



202010290055

10/29/2020 11:12 AM Pages: 1 of 10 Fees: \$112.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

When recorded return to:

20104204  
OCT 29 2020

Craig Sjostrom  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

Amount Paid \$ 257.00  
Skagit Co. Treasurer  
By *MLG* Deputy

**Quitclaim Deed**  
(Boundary Line Adjustment)

\*Aka Jeanine Black  
in Title Bronco

**Grantor:** (1) Group Bronco Holdings LLC  
(2) Jeanine Black-Dimmick \*

Aka Jeanine Bronco

**Grantees:** William B. Lundstrom & Susan Lundstrom, h/w

**Legal Description:** ptn Lot B, Short Plat Alteration No. PL-17-0576 9-34N-2EWM

**Assessor's Property Tax Parcel or Account Nos.** P114782; P128343

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

THIS INDENTURE, is made this 28<sup>th</sup> day of OCTOBER, 2020, between Group Bronco Holdings LLC, a Washington limited liability company and \*Jeanine Black-Dimmick, an unmarried person, Grantors, and William B./ Lundstrom & Susan Lundstrom, h/w, Grantees.

**Recitals**

- a. Group Bronco Holdings LLC is the owner of the property bearing Skagit County Assessor's parcel no. P128343, described in the attached Exhibit A. \*Jeanine Black-Dimmick is the beneficiary of a Deed of Trust encumbering the said property, recorded under Skagit County AFN 201102010192.
- b. Grantees are the owners of the property bearing Skagit County Assessor's parcel no. P114782, described in the attached Exhibit B.

- c. The parties wish to adjust the boundary between the said parcels, with a portion of P128343 (described in the attached Exhibit C) incorporated into P114782.
- d. The adjusted description of P128343 is attached hereto as Exhibit D.
- e. The adjusted description of P114782 is attached hereto as Exhibit E.
- f. 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 other good and valuable consideration in hand received, 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 conveyance is not for the purpose of creating an additional building lot.

GROUP BRONCO HOLDINGS LLC

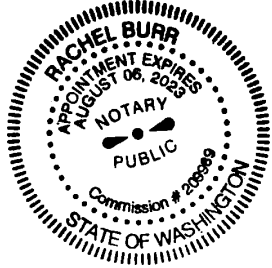
Jeanine Black-Dimmick  
JEANINE BLACK-DIMMICK

By: Jeanine Black-Dimmick  
JEANINE BLACK-DIMMICK, Governor

STATE OF WASHINGTON     )  
  :SS  
COUNTY OF SKAGIT        )

On this day personally appeared before me Jeanine Black-Dimmick, 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 28<sup>th</sup> day of October, 2020.



Rachel Burr  
NOTARY PUBLIC in and for the State of Washington, residing at  
Anacortes  
My commission expires: 8/6/2023  
Name: Rachel Burr

STATE OF WASHINGTON )  
  :ss.  
COUNTY OF SKAGIT    )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2020, before me personally appeared Jeanine Black-Dimmick, to me known to be a Governor of Group Bronco Holdings LLC, the limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, 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.

\_\_\_\_\_  
NOTARY PUBLIC in and for the State of Washington,  
residing at \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
Name: \_\_\_\_\_

