



202203250123

03/25/2022 02:43 PM Pages: 1 of 15 Fees: \$217.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

2022-1186
MAR 25 2022

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

Quitclaim Deed
(Boundary Line Adjustment)

Grantor: Elisabeth Van der Vis, trustee Van der Vis Family Trust

Grantees: Elisabeth Van der Vis, trustee Van der Vis Family Trust

Legal Description: ptn NW ¼ NW ¼ 35-34N-3EWM

Assessor's Property Tax Parcel or Account Nos.: P23172; P23174; P23177; P23178; P23188;
P23191; P23200; P113908

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE is made this 25TH day of FEBRUARY, 2022, between Elisabeth Van der Vis, trustee of the Van der Vis Family Trust, Grantor, and Elisabeth Van der Vis, trustee of the Van der Vis Family Trust, Grantee.

Recitals

- a. Grantor/ Grantee is the owner of the property bearing Skagit County Assessor's parcel nos. P23172; P23192; P23174; P23200; P113908; and portions of P23178, P23188 and P23191, all as described in the attached Exhibits A & B.
- b. Grantor/ Grantee wishes to adjust the boundaries between the various parcels, with a portion of P23200 (described in the attached Exhibit C), being incorporated into the remaining parcels.
- d. The adjusted description of the remaining portion of P23200 is attached hereto as Exhibit D.
- e. The adjusted description of the remaining parcels is attached hereto as Exhibit E.

- f. A diagram showing the adjustments is attached hereto as Exhibit F.

Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, and for no monetary consideration, grantor does hereby QUIT CLAIM to 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 boundary adjustment is not for the purpose of creating an additional building lot.

DATED: Feb. 25, 2022.

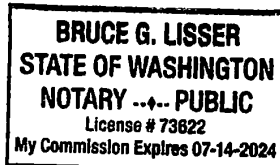
THE VAN DER VIS FAMILY TRUST

By: Elisabeth van der Vis
ELISABETH VAN DER VIS, Trustee

STATE OF WASHINGTON)
(ss.
COUNTY OF SKAGIT)

On this day personally appeared before me Elisabeth Van der Vis, 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 25TH day of February, 2022.



[Signature]
NOTARY PUBLIC in and for the State of Washington,
residing at Mount Vernon
My commission expires: 7-14-24
Name: Bruce G. Lisser

Exhibit "A"**Elisabeth van der Vis, as Trustee of the van der Vis Family Trust, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-23200)**

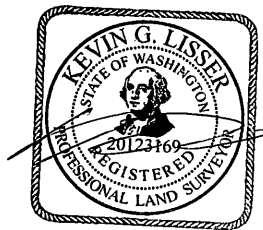
The Northwest 1/4 of the Southeast 1/4 of Section 35, Township 34 North, Range 3 East, W.M.;

EXCEPT County road along the East line 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.

The property description above is referenced as Parcel "H" on Representative's Deed recorded under Skagit County Auditor's File No. 201404160073.



2-15-22

Exhibit "B"

**Elisabeth van der Vis, as Trustee of the van der Vis Family Trust, Parcel
Before Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-113908, Portions of P-23188 and P-23191,
P-23192, P-23172, P-23174, P-23177 and Portion of P-23178)**

Parcel No. 1

The Southeast 1/4 of the Northwest 1/4 of Section 35, Township 34 North, Range 3 East, W.M.

EXCEPT ditch and road rights-of-way;

TOGETHER WITH an easement for right-of-way over the South 16.5 feet of the North 330.4 feet of the Southwest 1/4 of the Northeast 1/4 of Section 35, Township 34 North, Range 3 East, W.M.,

Parcel No. 2

TOGETHER WITH that portion of the Northwest 1/4 of the Northwest 1/4 of Section 35, Township 34 North, Range 3 East, W.M., described as follows:

BEGINNING at a point on the East line of the County road running along the West line of said Section 35, said point being 871.2 feet South of the South line of the County road running along the North line of said Section 35;
thence North 1°42'37" East along said East line of the County road a distance of 18.00 feet to the intersection of said East line and an existing fence running East and West;
thence South 87°55'25" East along said fence 170.84 feet;
thence continuing along said fence and said fence extended South 88°03'21" East 826.12 feet to the intersection of said fence with the West line of the East 10 acres of said Northwest 1/4 of the Northwest 1/4;
thence South 0°40'40" West along said West line of the East 10 acres 10.58 feet;
thence North 88°27'35" West 997.14 feet to the POINT OF BEGINNING;

AND TOGETHER WITH that portion of the Northwest 1/4 of the Northwest 1/4 of Section 35, Township 34 North, Range 3 East, W.M., described as follows:

BEGINNING at a point on the West side of said Section, 871.2 feet South of the South line of the County road running along the North side of said Section;
thence East parallel with the North line of the Section to the West line of the East 10 acres of said Northwest 1/4 of the Northwest 1/4 of Section 35, Township 34 North, Range 3 East, W.M.;
thence South along the West line of said East 10 acres to the South line of the Northwest 1/4 of the Northwest 1/4;
thence West to the Southwest corner of said Northwest 1/4 of the Northwest 1/4;
thence North to the POINT OF BEGINNING.

