of the Lake Cavanaugh County Road.

AND 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.



5-4-20

Exhibit "B"

**Thomas D. Camp, a married man as his separate property, Parcel  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel Number P-18196)**

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 33 North, Range 5 East, W.M., described as follows:

BEGINNING at the intersection of the centerline of the Lake Cavanaugh County Road with the East line of said subdivision;  
thence North along the East line of said subdivision 351 feet;  
thence West parallel with the South line of said subdivision 750 feet;  
thence South parallel with the East line of said subdivision to the centerline of the aforementioned county road;  
thence Easterly along said centerline to the POINT OF BEGINNING;

EXCEPT that portion lying Southerly of the Northerly right of way line of the Lake Cavanaugh County Road.

ALSO EXCEPT road along the East line thereof,

AND ALSO EXCEPT that portion, if any, lying within the 50-foot wide tract of land deeded to the English Lumber Company, a Washington corporation, by deed dated November 25, 1919 and recorded December 3, 1919 under Auditor's File No. 137376 in Volume 115 of Deeds, page 388, records of Skagit County.

AND EXCEPT that portion conveyed to Skagit County for road purposes by deed recorded April 25, 1988 under Auditor's File No. 8804250019.

AND 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.



6-4-20

Exhibit "C"

Portion of Jerry Helsel, an unmarried person, Parcel  
(Skagit County Assessor's Parcel Number P-18209)

To be Boundary Line Adjusted into

Thomas D. Camp, a married man as his separate property, Parcel  
(Skagit County Assessor's Parcel Number P-18196)

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 33 North, Range 5 East, W.M., described as follows:

BEGINNING at a Southeast corner of that certain property conveyed to Jerry Helsel, an unmarried person, by Statutory Warranty deed recorded under Skagit County Auditor's File No. 202001240091, also being the Northeast corner of that certain property conveyed to Thomas D. Camp, a married man as his separate property, by Statutory Warranty deed recorded under Skagit County Auditor's File No. 9601300070, said common corner being more particularly shown on that certain Record of Survey map recorded under Skagit County Auditor's File No. 200608070040;  
thence North 89°34'00" West parallel with the South line of said Southeast 1/4 of the Southwest 1/4 along the common line between said Helsel and Camp parcels for a distance of 403.00 feet to a capped rebar as shown on said Record of Survey mapping;  
thence North 1°44'43" East parallel with the East line of said Southeast 1/4 of the Southwest 1/4 for a distance of 22.00 feet;  
thence South 89°34'00" East for a distance of 402.68 feet, more or less, to the Westerly margin of Peter Burns Road, as shown on said Record of Survey map, at a point bearing North 0°54'00" East from the POINT OF BEGINNING;  
thence South 0°54'00" West along said Westerly right-of-way margin for a distance of 21.99 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.

Containing 8,860 sq ft, 0.2 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-18196) owned by the grantee.

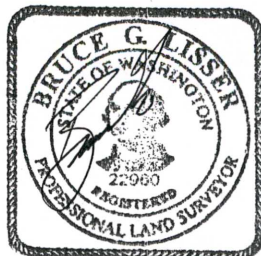
**APPROVED**

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

Skagit County

By: Bruce G. Lisser  
Title: Senior Planner

Date: 5/22/2020



5-4-20

Exhibit "D"

**Jerry Helsel, an unmarried person, Parcel  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel Number P-18209)**

The Southeast 1/4 of the Southwest 1/4 of Section 22, Township 33 North, Range 5 East, W.M.

EXCEPT road and railway.

ALSO EXCEPT the North 510 feet of the East 710 feet.

AND ALSO EXCEPT the following:

BEGINNING at the intersection of the centerline of the Lake Cavanaugh County Road with the East line of said subdivision;  
thence North along the East line of said subdivision 351 feet;  
thence West parallel with the South line of said subdivision 750 feet;  
thence South parallel with the East line of said subdivision to the centerline of the aforementioned County road;  
thence Easterly along said centerline to the POINT OF BEGINNING;

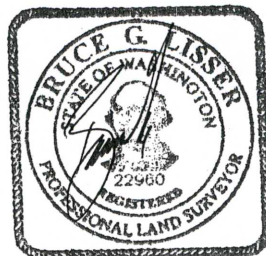
EXCEPT that portion lying Southerly of the Northerly right of way line of the Lake Cavanaugh County Road.