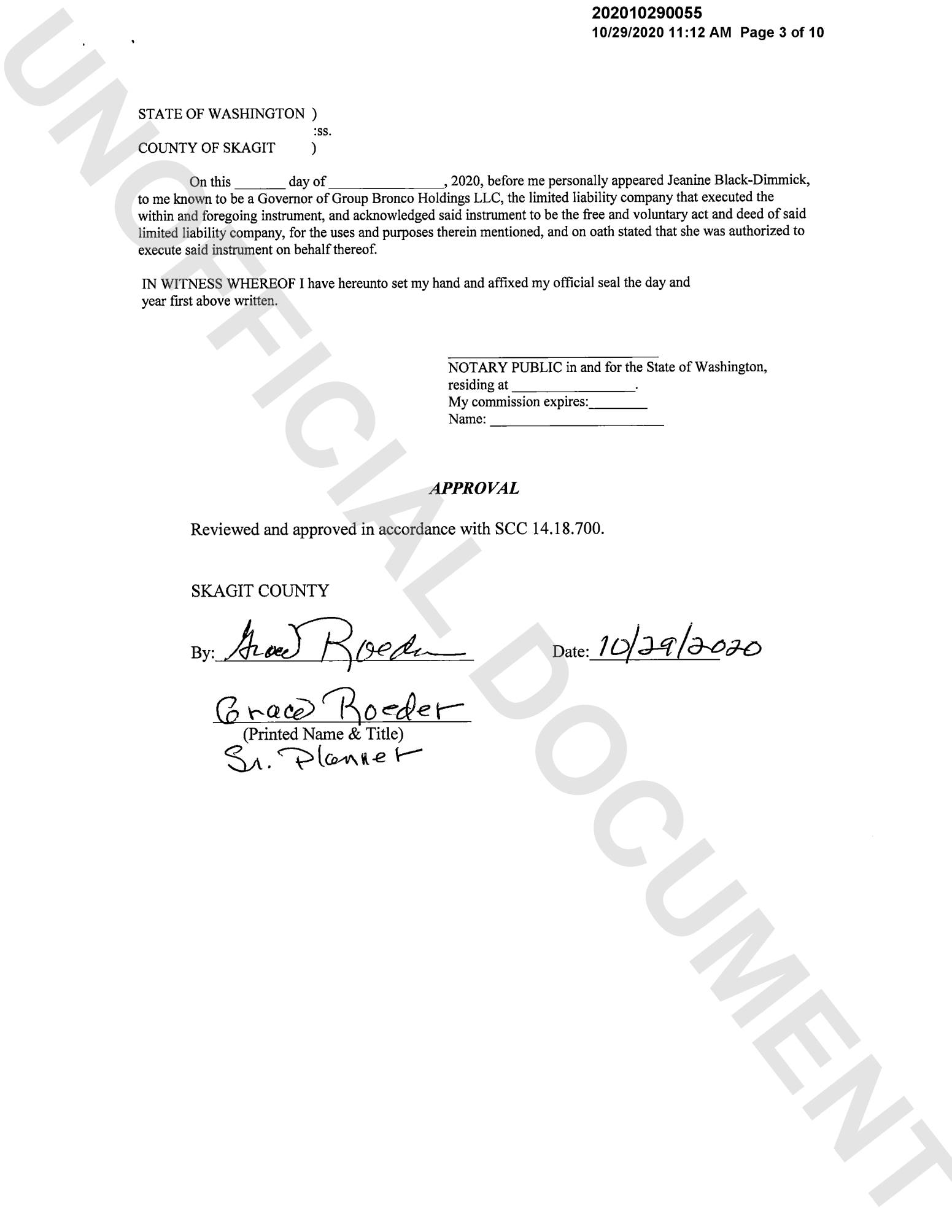
**APPROVAL**

Reviewed and approved in accordance with SCC 14.18.700.

SKAGIT COUNTY

By: Grace Roeder Date: 10/29/2020

Grace Roeder  
(Printed Name & Title)  
Sr. Planner



**EXHIBIT A**

**Grantors' P128343 Before Adjustment**

Lot 9, PLAT OF ESTATES AT SUMMIT PARK, DIVISION III, according to the plat thereof recorded in Volume 17 of Plats, pages 22 through 25, records of Skagit County, Washington.

Situated in Skagit County, Washington.

**EXHIBIT B****Grantees' P114782 Before Adjustment**

Lot B, Skagit County Short Plat Alteration Number PL17-0576, recorded under Auditor's File Number 201809110043, being an alteration of Lots A and B of Skagit County Short Plat Number PL07-0190, recorded under Auditor's File Number 200903040071, located in Section 9, Township 34 North, Range 2 East, W.M.

