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12/07/2021 01:28 PM Pages: 1 of 13 Fees: \$215.50
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-5591

DEC 07 2021

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

Quitclaim Deed

(Boundary Line Adjustment)

Grantor: Janice Marker

Lindsay GAG

Lindsay GAG

Grantee: ~~Lindsey~~ Ann Fiker, trustee of the ~~Lindsey~~ Ann Fiker Trust dated 7/27/15

Legal Description: ptn S ½ Lot 24, Block 42, Montbourne; ptn NPRW ROW

Assessor's Property Tax Parcel or Account Nos.: P74687; P74688

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE, is made this 03 day of OCTOBER, 2021, between Janice Marker, as her separate property, Grantor, and ~~Lindsey~~ Ann Fiker, trustee of the ~~Lindsey~~ Ann Fiker Trust dated 7/27/15, Grantee.

Lindsay GAG

Lindsay GAG

Recitals

- Grantee is the owner of the property bearing Skagit County Assessor's parcel no. P74688, described in the attached Exhibit A.
- Grantor is the owner of the property bearing Skagit County Assessor's parcel no. P74687, described in the attached Exhibit B.
- The parties wish to adjust the boundaries between the two parcels, with a portion of Grantor's property (described in the attached Exhibit C) being incorporated into Grantee's property.
- The adjusted description of Grantee's parcel is attached as Exhibit D.

- e. The adjusted description of Grantor's parcel is attached 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 grantee all of her 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.

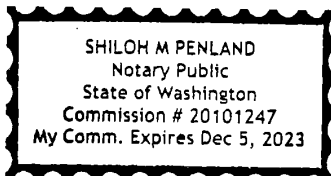
DATED: 10-03, 2021.


JANICE MARKER, Grantor

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

On this day personally appeared before me Janice Marker, 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 3rd day of Oct., 2021.



Shiloh M Penland
NOTARY PUBLIC in and for the State of Washington, residing at
Mount Vernon.
My commission expires: 12/5/2023
Name: Shiloh M Penland

APPROVAL

Reviewed and approved in accordance with Skagit County Code 14.18.700

By: Gaw Roder

Date: 12/1/2021

Name & Title: Senior Planner

Exhibit "A"**Lindsay Ann Fiker Trusted Dated July 27, 2015, Property
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-74688)****Parcel "A"**

Lot 25 and the North 1/2 of Lot 24, in Block 42, "Plat of the Town of Montborne, Skagit County, Washington", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County;

EXCEPTING therefrom that portion conveyed to Skagit County for road purposes;

TOGETHER WITH that portion of vacated Lakeside Boulevard adjoining the Westerly end of said lots.

Parcel "B"

The Southeasterly 5 feet of Lot 26, Block 42, "Plat of the Town of Montborne, Skagit County, Washington", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County;

EXCEPT that portion thereof conveyed to Skagit County for road purposes;

TOGETHER WITH the Southeasterly 5 feet of vacated Lakeside Boulevard adjoining the Westerly end of said lots, which upon vacation, attached to said premises by operation of law.

ALSO TOGETHER WITH that portion of the 100 foot wide railroad right-of-way, commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway) lying Westerly of the centerline of said right-of-way and between the Northeasterly extensions of both the Northeasterly extensions of both the Northwesterly and Southeasterly line of that certain tract of land in Block 42 and vacated Lakeside Boulevard of the "Plat of the Town of Montborne, Skagit County, Washington", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, conveyed to James Berk Kelley, et us, by deed recorded May 21, 1987 under Auditor's File No. 8705210048.

ALL OF THE ABOVE 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.



Exhibit "B"

**Janice Marker, Property
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-74687)**

Parcel "A"

The North 1/2 of Lot 22, all of Lot 23 and the South 1/2 of Lot 24, Block 42, "Plat of the Town of Montborne Skagit County, Washington ", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated Lakeside Boulevard adjoining said property on the West,

EXCEPT that portion thereof conveyed to Skagit County for road purposes.

