

202203210130

03/21/2022 03:51 PM Pages: 1 of 10 Fees: \$212.50  
Skagit County Auditor

When recorded return to:

Craig Sjoström  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2022.1114  
MAR 21 2022

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

***Quitclaim Deed***  
(Boundary Line Adjustment)

**Grantors:** Stuart R. Johnson & Margaret R. Johnson h/w

**Grantee:** Berry King Farms LLC

**Legal Description:** ptn NW ¼ NE ¼ 8-33-4

**Assessor's Property Tax Parcel or Account Nos.:** P16497; ~~P16501~~; P16503; P16504; P16506; P16507;  
P16512; P16514

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

THIS INDENTURE, is made this 9<sup>TH</sup> day of MARCH, 2022, between Stuart R. Johnson & Margaret R. Johnson h/w, Grantors, and Berry King Farms LLC, a Washington limited liability company, Grantee.

***Recitals***

- a. Grantors are the owners of the property bearing Skagit County Assessor's parcel no. P16497, described in the attached Exhibit A.
- b. Grantee is the owner of the property bearing Skagit County Assessor's parcel nos. P16503; P16504; P16506; P16507; P16512; and P16514, described in the attached Exhibit B.
- c. The parties wish to adjust the boundaries between the various parcels, with a portion of P16497 (described in the attached Exhibit C) incorporated into P16507.
- d. The adjusted description of Grantors' parcel is attached as Exhibit D.

- e. The adjusted description of Grantee's parcel is attached as Exhibit E.
- d. 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 no monetary consideration, grantors do hereby QUIT CLAIM to the grantee 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.

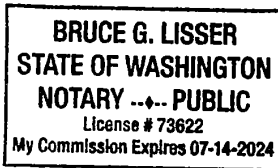
Stuart R. Johnson  
STUART R. JOHNSON

Margaret R. Johnson  
MARGARET R. JOHNSON

STATE OF WASHINGTON )  
:ss  
COUNTY OF SKAGIT )

On this day personally appeared before me Stuart R. Johnson, 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 4<sup>TH</sup> day of MARCH, 2022.



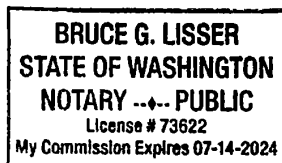
[Signature]  
NOTARY PUBLIC in and for the State of Washington, residing at

Mark Veenaw  
My commission expires: 7-14-24  
Name: Bruce G. Lisser

STATE OF WASHINGTON )  
:ss  
COUNTY OF SKAGIT )

On this day personally appeared before me Margaret R. Johnson, 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 4<sup>TH</sup> day of MARCH, 2022.



[Signature]  
NOTARY PUBLIC in and for the State of Washington, residing at

Mark Veenaw  
My commission expires: 7-14-24  
Name: Bruce G. Lisser

**Exhibit "A"**

**Stuart R. Johnson and Margaret R. Johnson, a married couple,  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel Number P-16497)**

The North 208.5 feet of the West 208.5 feet of that portion of the Northwest 1/4 of the Northeast 1/4 of Section 8, Township 33 North, Range 4 East, W.M., lying South and East of the County roads along the North and West lines thereof;

EXCEPT ditch and dike rights-of-way as set forth in the Skagit County Superior Court Cause Nos. 5271 and 17539;

ALSO EXCEPT any portion lying within the as-built and existing County roads running along the North West lines thereof.

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.



1-24-22

**Exhibit "B"**

**Berry King Farms, LLC, a Washington Limited Liability Company, Parcel  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel Numbers P-16507, P-16506, P-16504, P-16503,  
P-16514 and P-16512)**

Tract 2 of Skagit County Short Plat No. 13-88, approved June 30, 1988, recorded June 30, 1988, in Book 8 of Short Plats, page 50, under Auditor's File No. 8806300042, being a portion of the East 1/2 of the Northeast 1/4 of Section 8, Township 33 North, Range 4 East, W.M.

TOGETHER WITH an easement for ingress and egress as contained in instrument recorded December 18, 1957, under Auditor's File No. 559778.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across the North 20 feet of Lot 1 of said Short Plat as established by document recorded as Auditor's File No. 8904130031.