**EXHIBIT C****Portion of P128343 to be Adjusted into P114782**

That portion of Lot B, of Skagit County Short Plat Alteration Number PL17-0576, recorded under Auditor's File Number 201809110043, being an alteration of Lots A and B of Skagit County Short Plat Number PL07-0190, recorded under Auditor's File Number 200903040071, located in Section 9, Township 34 North, Range 2 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northwest corner of said Lot B, which said corner is common to the Northeast corner of Lot 9, ESTATES AT SUMMIT PARK DIVISION III, as recorded under Skagit County Auditor's File No. 9810070047; thence South  $88^{\circ}12'48''$  East, along the North line of said Lot B, a distance of 158.40 feet; thence South  $13^{\circ}11'36''$  West, a distance of 336.85 feet to an angle point on the west line of said Lot B, being a common angle point on the east line of said Lot 9; thence North  $13^{\circ}45'41''$  West, along the west line of said Lot B and the east line of said Lot 9, a distance of 342.54 feet to the Northwest corner of said Lot B and the Point of Beginning.

Containing 26,136 square feet, more or less.

Situate in the County of Skagit, State of Washington.

**EXHIBIT D****Grantors' P128343 After Adjustment**

Lot B, Skagit County Short Plat Alteration Number PL17-0576, recorded under Auditor's File Number 201809110043, being an alteration of Lots A and B of Skagit County Short Plat Number PL07-0190, recorded under Auditor's File Number 200903040071, located in Section 9, Township 34 North, Range 2 East of the Willamette Meridian;

EXCEPT that portion thereof, more particularly described as follows:

Beginning at the Northwest corner of said Lot B, which said corner is common to the Northeast corner of Lot 9, ESTATES AT SUMMIT PARK DIVISION III, as recorded under Skagit County Auditor's File No. 9810070047; thence South  $88^{\circ}12'48''$  East, along the North line of said Lot B, a distance of 158.40 feet; thence South  $13^{\circ}11'36''$  West, a distance of 336.85 feet to an angle point on the west line of said Lot B, being a common angle point on the east line of said Lot 9; thence North  $13^{\circ}45'41''$  West, along the west line of said Lot B and the east line of said Lot 9, a distance of 342.54 feet to the Northwest corner of said Lot B and the Point of Beginning.

All containing 436,712 square feet, more or less.

Situate in the County of Skagit, State of Washington.

**EXHIBIT E****Grantees' P114782 After Adjustment**

Lot 9, PLAT OF ESTATES AT SUMMIT PARK, DIVISION III, according to the plat thereof, recorded in Volume 17 of Plats, pages 22 through 25, records of Skagit County, Washington.

TOGETHER WITH that portion of Lot B, of Skagit County Short Plat Alteration Number PL17-0576, recorded under Skagit County Auditor's File Number 201809110043, being an alteration of Lots A and B of Skagit County Short Plat Number PL07-0190, recorded under Auditor's File Number 200903040071, located in Section 9, Township 34 North, Range 2 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northwest corner of said Lot B, which said corner is common to the Northeast corner of Lot 9, Estates at Summit Park Division III, as recorded under Auditors File No. 9810070047; thence South  $88^{\circ}12'48''$  East, along the North line of said Lot B, a distance of 158.40 feet; thence South  $13^{\circ}11'36''$  West, a distance of 336.85 feet to an angle point on the west line of said Lot B, being a common angle point on the east line of said Lot 9; thence North  $13^{\circ}45'41''$  West, along the west line of said Lot B and the east line of said Lot 9, a distance of 342.54 feet to the Northwest corner of said Lot B and the Point of Beginning.

All containing 152,481 square feet, more or less.