AND ALSO EXCEPT that portion of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 33 North, Range 5 East, W.M., described as follows:

BEGINNING at a Southeast corner of that certain property conveyed to Jerry Helsel, an unmarried person, by Statutory Warranty deed recorded under Skagit County Auditor's File No. 202001240091, also being the Northeast corner of that certain property conveyed to Thomas D. Camp, a married man as his separate property, by Statutory Warranty deed recorded under Skagit County Auditor's File No. 9601300070, said common corner being more particularly shown on that certain Record of Survey map recorded under Skagit County Auditor's File No. 200608070040;  
thence North 89°34'00" West parallel with the South line of said Southeast 1/4 of the Southwest 1/4 along the common line between said Helsel and Camp parcels for a distance of 403.00 feet to a capped rebar as shown on said Record of Survey mapping;  
thence North 1°44'43" East parallel with the East line of said Southeast 1/4 of the Southwest 1/4 for a distance of 22.00 feet;  
thence South 89°34'00" East for a distance of 402.68 feet, more or less, to the Westerly margin of Peter Burns Road, as shown on said Record of Survey map, at a point bearing North 0°54'00" East from the POINT OF BEGINNING;  
thence South 0°54'00" West along said Westerly right-of-way margin for a distance of 21.99 feet, more or less, to the POINT OF BEGINNING.

AND 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.



5-4-20

Exhibit "E"

**Thomas D. Camp, a married man as his separate property, Parcel  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel Number P-18196)**

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 33 North, Range 5 East, W.M., described as follows:

BEGINNING at the intersection of the centerline of the Lake Cavanaugh County Road with the East line of said subdivision;  
thence North along the East line of said subdivision 351 feet;  
thence West parallel with the South line of said subdivision 750 feet;  
thence South parallel with the East line of said subdivision to the centerline of the aforementioned county road;  
thence Easterly along said centerline to the POINT OF BEGINNING;

EXCEPT that portion lying Southerly of the Northerly right of way line of the Lake Cavanaugh County Road.

ALSO EXCEPT road along the East line thereof,

AND ALSO EXCEPT that portion, if any, lying within the 50-foot wide tract of land deeded to the English Lumber Company, a Washington corporation, by deed dated November 25, 1919 and recorded December 3, 1919 under Auditor's File No. 137376 in Volume 115 of Deeds, page 388, records of Skagit County.

AND EXCEPT that portion conveyed to Skagit County for road purposes by deed recorded April 25, 1988 under Auditor's File No. 8804250019.

TOGETHER WITH that portion of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 33 North, Range 5 East, W.M., described as follows:

BEGINNING at a Southeast corner of that certain property conveyed to Jerry Helsel, an unmarried person, by Statutory Warranty deed recorded under Skagit County Auditor's File No. 202001240091, also being the Northeast corner of that certain property conveyed to Thomas D. Camp, a married man as his separate property, by Statutory Warranty deed recorded under Skagit County Auditor's File No. 9601300070, said common corner being more particularly shown on that certain Record of Survey map recorded under Skagit County Auditor's File No. 200608070040;  
thence North 89°34'00" West parallel with the South line of said Southeast 1/4 of the Southwest 1/4 along the common line between said Helsel and Camp parcels for a distance of 403.00 feet to a capped rebar as shown on said Record of Survey mapping;  
thence North 1°44'43" East parallel with the East line of said Southeast 1/4 of the Southwest 1/4 for a distance of 22.00 feet;  
thence South 89°34'00" East for a distance of 402.68 feet, more or less, to the Westerly margin of Peter Burns Road, as shown on said Record of Survey map, at a point bearing North 0°54'00" East from the POINT OF BEGINNING;  
thence South 0°54'00" West along said Westerly right-of-way margin for a distance of 21.99 feet, more or less, to the POINT OF BEGINNING.

AND 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.





EXHIBIT "F"



