



202107090056

07/09/2021 09:53 AM 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)

Grantors: David Schneider & Danielle Kizer h/w

Grantees: David Schneider & Danielle Kizer h/w

Legal Description: ptn NE ¼ 2-36N-3EWM

Assessor's Property Tax Parcel or Account Nos.: P47574; P47576

Reference Nos of Documents Assigned or Released: N/A

2021-3120
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 09 2021

Amount Paid \$ 0
By Skagit Co. Treasurer
Deputy

THIS INDENTURE, is made this 8th day of July, 2021, between David Schneider & Danielle Kizer h/w, Grantors, and David Schneider & Danielle Kizer h/w, Grantees.

Recitals

- a. Grantors/ Grantees are the owners of the property bearing Skagit County Assessor's parcel nos. P47574 and P47576, described in the attached Exhibits A & B.
- b. Grantors/ Grantees wish to adjust the boundaries between the subject parcels, with a portion of P47576 (described in the attached Exhibit C) to be incorporated into P47574.
- c. The adjusted description of P47574 is attached hereto as Exhibit D.
- d. The adjusted description of P47576 is attached hereto as Exhibit 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, 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 any additional building lots.

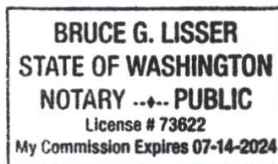

DAVID SCHNEIDER

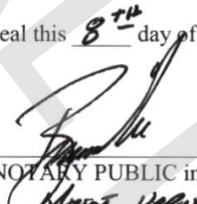

DANIELLE KIZER

STATE OF WASHINGTON)
:SS
COUNTY OF SKAGIT)

On this day personally appeared before me David Schneider, to me known to be 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 8th day of July, 2021.

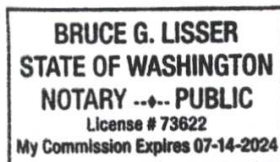



NOTARY PUBLIC in and for the State of Washington, residing at
My commission expires: 7-14-21
Name: Bruce G. Lisser

STATE OF WASHINGTON)
:SS
COUNTY OF SKAGIT)

On this day personally appeared before me Danielle Kizer, to me known to be one of the individuals 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 8th day of July, 2021.



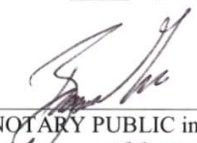

NOTARY PUBLIC in and for the State of Washington, residing at
My commission expires: 7-14-21
Name: Bruce G. Lisser

Exhibit "A"

**David Schneider and Danielle Kizer, husband and wife, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-47574)**

The West 1/2 of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 2, Township 36 North, Range 3 East, W.M.

TOGETHER WITH easements for ingress and egress recorded under Skagit County Auditor's File No. 201203010032 and Whatcom County Auditor's File No. 2021-0609007.

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.



6-30-21

Exhibit "B"**David Schneider and Danielle Kizer, husband and wife, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-47576)**

The North 1/2 of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 (Government Lot 1) of Section 2, Township 36 North, Range 3 East, W.M.,

EXCEPT the West 1/2 of the West 1/2 thereof;

ALSO, the North 100 feet of the South 1/2 of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 (Government Lot 1) of Section 2, Township 36 North, Range 3 East, W.M.;

EXCEPT the West 1/2 of the West 1/2 thereof;

SUBJECT TO and TOGETHER WITH a non-exclusive easement for ingress and egress as granted in instrument recorded May 26, 2000, under Auditor's File No. 200005260001, records of Skagit County, Washington.

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

All of the above situated in the County of Skagit, State of Washington.



6-30-21

Exhibit "C"

**Portion of David Schneider and Danielle Kizer, husband and wife, Parcel
(Skagit County Assessor's Parcel Number P-47576)
To be Boundary Line Adjusted into
David Schneider and Danielle Kizer, husband and wife, Parcel
(Skagit County Assessor's Parcel Number P-47574)**

That portion of the Northeast 1/4 of Section 2, Township 36 North, Range 3 East, W.M.
described as follows:

