

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4108

Sep 03 2021

Amount Paid \$485.00
Skagit County Treasurer
By Lena Thompson Deputy

Quitclaim Deed

(Boundary Line Adjustment)

Grantor: Morgan-Turner Properties LP

Grantees: Donald U. Finn & Alexa Finn h/w

Legal Description: Parcel 10 AFN 9612190027, ptn GL 1, 8-34N-2EWM

Assessor's Property Tax Parcel or Account Nos.: P69358; P69359; P69360; P69361; P114345

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE, is made this 2 day of Sept, 2021, between Morgan-Turner Properties, LP, a Washington limited partnership, Grantor, and Donald U. Finn & Alexa Finn, h/w, Grantees.

Recitals

- a. Grantor is the owner of the property bearing Skagit County Assessor's parcel no. P114345, described in the attached Exhibit A.
- b. Grantees are the owners of the property bearing Skagit County Assessor's parcel nos. P69358; P69359; P69360; and P69361, 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 Grantees' property.
- d. The adjusted description of Grantor's property is attached hereto as Exhibit D.
- e. The adjusted description of Grantees' property 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, grantor does hereby QUIT CLAIM to the grantees 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 Exhibit C.

This conveyance is not for the purpose of creating an additional building lot.

MORGAN-TURNER PROPERTIES L.P.

By: Beth Morgan-Cleland
Beth Morgan-Cleland, authorized signator

STATE OF WASHINGTON)
)
) :ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Beth Morgan-Cleland signed this instrument, on oath stated that she are authorized to execute the instrument and acknowledged it as the authorized signator of Morgan-Turner Properties L.P. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

GIVEN under my hand and official seal this 2 day of Sept 2021.

CHERYL A FROEHLICH
NOTARY PUBLIC
STATE OF WASHINGTON
COMM. EXP. MAR. 07, 2024
COMM. #92604

Cheryl A Froehlich
NOTARY PUBLIC in and for the State of Washington, residing at
Sedro Woolley
My commission expires: 03-07-24
Name: Cheryl A Froehlich

Exhibit "A"

**Morgan Turner Properties, LP, a Limited Partnership, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-114345)**

Parcel 10 Skagit County Auditor's File No. 9612190027

Government Lot 1, Section 8, Township 34 North, Range 2 East, W.M.

EXCEPT that portion platted as "Similk Beach, Skagit Co., Wash." as per plat recorded in Volume 4 of Plats, page 51, records of Skagit County, Washington;

AND EXCEPT that portion platted as "Sound View Addition to Similk Beach," as per plat recorded in Volume 4 of Plats, page 55, records of Skagit County, Washington;

AND EXCEPT that portion platted as "Sound View Addition No. 2 to Similk Beach," as per plat recorded in Volume 5 of Plats, page 5, records of Skagit County, Washington;

AND EXCEPT that portion deeded to Similk Inc. by deed recorded December 27, 1983 under Auditor's File No. 8312270061;

AND EXCEPT that portion lying within a tract conveyed to Public Utility District No. 1 of Skagit County by deed recorded August 29, 1956 under Auditor's File No. 540782;

AND EXCEPT that portion lying within the County roads known as Christianson Road and/or Satterlee Road.

AND ALSO EXCEPT any portion thereof lying within that certain parcel described in document recorded on January 18, 2002 under Auditor's File No. 200201180127, 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 County of Skagit, State of Washington.

Description from Land Title Company Subdivision Guarantee, Order No. 201942-LT dated July 23, 2021.



8-10-21

Exhibit "B"

**Donald U. Finn and Alexa Finn, a married couple, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-69358, P-69359, P-69360 and
P-69361, all as a single legal lot per Lot Certificate Auditor's File No. 202102010181)**

Lots 1 through 4, Block 2, Sound View Addition No. 2 to Similk Beach, according to the plat thereof, recorded in Volume 5 of Plats, page 5, 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 County of Skagit, State of Washington.

Description from Land Title Company Subdivision Guarantee, Order No. 201942-LT dated July 23, 2021.



8-10-21

Exhibit "C"

**Portion of Morgan Turner Properties, LP, a Limited Partnership, Parcel
(Skagit County Assessor's Parcel Number P-114345)
To be Boundary Line Adjusted into
Donald U. Finn and Alexa Finn, a married couple, Parcel
(Skagit County Assessor's Parcel Numbers P-69358, P-69359, P-69360 and
P-69361, all as a single legal lot per Lot Certificate Auditor's File No. 202102010181)**

That portion of Government Lot 1, Section 8, Township 34 North, Range 2 East, W.M., described as follows:

BEGINNING at the Northeast corner of Lot 1, Block 2, Sound View Addition II to Similk Beach, according to the plat thereof recorded in Volume 5 of Plats, page 5, records of Skagit County, Washington;
thence North 54°51'30" West along the Northeasterly line of Lots 1, 2, 3 and 4 of said Block 2 for a distance of 98.35 feet;
thence North 50°06'00" East parallel with the Southeasterly line of said Lot 1, Block 2, for a distance of 38.00 feet;
thence South 54°51'30" East for a distance of 98.35 feet, more or less, to a point bearing North 50°06'00" East from the POINT OF BEGINNING;
thence South 50°06'00" West for a distance of 38.00 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 3,610 sq ft 0.08 Acres

This boundary line adjustment will result in the property described in Exhibit "E" to have two zoning designations, see Exhibit "F". No subdivision will be allowed along the zoning line for the creation of two separate building lots unless both lots have the legal minimum square footage within each zone.

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 southwest (Skagit County Assessor's Parcel Numbers P-69358, P-69359, P-69360 and P-69361, all as a single legal lot per Lot Certificate Auditor's File No. 202102010181) owned by the grantee.

APPROVED

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

Skagit County

By: [Signature]
Title: Session Planner

Date: 8/13/2021



8-10-21

Exhibit "D"

**Morgan Turner Properties, LP, a Limited Partnership, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-114345)**

Parcel 10 Skagit County Auditor's File No. 9612190027

Government Lot 1, Section 8, Township 34 North, Range 2 East, W.M.

EXCEPT that portion platted as "Similk Beach, Skagit Co., Wash." as per plat recorded in Volume 4 of Plats, page 51, records of Skagit County, Washington;

AND EXCEPT that portion platted as "Sound View Addition to Similk Beach," as per plat recorded in Volume 4 of Plats, page 55, records of Skagit County, Washington;

AND EXCEPT that portion platted as "Sound View Addition No. 2 to Similk Beach," as per plat recorded in Volume 5 of Plats, page 5, records of Skagit County, Washington;

AND EXCEPT that portion deeded to Similk Inc. by deed recorded December 27, 1983 under Auditor's File No. 8312270061;

AND EXCEPT that portion lying within a tract conveyed to Public Utility District No. 1 of Skagit County by deed recorded August 29, 1956 under Auditor's File No. 540782;

AND EXCEPT that portion lying within the County roads known as Christianson Road and/or Satterlee Road.

AND EXCEPT any portion thereof lying within that certain parcel described in document recorded on January 18, 2002 under Auditor's File No. 200201180127, records of Skagit County, Washington.

AND ALSO EXCEPT that portion of Government Lot 1, Section 8, Township 34 North, Range 2 East, W.M., described as follows:

BEGINNING at the Northeast corner of Lot 1, Block 2, Sound View Addition II to Similk Beach, according to the plat thereof recorded in Volume 5 of Plats, page 5, records of Skagit County, Washington;
thence North 54°51'30" West along the Northeasterly line of Lots 1, 2, 3 and 4 of said Block 2 for a distance of 98.35 feet;
thence North 50°06'00" East parallel with the Southeasterly line of said Lot 1, Block 2, for a distance of 38.00 feet;
thence South 54°51'30" East for a distance of 98.35 feet, more or less, to a point bearing North 50°06'00" East from the POINT OF BEGINNING;
thence South 50°06'00" West for a distance of 38.00 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.



8-10-21

Exhibit "E"

**Donald U. Finn and Alexa Finn, a married couple, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-69358, P-69359, P-69360 and
P-69361, all as a single legal lot per Lot Certificate Auditor's File No. 202102010181)**

Lots 1 through 4, Block 2, Sound View Addition No. 2 to Similk Beach, according to the plat thereof, recorded in Volume 5 of Plats, page 5, records of Skagit County, Washington.

TOGETHER WITH that portion of Government Lot 1, Section 8, Township 34 North, Range 2 East, W.M., described as follows:

BEGINNING at the Northeast corner of Lot 1, Block 2, Sound View Addition II to Similk Beach, according to the plat thereof recorded in Volume 5 of Plats, page 5, records of Skagit County, Washington;
thence North 54°51'30" West along the Northeasterly line of Lots 1, 2, 3 and 4 of said Block 2 for a distance of 98.35 feet;
thence North 50°06'00" East parallel with the Southeasterly line of said Lot 1, Block 2, for a distance of 38.00 feet;
thence South 54°51'30" East for a distance of 98.35 feet, more or less, to a point bearing North 50°06'00" East from the POINT OF BEGINNING;
thence South 50°06'00" West for a distance of 38.00 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.