FOR ADDITIONAL BOUNDARY AND SUBDIVISION INFORMATION  
 SEE SURVEY RECORDED UNDER A.F. NO. 200608070040



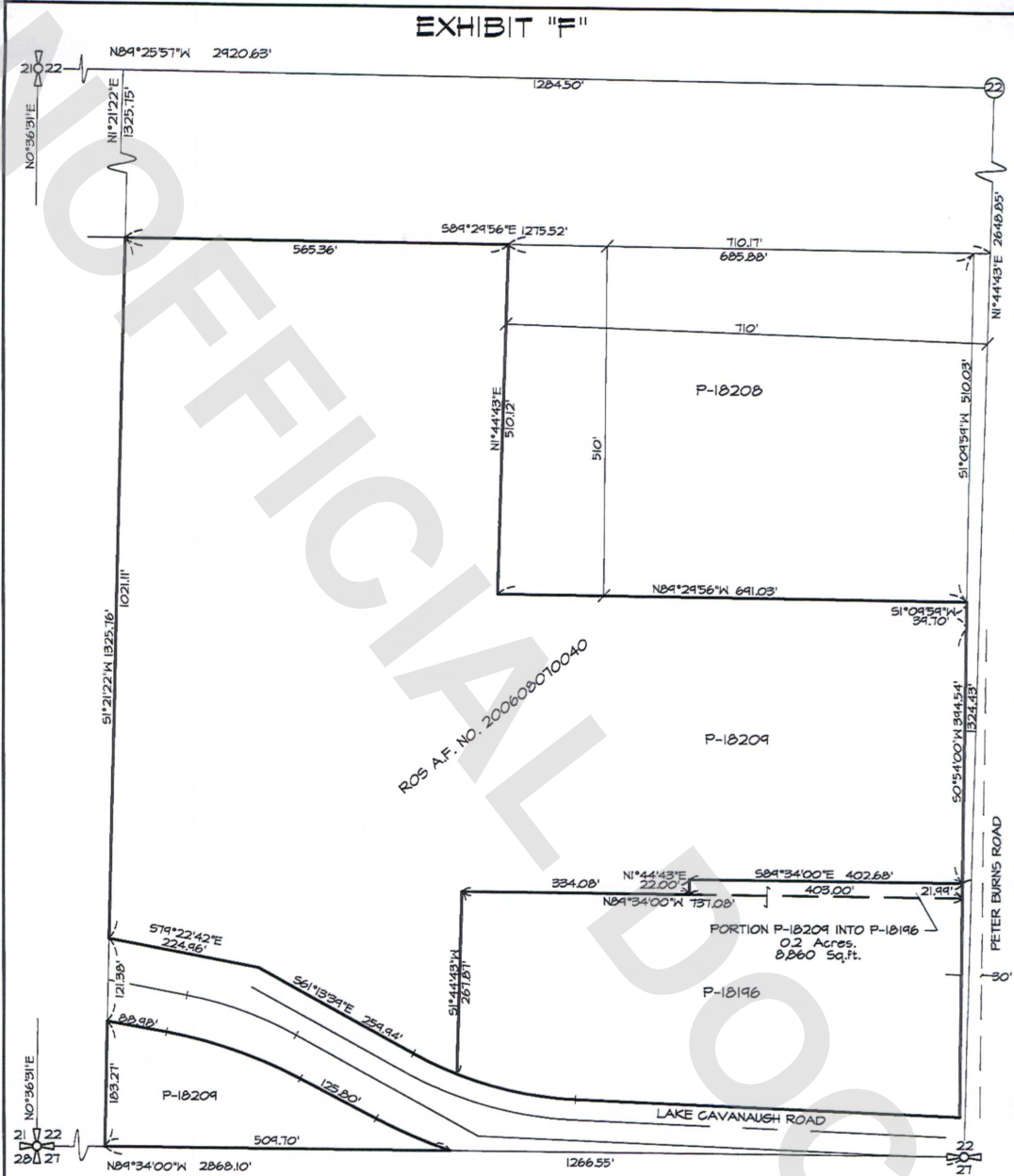
BOUNDARY LINE ADJUSTMENT IN A PORTION OF THE  
 SW 1/4 OF SECTION 22, T. 33 N., R. 5 E., W.M.  
 SKAGIT COUNTY, WASHINGTON  
 FOR: THOMAS CAMP AND JERRY HELSEL

SCALE: 1"=200'  
 MERIDIAN: ASSUMED

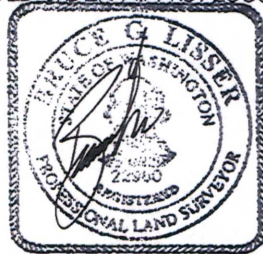
LISSER & ASSOCIATES, PLLC  
 SURVEYING & LAND-USE CONSULTATION  
 MOUNT VERNON, WA 98273 360-419-7442

DATE: 5/04/20  
 DWG: 20-061 BLA

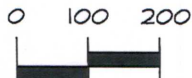
EXHIBIT "F"



FOR ADDITIONAL BOUNDARY AND SUBDIVISION INFORMATION  
SEE SURVEY RECORDED UNDER A.F. NO. 200608070040



BOUNDARY LINE ADJUSTMENT IN A PORTION OF THE  
SW 1/4 OF SECTION 22, T. 33 N., R. 5 E., W.M.  
SKAGIT COUNTY, WASHINGTON  
FOR: THOMAS CAMP AND JERRY HELSEL



SCALE: 1"=200'  
MERIDIAN: ASSUMED

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