Parcel "B"

That portion of the 100 foot wide railroad right of way, commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway) lying Westerly of the centerline of said right-of-way and between the Northeasterly extensions of both the Northwesterly and Southeasterly lines of that certain tract of land in Block 42 and vacated Lakeside Boulevard of "Plat of the Town of Montborne, Skagit County, Washington", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, conveyed to James Haley by deed recorded October 23, 1973, under Auditor's File No. 792368.

ALL OF THE ABOVE 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.



Exhibit "C"

**Portion of Janice Marker, Property
(Skagit County Assessor's Parcel Number P-74667)
To be Boundary Line Adjusted into
Lindsay Ann Fiker Trusted Dated July 27, 2015, Property
(Skagit County Assessor's Parcel Number P-74688)**

Parcel "A"

That portion of the South 1/2 of Lot 24, Block 42, "Plat of the Town of Montborne Skagit County, Washington", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington being more particularly described as follows:

BEGINNING at the Northerly most corner of said South 1/2 of Lot 24, as being more particularly shown on that certain Record of Survey map recorded under Skagit County Auditor's File No. 202001240023;
thence along the arc of a curve to the right, also being along the Southwesterly margin of South Westview Road, concave to the Southwest, from which the center of said curve bears South 44°03'51" West, through a central angle of 0°08'14", having a radius of 2,681.44 feet, an arc distance of 6.42 feet to a point of intersection with the Northeasterly extension of a fence line;
thence South 47°23'06" West along said fence line, or fence line extended for a distance of 170.2 feet, more or less, to the shoreline of Big Lake;
thence Northwesterly along said shoreline of Big Lake for a distance of 5.7 feet, more or less, to a point bearing South 47°08'25" West from the POINT OF BEGINNING;
thence North 47°08'25" East along the North line of said South 1/2 of Lot 24, as shown on said Record of Survey map recorded under Auditor's File No. 202001240023, for a distance of 169.0 feet, more or less, to the POINT OF BEGINNING;

Containing 1,025+/- sq ft

Parcel "B"

That portion of the 100 foot wide railroad right of way, commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway) lying Westerly of the centerline of said right-of-way and between the Northeasterly extensions of both the Northwesterly and Southeasterly lines of that certain tract of land in Block 42 and vacated Lakeside Boulevard of "Plat of the Town of Montborne, Skagit County, Washington", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, described as follows:

BEGINNING at the Northerly most corner of the South 1/2 of Lot 24, in Block 42, "Plat of the Town of Montborne, Skagit County, Washington", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington as being more particularly shown on that certain Record of Survey map recorded under Skagit County Auditor's File No. 202001240023;
thence North 47°08'25" East on the projection of the North line of said South 1/2 of Lot 24 for a distance of 40.05 feet to a point on a curve on the Northeasterly margin of South Westview Road and being the TRUE POINT OF BEGINNING;
thence along the arc of said curve to the right, concave to the Southwest, from which the center of said curve bears South 44°06'34" West, through a central angle 0°08'19", having a radius of 2,721.44 feet, an arc distance of 6.59 feet to a point of intersection with the Northerly extension of an existing fence line that lies within said South 1/2 of Lot 24, Block 42;
thence North 47°23'06" East along said fence line extended for a distance of 50.07 feet, more or less, to the a point on a curve along the centerline of said vacated railroad right of way;
thence along the arc of said curve to the left, concave to the southwest, from which the center of said curve bears South 44°18'17" West, through a central angle of 0°08'26", an arc distance of 6.80 feet, more or less, to a point bearing North 47°08'25" East from the TRUE POINT OF BEGINNING;

thence South 47°08'25"West for a distance of 50.07 feet, more or less, to the TRUE POINT OF BEGINNING.

Containing 335+/- sq ft

ALL OF THE ABOVE 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.

This Boundary Line Adjustment is not for the purpose of creating additional building lots.

The above described Parcels "A" and "B" will be combined or aggregated with contiguous property to the northwest (P-74688) owned by the grantee.