AND ALSO TOGETHER WITH the Northwest 1/4 of the Northeast 1/4 of Section 8, Township 33 North, Range 4 East, W.M.,

EXCEPT the North 15 feet thereof conveyed to Skagit County for road purposes by deed recorded April 7, 1909, under Auditor's File No. 73061, in Volume 65 of Deeds, page 40, records of Skagit County,

AND EXCEPT the as-built and existing County road running along the West side thereof,

AND EXCEPT ditch rights-of-way as set forth in Skagit County Superior Court Cause Nos. 5271 and 17539,

AND EXCEPT the following described tract:

The South 125 feet of the West 348 feet of that portion of the Northwest 1/4 of the Northeast 1/4 of Section 8, Township 33 North, Range 4 East, W.M., lying Easterly of the County road running along the West line of said subdivision.

ALSO EXCEPT the North 208.5 feet of the West 208.5 feet of that portion of the Northwest 1/4 of the Northeast 1/4 lying South and East of the County roads along the North and West lines there.

AND ALSO EXCEPT the East 187.00 feet of the West 196.00 feet of the South 405.00 feet of the North 628.00 feet of said Northwest 1/4 of the Northeast 1/4 of Section 8, Township 33 North, Range 4 East, W.M.

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.

As long as this parcel is zoned NRL-AG no development rights shall be available.



1-24-27

**Exhibit "C"**

**Portion Stuart R. Johnson and Margaret R. Johnson, a married couple,  
(Skagit County Assessor's Parcel Number P-16497)  
To be Boundary Line Adjusted into  
Berry King Farms, LLC, a Washington Limited Liability Company, Parcel  
(Skagit County Assessor's Parcel Number P-16507)**

The East 32.00 feet, (as measured perpendicular to the East line) of the following described parcel:

The North 208.5 feet of the West 208.5 feet of that portion of the Northwest 1/4 of the Northeast 1/4 of Section 8, Township 33 North, Range 4 East, W.M., lying South and East of the County roads along the North and West lines thereof;

EXCEPT ditch and dike rights-of-way as set forth in the Skagit County Superior Court Cause Nos. 5271 and 17539;

ALSO EXCEPT any portion lying within the as-built and existing County roads running along the North West lines thereof.

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 6,673 sq ft, 0.15 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 east (P-16507) owned by the grantee.

**APPROVED**

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

Skagit County

By: *Alice Roder*

Title: *Senior Planner*

Date: *3/16/2022*



**Exhibit "D"**

**Stuart R. Johnson and Margaret R. Johnson, a married couple,  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel Number P-16497)**

The North 208.5 feet of the West 208.5 feet of that portion of the Northwest 1/4 of the Northeast 1/4 of Section 8, Township 33 North, Range 4 East, W.M., lying South and East of the County roads along the North and West lines thereof;

EXCEPT the East 32.00 feet, (as measured perpendicular to the East line) thereof;

AND EXCEPT ditch and dike rights-of-way as set forth in the Skagit County Superior Court Cause Nos. 5271 and 17539;

ALSO EXCEPT any portion lying within the as-built and existing County roads running along the North West lines thereof.

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.



**Exhibit "E"**

**Berry King Farms, LLC, a Washington Limited Liability Company, Parcel  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel Numbers P-16507, P-16506, P-16504, P-16503,  
P-16514 and P-16512)**

Tract 2 of Skagit County Short Plat No. 13-88, approved June 30, 1988, recorded June 30, 1988, in Book 8 of Short Plats, page 50, under Auditor's File No. 8806300042, being a portion of the East 1/2 of the Northeast 1/4 of Section 8, Township 33 North, Range 4 East, W.M.

TOGETHER WITH an easement for ingress and egress as contained in instrument recorded December 18, 1957, under Auditor's File No. 559778.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across the North 20 feet of Lot 1 of said Short Plat as established by document recorded as Auditor's File No. 8904130031.

AND ALSO TOGETHER WITH the Northwest 1/4 of the Northeast 1/4 of Section 8, Township 33 North, Range 4 East, W.M.,

AND ALSO TOGETHER WITH the East 32.00 feet, (as measured perpendicular to the East line) of the following described parcel:

The North 208.5 feet of the West 208.5 feet of that portion of the Northwest 1/4 of the Northeast 1/4 of Section 8, Township 33 North, Range 4 East, W.M., lying South and East of the County roads along the North and West lines thereof;

EXCEPT the North 15 feet thereof conveyed to Skagit County for road purposes by deed recorded April 7, 1909, under Auditor's File No. 73061, in Volume 65 of Deeds, page 40, records of Skagit County,

AND EXCEPT the as-built and existing County road running along the West side thereof,

AND EXCEPT ditch rights-of-way as set forth in Skagit County Superior Court Cause Nos. 5271 and 17539,

AND EXCEPT the following described tract:

The South 125 feet of the West 348 feet of that portion of the Northwest 1/4 of the Northeast 1/4 of Section 8, Township 33 North, Range 4 East, W.M., lying Easterly of the County road running along the West line of said subdivision.

