



202111080094

11/08/2021 02:00 PM Pages: 1 of 9 Fees: \$211.50
Skagit County Auditor

AFTER RECORDING MAIL TO:

SUSANNA ALWAY
815 HAINES AVENUE
SEDRO WOOLLEY WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-5136
NOV 08 2021

Amount Paid \$ 0
Skagit Co. Treasurer
By LT Deputy

QUIT CLAIM DEED

THE GRANTOR

SUSANNA M. ALWAY (PREVIOUSLY SUSANNA FRANKLIN), A SINGLE PERSON

For and in consideration of \$10 AND OTHER VALUABLE CONSIDERATION conveys to

JASON D. MATHENY AND KAIA L. MATHENY, A MARRIED COUPLE

The following described real estate situated in the County of SKAGIT, State of Washington, together with all after acquired title of the grantor(s) therein:

THE SOUTH 5.00 FEET (AS MEASURED PERPENDICULAR TO THE SOUTH LINE) OF THE WEST 68.00 FEET (AS MEASURED PERPENDICULAR TO THE WEST LINE) OF LOT 7, BLOCK 14, REPLAT OF THE JUNCTION ADDITION TO SEDRO, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 48, 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 CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

Assessor's Property Tax Parcel/Account Number: P122477/416-014-007-0000

Dated November 2, 2021

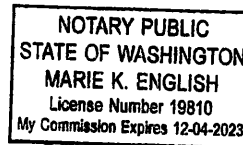
Susanna M. Alway

STATE OF WASHINGTON)
)
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that SUSANNA M. ALWAY is the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

November 2, 2021
Dated

Marie K English
Marie K. English, Notary Public in and for the State
of Washington residing at Arlington.
My appointment expires December 4, 2023



City Approval


The properties as described on Exhibits "D" and "E" are a modifications of the previously described parcels owned by the grantor and grantees. This lot line adjustment is not for the purpose of creating an additional lot (SWMC 16.16.030(D)).

Approved by the City of Sedro-Woolley

The within and foregoing Boundary Line Adjustment has been examined for conformance with the provisions of Title 16 and Title 17 of the Sedro-Woolley Municipal Code and is hereby approved this 3RD day of NOVEMBER, 2021.



Planning Director



City Engineer

Exhibit "A"

**Susanna Alway (previously Susanna Franklin), Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-122477)**

Lots 6 and 7, Block 14, Replat of the Junction Addition to Sedro, as per plat recorded in Volume 3 of Plats, page 48, 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 City of Sedro-Woolley, County of Skagit, State of Washington.



10-1-21

Exhibit "B"**Jason D. Matheny and Kaia L. Matheny, husband and wife, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcels No. P-76668)**

Lots 8 and 9, Block 14, "Junction Addition to Sedro," as per plat recorded in Volume 2 of Plats, page 34, records of Skagit County, Washington. (Called Lots 8 and 9, Block 14, "Replat of the Junction Addition to Sedro," recorded in Volume 3 of Plats, page 48, records of Skagit County on Statutory Warranty deed to Kaia L. Smith recorded under Skagit County Auditor's File No. 200412060222).

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

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.



10-1-21

Exhibit "C"

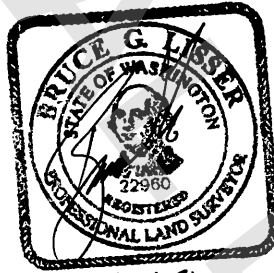
**Portion of Susanna Alway (previously Susanna Franklin), Parcel
(Skagit County Assessor's Parcel No. P-122477)
to be Boundary Line Adjusted to
Jason D. Matheny and Kaia L. Matheny, husband and wife, Parcel
(Skagit County Assessor's Parcels No. P-76668)**

The South 5.00 feet (as measured perpendicular to the South line) of the West 68.00 feet (as measured perpendicular to the West line) of Lot 7, Block 14, Replat of the Junction Addition to Sedro, as per plat recorded in Volume 3 of Plats, page 48, 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 City of Sedro-Woolley, County of Skagit, State of Washington.

Containing 340 sq. ft.



10-1-21

Exhibit "D"

**Susanna Alway (previously Susanna Franklin), Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-122477)**

Lots 6 and 7, Block 14, Replat of the Junction Addition to Sedro, as per plat recorded in Volume 3 of Plats, page 48, records of Skagit County, Washington.

EXCEPT the South 5.00 feet (as measured perpendicular to the South line) of the West 68.00 feet (as measured perpendicular to the West line) of Lot 7, Block 14, Replat of the Junction Addition to Sedro, as per plat recorded in Volume 3 of Plats, page 48, 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 City of Sedro-Woolley, County of Skagit, State of Washington.

Containing 6,859 sq. ft.