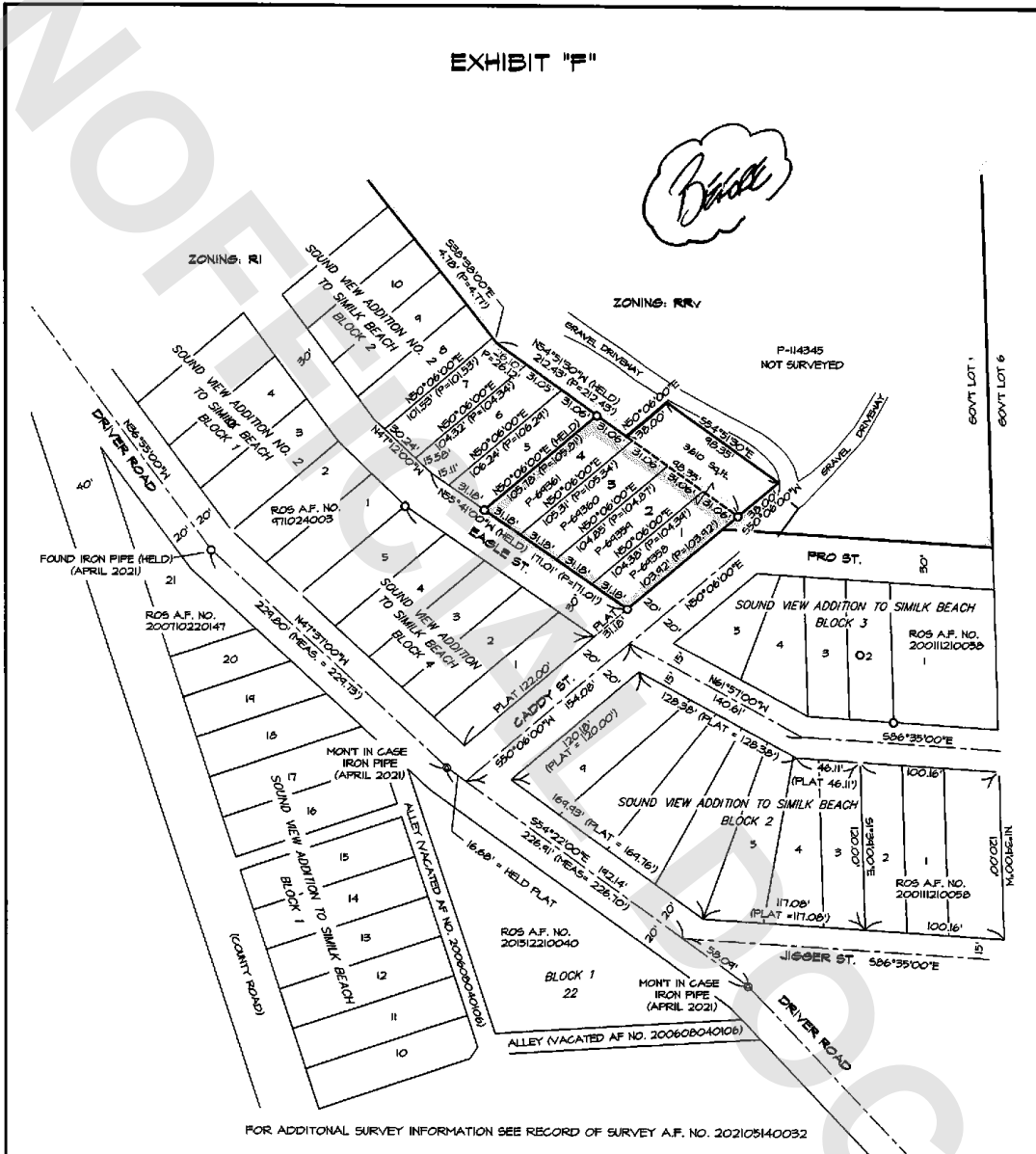
Containing 16,194 sq ft 0.37 Acres

After the boundary line adjustment, the above describer property will contain two zoning classifications, see Exhibit "F". No subdivision will be allowed along the zoning line for the creation of two separate building lots unless both lots have the legal minimum square footage within each zone.



8-10-21

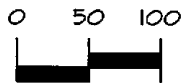
EXHIBIT "F"



FOR ADDITIONAL SURVEY INFORMATION SEE RECORD OF SURVEY A.F. NO. 202105140032



2-10-21



SCALE: 1" = 100'
 MERIDIAN: ASSUMED

BOUNDARY LINE ADJUSTMENT EXHIBIT MAP
 IN A PORTION OF GOVERNMENT LOT 1
 SECTION 8, T. 34 N., R. 2 E., W.M.
 SKAGIT COUNTY, WASHINGTON
 FOR: DONALD & ALEXA FINN

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

DATE: 8/10/21
 DWG: 21-036 ROS

EXHIBIT "F"