APPROVED

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

Skagit County

By: Grace Rodden
Title: Senior Planner

Date: 12/7/2021



Exhibit "D"

**Lindsay Ann Fiker Trust Dated July 27, 2015, Property
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-74688)**

Parcel "A"

Lot 25 and the North 1/2 of Lot 24, in Block 42, "Plat of the Town of Montborne, Skagit County, Washington", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County;

EXCEPTING therefrom that portion conveyed to Skagit County for road purposes;

TOGETHER WITH that portion of vacated Lakeside Boulevard adjoining the Westerly end of said lots.

AND TOGETHER WITH that portion of the South 1/2 of Lot 24, Block 42, "Plat of the Town of Montborne Skagit County, Washington ", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington being more particularly described as follows:

BEGINNING at the Northerly most corner of said South 1/2 of Lot 24, as being more particularly shown on that certain Record of Survey map recorded under Skagit County Auditor's File No. 202001240023;
thence along the arc of a curve to the right, also being along the Southwesterly margin of South Westview Road, concave to the Southwest, from which the center of said curve bears South 44°03'51" West, through a central angle of 0°08'14", having a radius of 2,681.44 feet, an arc distance of 6.42 feet to a point of intersection with the Northeasterly extension of a fence line;
thence South 47°23'06" West along said fence line, or fence line extended for a distance of 170.2 feet, more or less, to the shoreline of Big Lake;
thence Northwesterly along said shoreline of Big Lake for a distance of 5.7 feet, more or less, to a point bearing South 47°08'25" West from the POINT OF BEGINNING;
thence North 47°08'25" East along the North line of said South 1/2 of Lot 24, as shown on said Record of Survey map recorded under Auditor's File No. 202001240023, for a distance of 169.0 feet, more or less, to the POINT OF BEGINNING;

Parcel "B"

The Southeasterly 5 feet of Lot 26, Block 42, "Plat of the Town of Montborne, Skagit County, Washington", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County;

EXCEPT that portion thereof conveyed to Skagit County for road purposes;

TOGETHER WITH the Southeasterly 5 feet of vacated Lakeside Boulevard adjoining the Westerly end of said lots, which upon vacation, attached to said premises by operation of law.

ALSO TOGETHER WITH that portion of the 100 foot wide railroad right-of-way, commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway) lying Westerly of the centerline of said right-of-way and between the Northeasterly extensions of both the Northeasterly extensions of both the Northwesterly and Southeasterly line of that certain tract of land in Block 42 and vacated Lakeside Boulevard of the "Plat of the Town of Montborne, Skagit County, Washington", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, conveyed to James Berk Kelley, et us, by deed recorded May 21, 1987 under Auditor's File No. 8705210048.

AND ALSO TOGETHER WITH that portion of said 100 foot wide railroad right of way, commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway) lying Westerly of the centerline of said right-of-way and being described as follows:

BEGINNING at the Northerly most corner of the South 1/2 of Lot 24, in Block 42, "Plat of the Town of Montborne, Skagit County, Washington", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington as

being more particularly shown on that certain Record of Survey map recorded under Skagit County Auditor's File No. 202001240023;
thence North 47°08'25" East on the projection of the North line of said South 1/2 of Lot 24 for a distance of 40.05 feet to a point on a curve on the Northeasterly margin of South Westview Road and being the TRUE POINT OF BEGINNING;
thence along the arc of said curve to the right, concave to the Southwest, from which the center of said curve bears South 44°06'34" West, through a central angle 0°08'19", having a radius of 2,721.44 feet, an arc distance of 6.59 feet to a point of intersection with the Northerly extension of an existing fence line that lies within said South 1/2 of Lot 24, Block 42;
thence North 47°23'06" East along said fence line extended for a distance of 50.07 feet, more or less, to the a point on a curve along the centerline of said vacated railroad right of way;
thence along the arc of said curve to the left, concave to the southwest, from which the center of said curve bears South 44°18'17" West, through a central angle of 0°08'26", an arc distance of 6.80 feet, more or less, to a point bearing North 47°08'25" East from the TRUE POINT OF BEGINNING;
thence South 47°08'25" West for a distance of 50.07 feet, more or less, to the TRUE POINT OF BEGINNING.

ALL OF THE ABOVE 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.