10-1-21

Exhibit "E"
Jason D. Matheny and Kaia L. Matheny, husband and wife, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcels No. P-76668)

Lots 8 and 9, Block 14, "Junction Addition to Sedro," as per plat recorded in Volume 2 of Plats, page 34, records of Skagit County, Washington. (Called Lots 8 and 9, Block 14, "Replat of the Junction Addition to Sedro," recorded in Volume 3 of Plats, page 48, records of Skagit County on Statutory Warranty deed to Kaia L. Smith recorded under Skagit County Auditor's File No. 200412060222).

TOGETHER WITH the South 5.00 feet (as measured perpendicular to the South line) of the West 68.00 feet (as measured perpendicular to the West line) of Lot 7, Block 14, Replat of the Junction Addition to Sedro, as per plat recorded in Volume 3 of Plats, page 48, 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 City of Sedro-Woolley, County of Skagit, State of Washington.
of Washington.

Containing 5,683 sq. ft.



10-1-21

EXHIBIT "F"

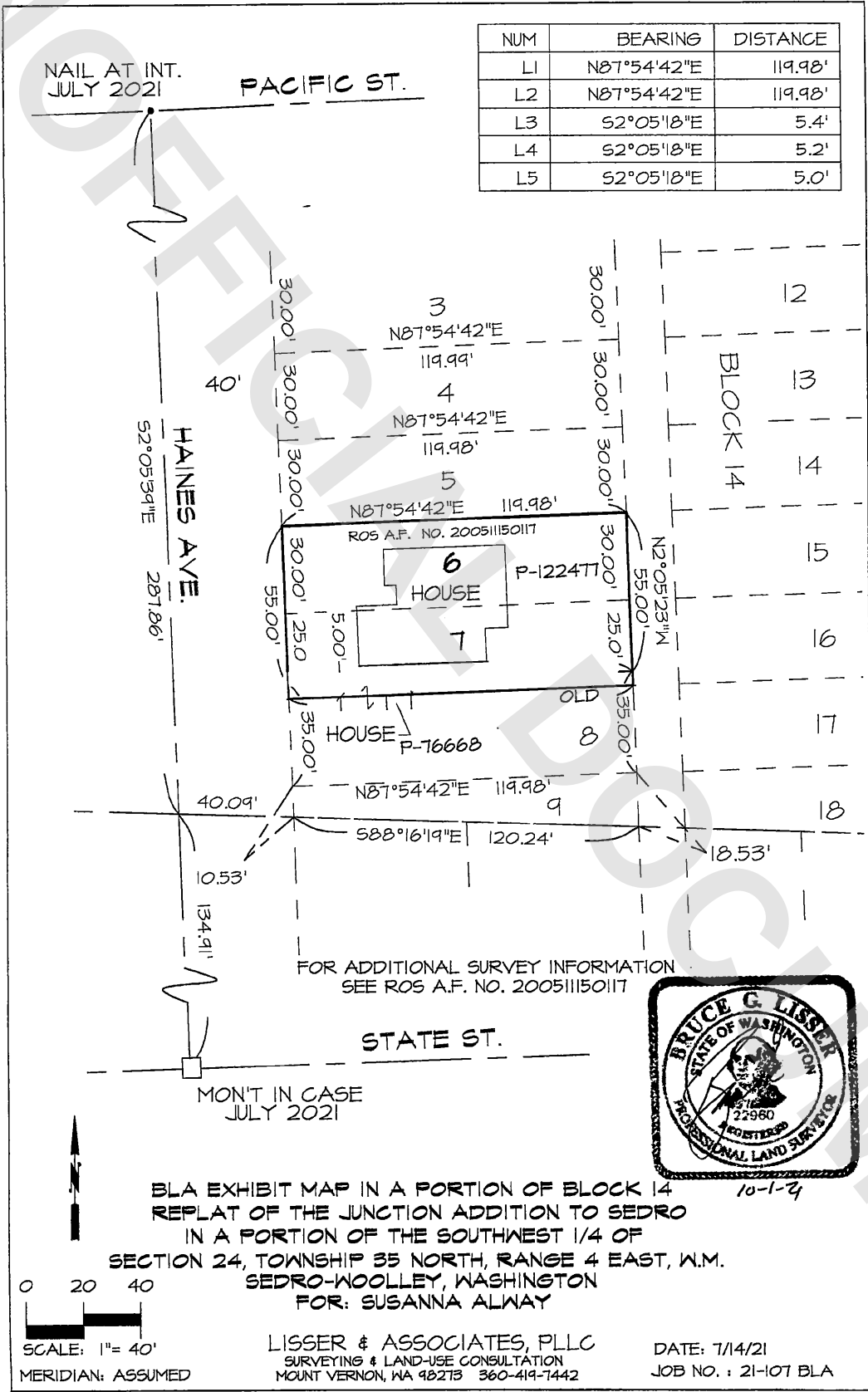


EXHIBIT "X" "G"