Situate in the County of Skagit, State of Washington



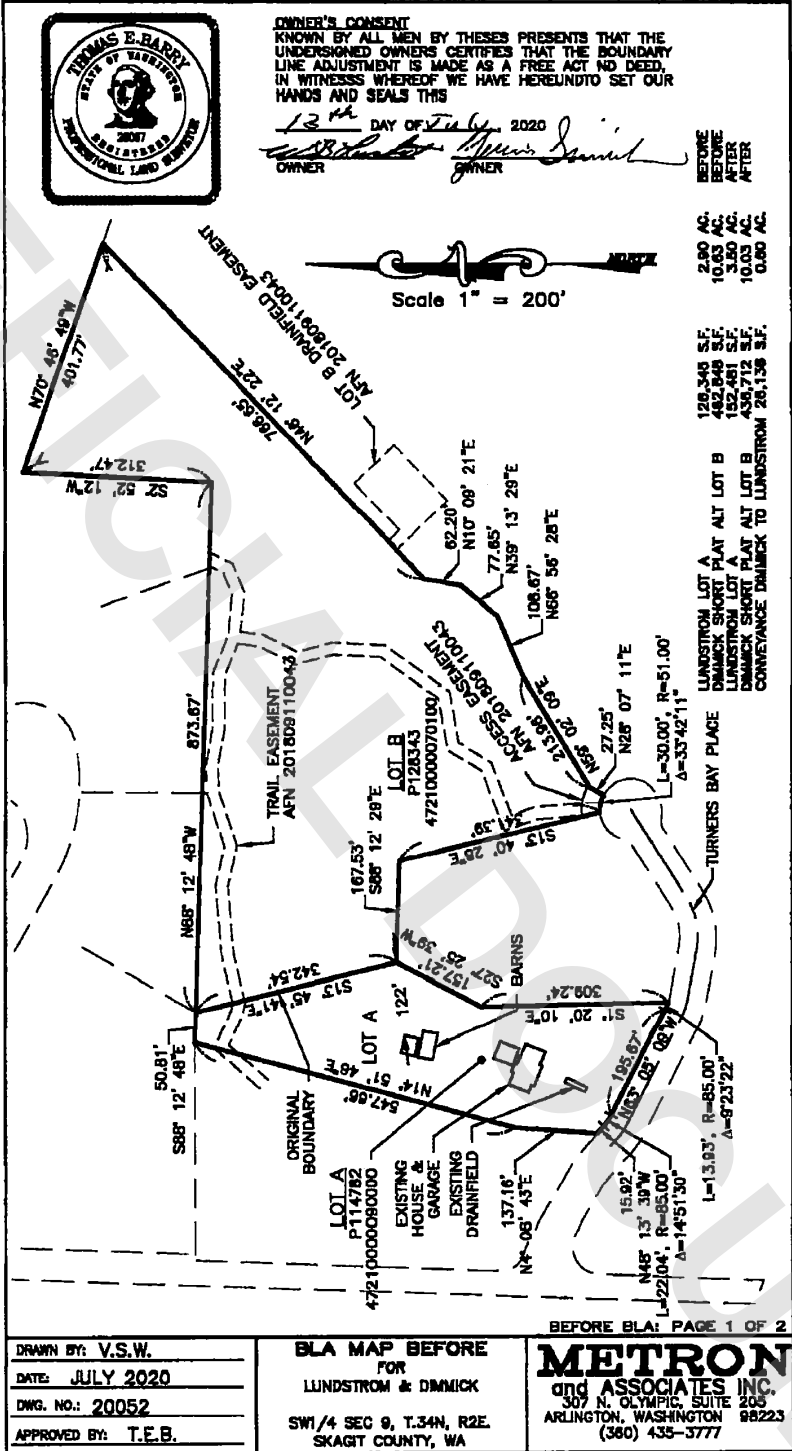
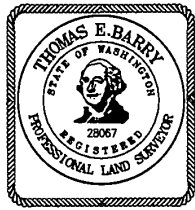