ALSO EXCEPT the North 208.5 feet of the West 208.5 feet of that portion of the Northwest 1/4 of the Northeast 1/4 lying South and East of the County roads along the North and West lines there.

AND ALSO EXCEPT the East 187.00 feet of the West 196.00 feet of the South 405.00 feet of the North 628.00 feet of said Northwest 1/4 of the Northeast 1/4 of Section 8, Township 33 North, Range 4 East, W.M.

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

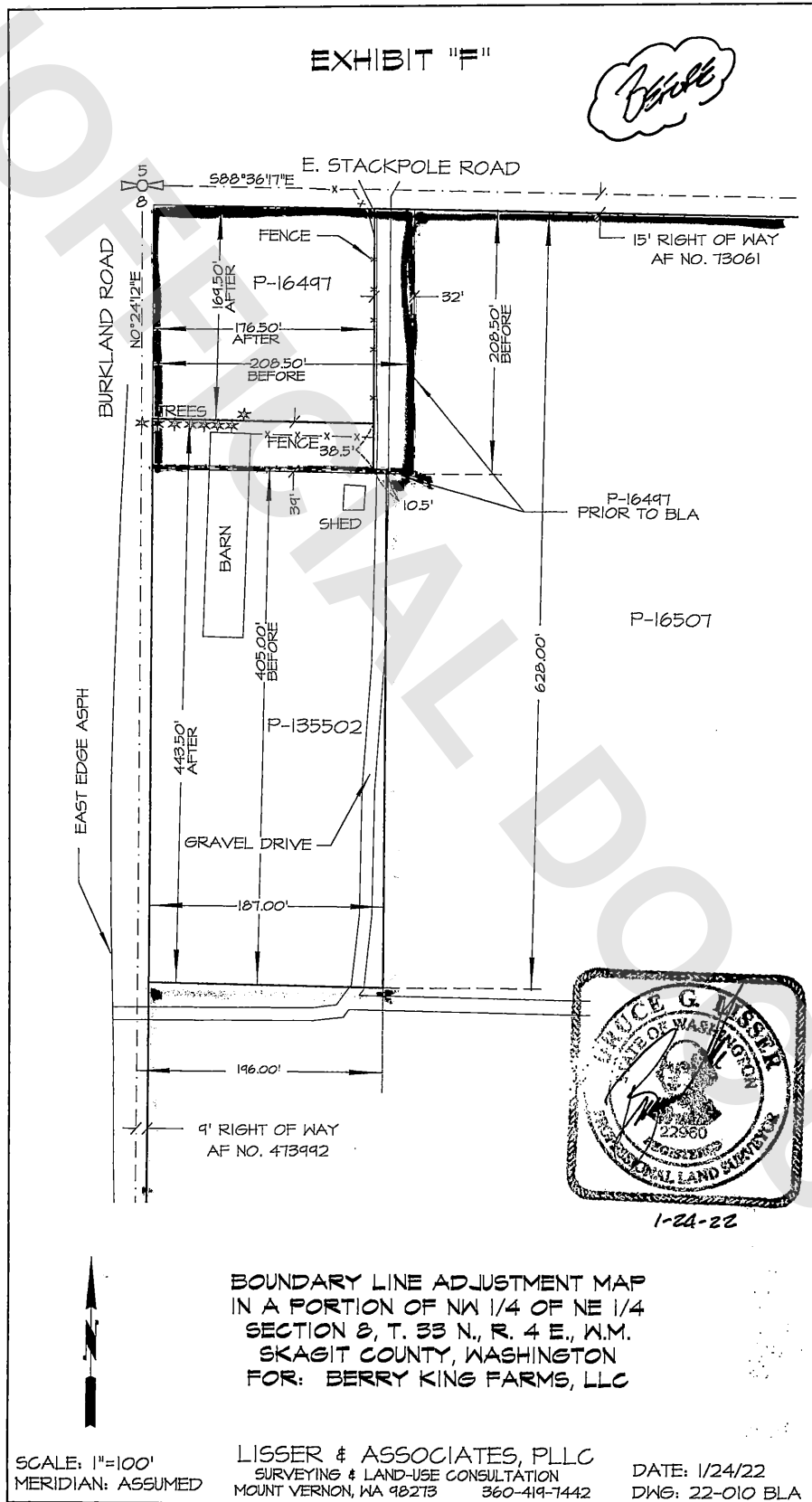
Situate in the County of Skagit, State of Washington.