BEGINNING at the Northwest corner of said Northeast 1/4 (North 1/4 corner) of said Section 2, Township 36 North, Range 3 East, W.M.;
thence South 88°23'49" East, along the North line of said Northeast 1/4 of Section 2, for a distance of 1,621.11 feet to the Northeast corner of the West 1/2 of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 2, Township 36 North, Range 3 East, W.M., as conveyed to David Schneider and Danielle Kizer, husband and wife per Statutory Warranty deed recorded under Skagit County Auditor's File No. 200801140097 and being the TRUE POINT OF BEGINNING;
thence continuing South 88°23'49" East along said North line for a distance of 495.09 feet;
thence South 01°29'09" West, parallel with the East line of said West 1/2 of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 2, for a distance of 175.00 feet;
thence North 88°23'49" West for a distance of 104.27 feet;
thence South 01°29'09" West for a distance of 231.27 feet, more or less, to the North line of that certain tract conveyed to Harley E. Ethelbah and Jill Ethelbah, a married couple by Statutory Warranty deed recorded under Auditor's File No. 201603030035;
thence North 88°26'52" West, along said North line, for a distance of 390.82 feet, more or less, to said East line of the West 1/2 of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 at a point bearing South 01°29'09" West from the TRUE POINT OF BEGINNING;
thence North 01°29'09" East along said East line for a distance of 406.61 feet, more or less, to the North line of said Section 2, also being the TRUE 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 177,091 sq ft, 4.1 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 west (P-47574) owned by the grantee.

APPROVED

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

Skagit County

By: David Borden
Title: Senior Planner

Date: 7/9/2021



6-30-21

Exhibit "D"

**David Schneider and Danielle Kizer, husband and wife, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-47574)**

The West 1/2 of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 2, Township 36 North, Range 3 East, W.M.

TOGETHER WITH that portion of the Northeast 1/4 of Section 2, Township 36 North, Range 3 East, W.M. described as follows:

BEGINNING at the Northwest corner of said Northeast 1/4 (North 1/4 corner) of said Section 2, Township 36 North, Range 3 East, W.M.;
thence South 88°23'49" East, along the North line of said Northeast 1/4 of Section 2, for a distance of 1,621.11 feet to the Northeast corner of the West 1/2 of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 2, Township 36 North, Range 3 East, W.M., as conveyed to David Schneider and Danielle Kizer, husband and wife per Statutory Warranty deed recorded under Skagit County Auditor's File No. 200801140097 and being the TRUE POINT OF BEGINNING;
thence continuing South 88°23'49" East along said North line for a distance of 495.09 feet;
thence South 01°29'09" West, parallel with the East line of said West 1/2 of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 2, for a distance of 175.00 feet;
thence North 88°23'49" West for a distance of 104.27 feet;
thence South 01°29'09" West for a distance of 231.27 feet, more or less, to the North line of that certain tract conveyed to Harley E. Ethelbah and Jill Ethelbah, a married couple by Statutory Warranty deed recorded under Auditor's File No. 201603030035;
thence North 88°26'52" West, along said North line, for a distance of 390.82 feet, more or less, to said East line of the West 1/2 of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 at a point bearing South 01°29'09" West from the TRUE POINT OF BEGINNING;
thence North 01°29'09" East along said East line for a distance of 406.61 feet, more or less, to the North line of said Section 2, also being the TRUE POINT OF BEGINNING.

ALSO TOGETHER WITH easements for ingress and egress recorded under Skagit County Auditor's File No. 201203010032 and Whatcom County Auditor's File No. 2021-0609007.

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 573,765 sq ft, 13.17 acres



6-30-21

Exhibit "E"

**David Schneider and Danielle Kizer, husband and wife, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-47576)**

The North 1/2 of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 (Government Lot 1) of Section 2, Township 36 North, Range 3 East, W.M.,

EXCEPT the West 1/2 of the West 1/2 thereof;

ALSO, the North 100 feet of the South 1/2 of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 (Government Lot 1) of Section 2, Township 36 North, Range 3 East, W.M.;

EXCEPT the West 1/2 of the West 1/2 thereof;

AND ALSO EXCEPTING from all of the above the following described portion of the Northeast 1/4 of said Section 2 described as follows:

BEGINNING at the Northwest corner of said Northeast 1/4 (North 1/4 corner) of said Section 2, Township 36 North, Range 3 East, W.M.;
thence South 88°23'49" East, along the North line of said Northeast 1/4 of Section 2, for a distance of 1,621.11 feet to the Northeast corner of the West 1/2 of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 2, Township 36 North, Range 3 East, W.M., as conveyed to David Schneider and Danielle Kizer, husband and wife per Statutory Warranty deed recorded under Skagit County Auditor's File No. 200801140097 and being the TRUE POINT OF BEGINNING;
thence continuing South 88°23'49" East along said North line for a distance of 495.09 feet;
thence South 01°29'09" West, parallel with the East line of said West 1/2 of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 2, for a distance of 175.00 feet;
thence North 88°23'49" West for a distance of 104.27 feet;
thence South 01°29'09" West for a distance of 231.27 feet, more or less, to the North line of that certain tract conveyed to Harley E. Ethelbah and Jill Ethelbah, a married couple by Statutory Warranty deed recorded under Auditor's File No. 201603030035;
thence North 88°26'52" West, along said North line, for a distance of 390.82 feet, more or less, to said East line of the West 1/2 of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 at a point bearing South 01°29'09" West from the TRUE POINT OF BEGINNING;
thence North 01°29'09" East along said East line for a distance of 406.61 feet, more or less, to the North line of said Section 2, also being the TRUE POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH a non-exclusive easement for ingress and egress as granted in instrument recorded May 26, 2000, under Auditor's File No. 200005260001, records of Skagit County, Washington.