EXHIBIT F



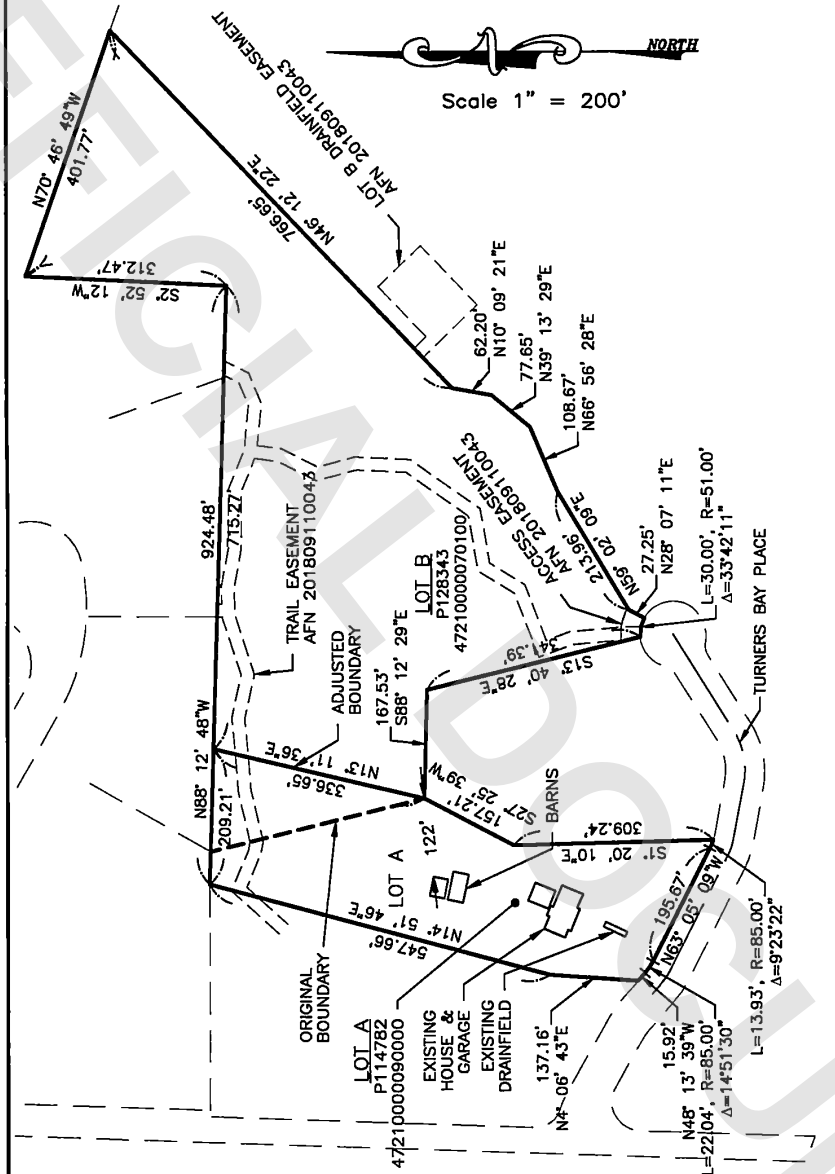
REVIEWED AND APPROVED IN ACCORDANCE WITH  
SCC CHAPTER 14.18.700 ON

\_\_\_\_\_ 2020.

SKAGIT COUNTY PLANNING &  
DEVELOPMENT SERVICES



Scale 1" = 200'



AFTER BLA: PAGE 2 OF 2

DRAWN BY: V.S.W.  
 DATE: JULY 2020  
 DWG. NO.: 20052  
 APPROVED BY: T.E.B.

BLA MAP AFTER  
 FOR  
 LUNDSTROM & DIMMICK  
 SW1/4 SEC 9, T.34N, R.2E.  
 SKAGIT COUNTY, WA

**METRON**  
 and ASSOCIATES INC.  
 307 N. OLYMPIC, SUITE 205  
 ARLINGTON, WASHINGTON 98223  
 (360) 435-3777