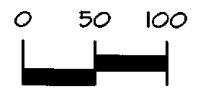
As Filed



FOR ADDITIONAL SURVEY INFORMATION SEE RECORD OF SURVEY A.F. NO. 202105140032



8-16-21



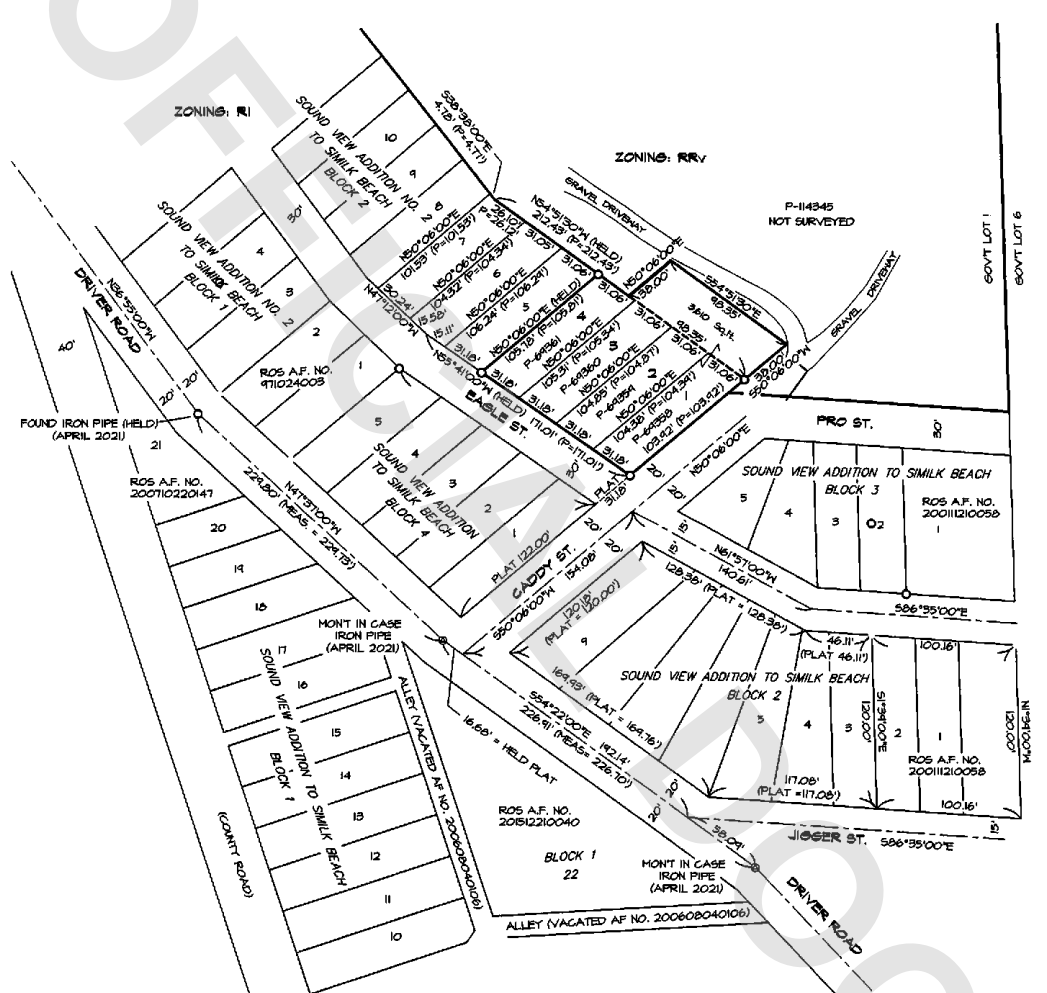
SCALE: 1" = 100'
 MERIDIAN: ASSUMED

BOUNDARY LINE ADJUSTMENT EXHIBIT MAP
 IN A PORTION OF GOVERNMENT LOT 1
 SECTION 8, T. 34 N., R. 2 E., W.M.
 SKAGIT COUNTY, WASHINGTON
 FOR: DONALD & ALEXA FINN

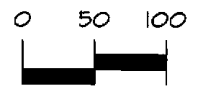
LISSER & ASSOCIATES, PLLC
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 MOUNT VERNON, WA 98273 360-419-7442

DATE: 8/10/21
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EXHIBIT "F"



FOR ADDITIONAL SURVEY INFORMATION SEE RECORD OF SURVEY A.F. NO. 202105140032



SCALE: 1" = 100'
 MERIDIAN: ASSUMED

BOUNDARY LINE ADJUSTMENT EXHIBIT MAP
 IN A PORTION OF GOVERNMENT LOT 1
 SECTION 8, T. 34 N., R. 2 E., W.M.
 SKAGIT COUNTY, WASHINGTON
 FOR: DONALD & ALEXA FINN

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