As long as this parcel is zoned NRL-AG no development rights shall be available.

Containing 77.3 acres



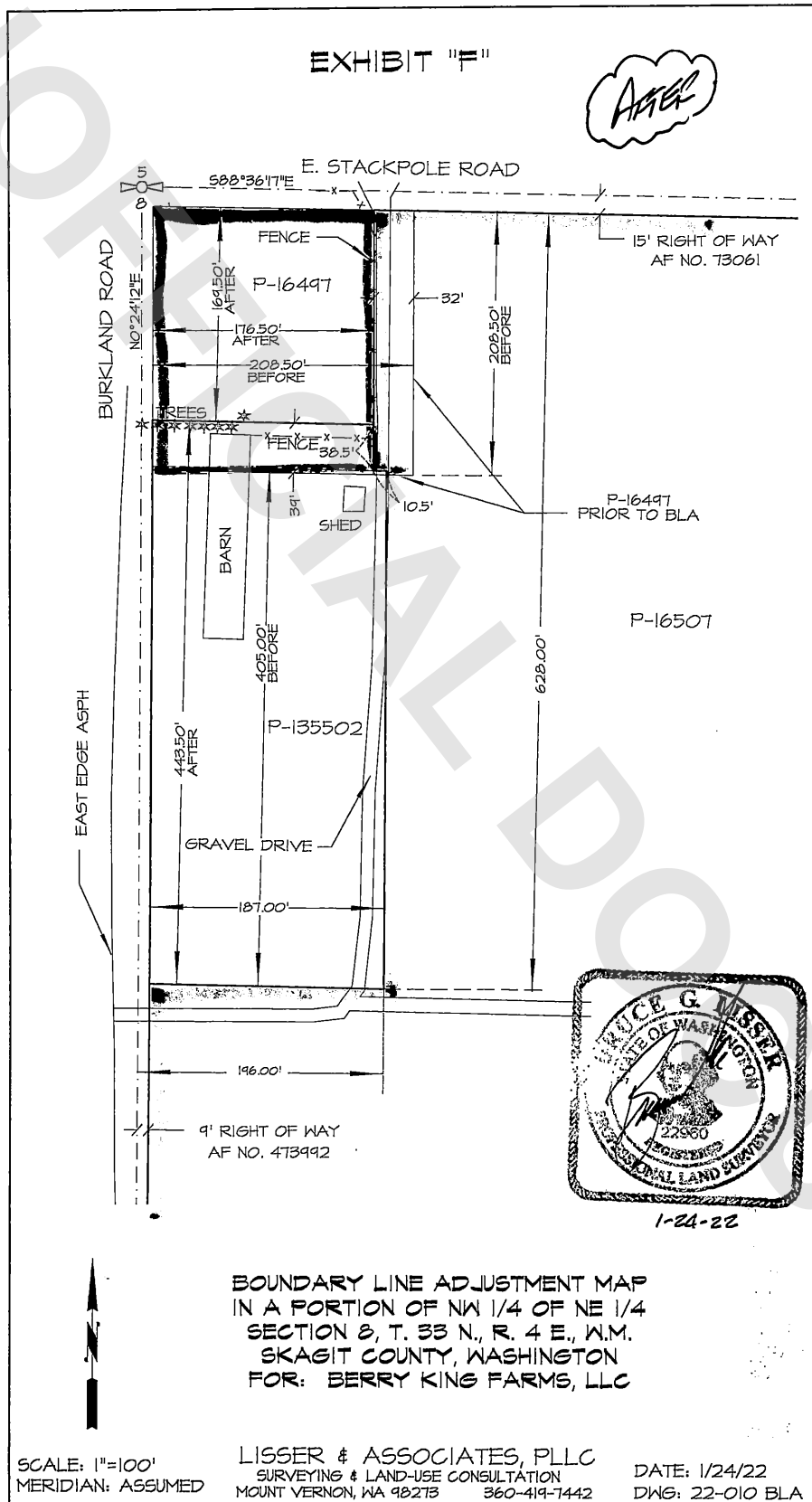
1-24-22





## EXHIBIT "F"

After



## EXHIBIT "F"