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

All of the above situated in the County of Skagit, State of Washington.

Containing 217,800 sq ft, 5.00 acres



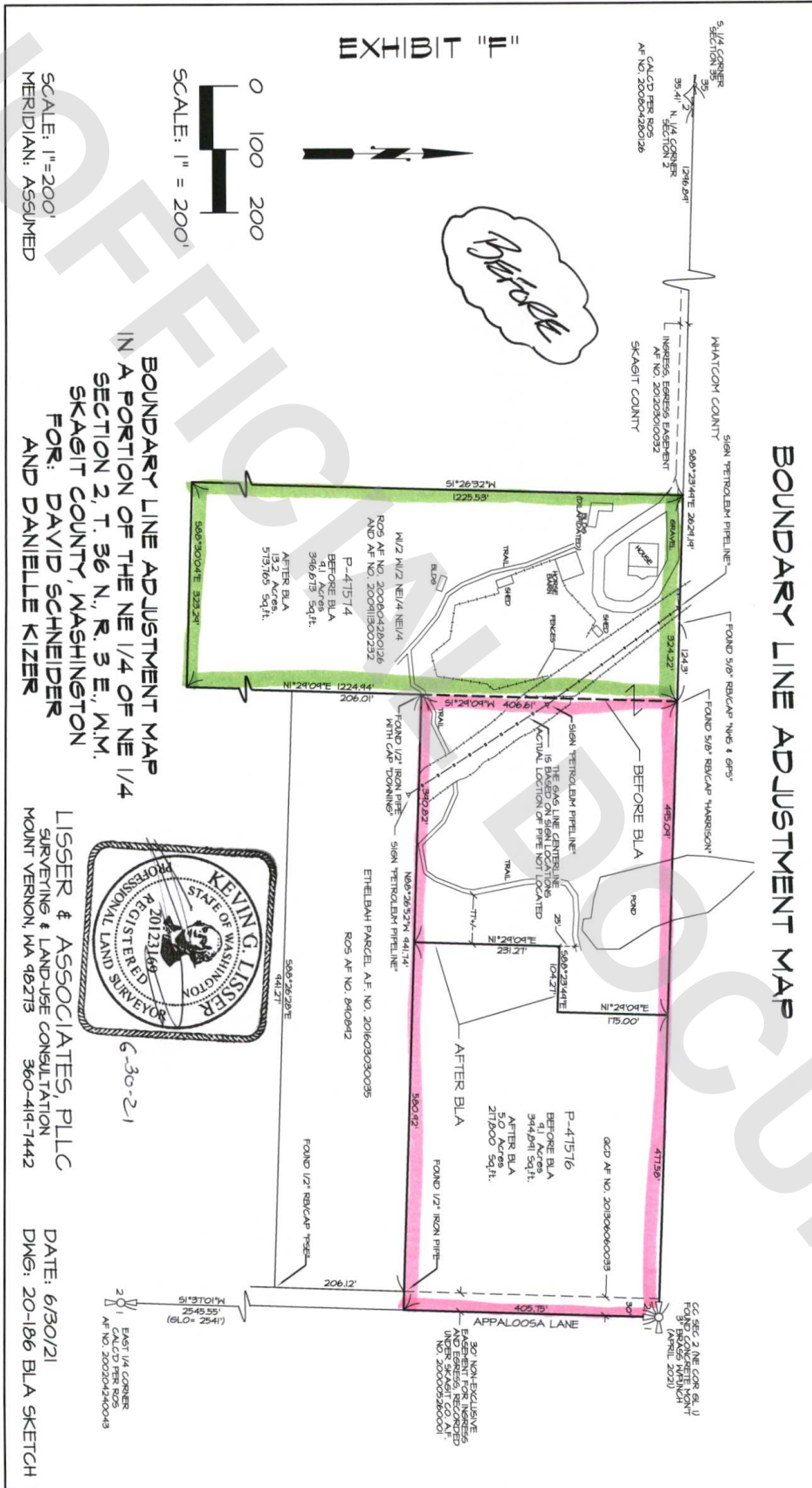


EXHIBIT "F"



BOUNDARY LINE ADJUSTMENT MAP
IN A PORTION OF THE NE 1/4 OF NE 1/4

6-30-24

DATE: 6/30/21
DWG: 20-186 BLA SKETCH