Exhibit "E"

**Janice Marker, Property
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-74687)**

Parcel "A"

The North 1/2 of Lot 22, all of Lot 23 and the South 1/2 of Lot 24, Block 42, "Plat of the Town of Montborne Skagit County, Washington ", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated Lakeside Boulevard adjoining said property on the West,

EXCEPT that portion thereof conveyed to Skagit County for road purposes.

AND ALSO EXCEPT that portion of said South 1/2 of Lot 24, Block 42, "Plat of the Town of Montborne Skagit County, Washington ", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington being more particularly described as follows:

BEGINNING at the Northerly most corner of said South 1/2 of Lot 24, as being more particularly shown on that certain Record of Survey map recorded under Skagit County Auditor's File No. 202001240023;
thence along the arc of a curve to the right, also being along the Southwesterly margin of South Westview Road, concave to the Southwest, from which the center of said curve bears South 44°03'51" West, through a central angle of 0°08'14", having a radius of 2,681.44 feet, an arc distance of 6.42 feet to a point of intersection with the Northeasterly extension of a fence line;
thence South 47°23'06" West along said fence line, or fence line extended for a distance of 170.2 feet, more or less, to the shoreline of Big Lake;
thence Northwesterly along said shoreline of Big Lake for a distance of 5.7 feet, more or less, to a point bearing South 47°08'25" West from the POINT OF BEGINNING;
thence North 47°08'25" East along the North line of said South 1/2 of Lot 24, as shown on said Record of Survey map recorded under Auditor's File No. 202001240023, for a distance of 169.0 feet, more or less, to the POINT OF BEGINNING;

Parcel "B"

That portion of the 100 foot wide railroad right of way, commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway) lying Westerly of the centerline of said right-of-way and between the Northeasterly extensions of both the Northwesterly and Southeasterly lines of that certain tract of land in Block 42 and vacated Lakeside Boulevard of "Plat of the Town of Montborne, Skagit County, Washington", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, conveyed to James Haley by deed recorded October 23, 1973, under Auditor's File No. 792368.

EXCEPT that portion thereof described as follows:

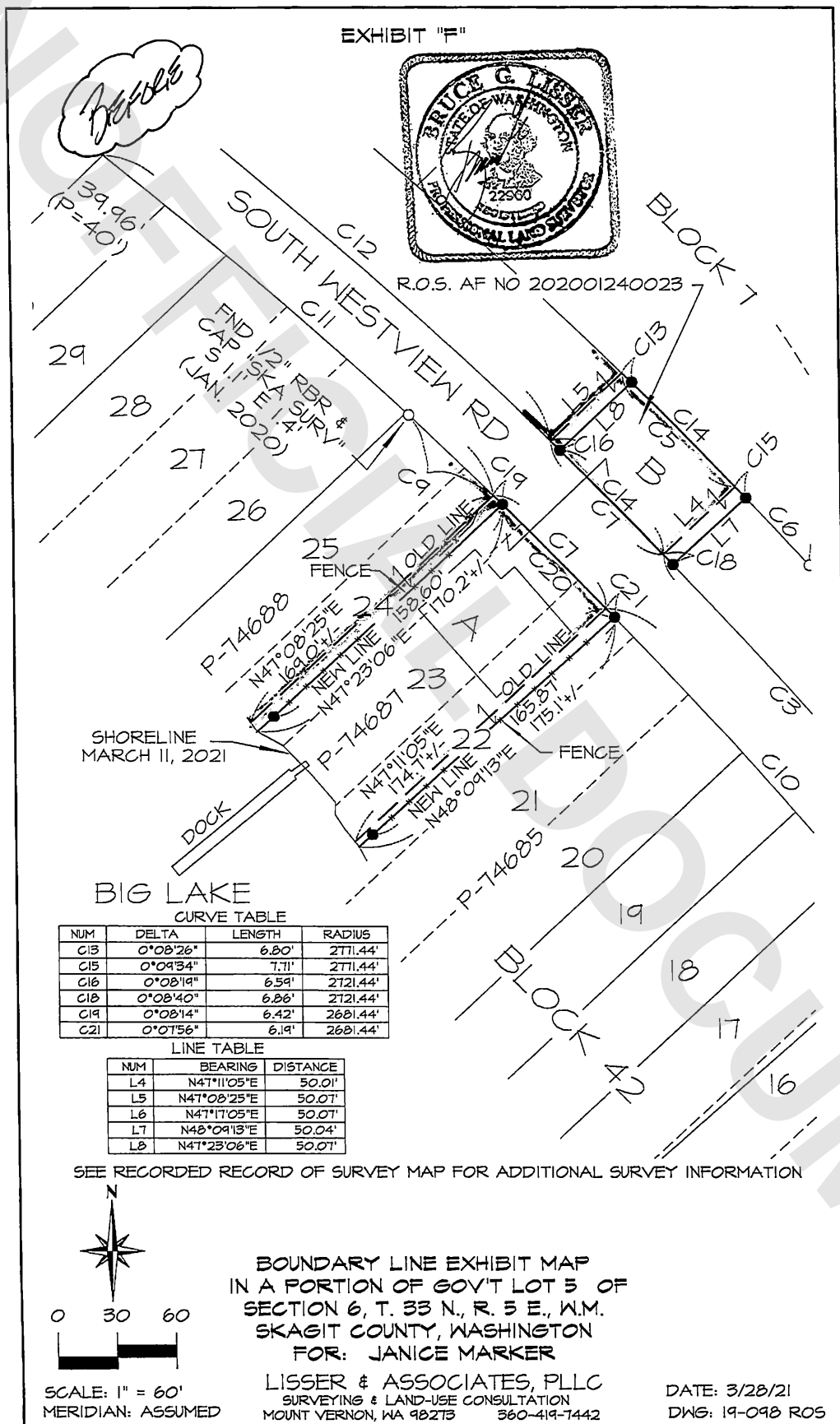
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thence North 47°08'25" East on the projection of the North line of said South 1/2 of Lot 24 for a distance of 40.05 feet to a point on a curve on the Northeasterly margin of South Westview Road and being the TRUE POINT OF BEGINNING;
thence along the arc of said curve to the right, concave to the Southwest, from which the center of said curve bears South 44°06'34" West, through a central angle 0°08'19", having a radius of 2,721.44 feet, an arc distance of 6.59 feet to a point of intersection with the Northerly extension of an existing fence line that lies within said South 1/2 of Lot 24, Block 42;

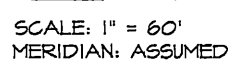
thence North 47°23'06" East along said fence line extended for a distance of 50.07 feet, more or less, to the a point on a curve along the centerline of said vacated railroad right of way;
thence along the arc of said curve to the left, concave to the southwest, from which the center of said curve bears South 44°18'17" West, through a central angle of 0°08'26", an arc distance of 6.80 feet, more or less, to a point bearing North 47°08'25" East from the TRUE POINT OF BEGINNING;
thence South 47°08'25" West for a distance of 50.07 feet, more or less, to the TRUE POINT OF BEGINNING.

ALL OF THE ABOVE 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.





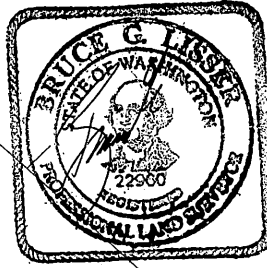


BOUNDARY LINE EXHIBIT MAP
IN A PORTION OF GOV'T LOT 5 OF
SECTION 6, T. 33 N., R. 5 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: JANICE MARKER

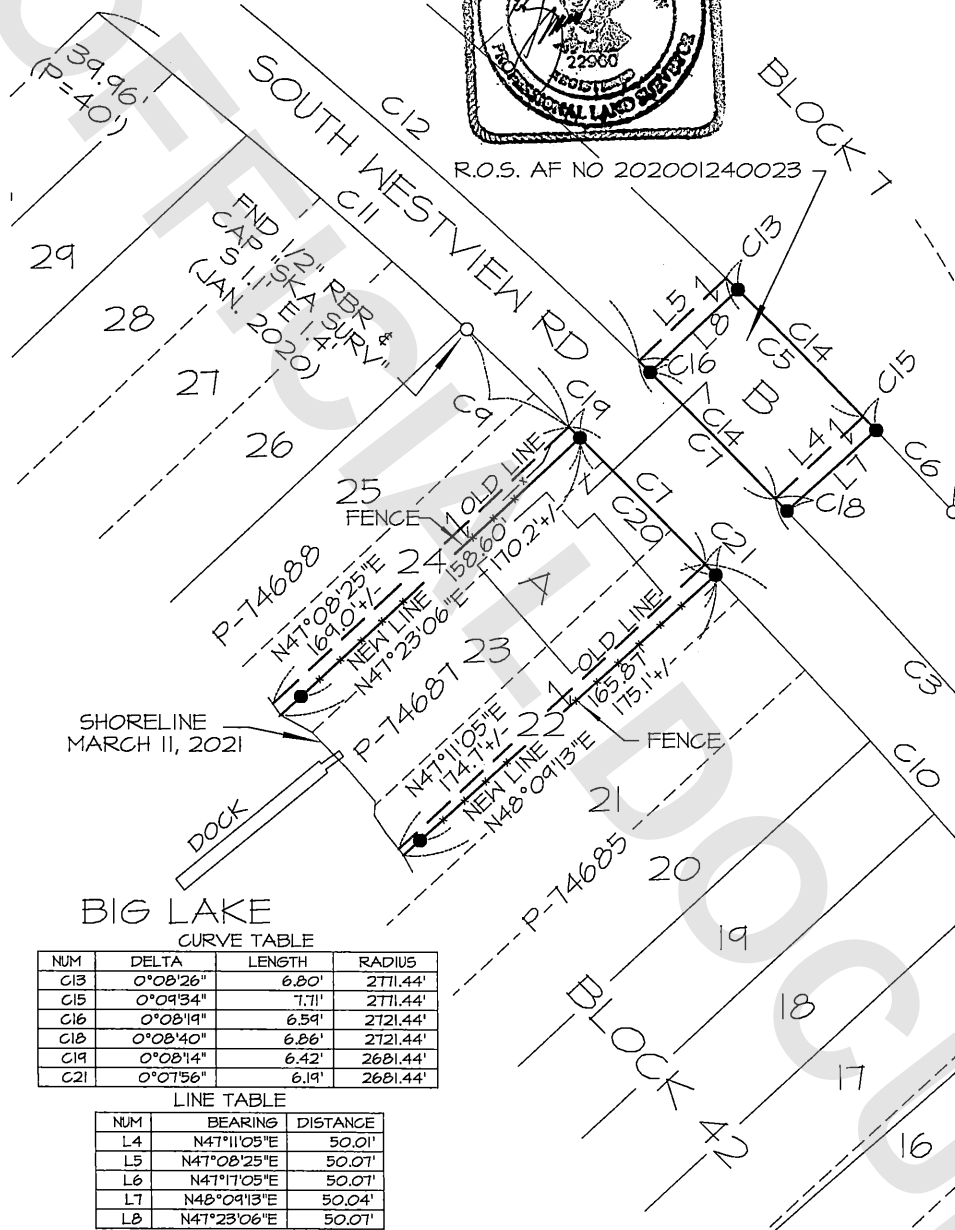
LISSER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-419-7442

DATE: 3/28/21
DWG: 19-098 ROS

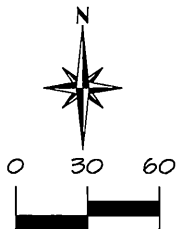
EXHIBIT "F"



R.O.S. AF NO 202001240023



SEE RECORDED RECORD OF SURVEY MAP FOR ADDITIONAL SURVEY INFORMATION



SCALE: 1" = 60'
MERIDIAN: ASSUMED

BOUNDARY LINE EXHIBIT MAP
IN A PORTION OF GOV'T LOT 5 OF
SECTION 6, T. 33 N., R. 5 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: JANICE MARKER

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

DATE: 3/28/21
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