AND ALSO TOGETHER WITH the Southwest 1/4 of the Northwest 1/4 of Section 35, Township 34 North, Range 3 East, W.M.,

EXCEPTING FROM ALL THE ABOVE, the following described tract:

That portion of the West 1/2 of the Northwest 1/4 of Section 35, Township 34 North, Range 3 East, W.M., described as follows:

BEGINNING at the Northwest corner of said Northwest 1/4 of Section 35, from which the Northeast corner of said Northeast 1/4 (North 1/4 corner) bears South 88°07'54" East;
thence South 2°02'15" West, along the West line of said Northwest 1/4 of Section 35 for a distance of 1,096.79 feet;
thence South 86°42'16" East for a distance of 16.50 feet, to the East right-of-way margin of Beaver Marsh Road as shown on the County Section map dated 1958, and being the TRUE POINT OF BEGINNING;
thence continuing South 86°42'16" East for a distance of 200.00 feet;

thence South 2°02'15" West, parallel with said West line of the Northwest 1/4 of Section 35, for a distance of 106.00 feet;
 thence North 88°10'20" West for a distance of 25.00 feet;
 thence South 2°02'15" West, for a distance of 165.36 feet;
 thence South 64°00'17" West for a distance of 198.21 feet, more or less, to said East right-of-way margin of Beaver Marsh Road at a point bearing South 2°02'15" West from the TRUE POINT OF BEGINNING;
 thence North 2°02'15" East, along said East right-of-way margin of Beaver Marsh Road for a distance of 369.00 feet, more or less, to the TRUE POINT OF BEGINNING.

AND EXCEPT County road rights-of-way;

AND ALSO EXCEPT ditch rights-of-way

Parcel No. 3

TOGETHER WITH those portions of the South 1/2 of the Northwest 1/4 of the Northeast 1/4 and of the North 19 rods, (313.50 feet) of the Southwest 1/4 of the Northeast 1/4 all lying West of a line which is parallel to and 335 feet West of the West right-of-way line of that County road commonly known as the Kamb Road in Section 35, Township 34 North, Range 3 East, W.M.

TOGETHER WITH the South 1 rod (16.5 feet) of the North 20 rods (330 feet) of the Southwest 1/4 of the Northeast 1/4 of Section 35, Township 34 North, Range 3 East, W.M.

AND TOGETHER WITH the Southwest 1/4 of the Northeast 1/4 of Section 35, Township 34 North, Range 3 East, W.M.

EXCEPT the as-built and existing County road running along the East line thereof commonly known as Kamb Road,

AND EXCEPT ditch right-of-way, if any,

AND ALSO EXCEPT that portion thereof lying North of the following described line:

BEGINNING at the Northwest corner of said subdivision;
 thence South along the West line thereof, a distance of 330.4 feet to the TRUE POINT OF BEGINNING of this line;
 thence East parallel with the South line of said subdivision to the East line of said subdivision and the terminus of said line.

EXCEPT FROM ALL THE ABOVE the following described tract:

That portion of the Southwest 1/4 of the Northeast 1/4 of Section 35, Township 34 North, Range 3 East, W.M., described as follows:

BEGINNING at the monument in case at the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 35, from which the Northwest corner of said Northeast 1/4 (North 1/4 corner) of said Section 35 bears North 88°06'58" West;
 thence South 0°01'34" East, along the East line of the West 1/2 of said Northeast 1/4 of said Section 35 for a distance of 1,716.88 feet;
 thence North 88°10'50" West, parallel with the North line of said Southwest 1/4 of the Northeast 1/4 of said Section 35, for a distance of 16.51 feet, more or less, to the Westerly right-of-way margin of Kamb Road and being the TRUE POINT OF BEGINNING;
 thence continuing North 88°10'50" West for a distance of 220.00 feet;
 thence South 0°01'34" East, for a distance of 124.00 feet;
 thence South 42°06'12" East for a distance of 127.66 feet;
 thence South 88°10'50" East, for a distance of 134.40 feet, more or less, to said Westerly right-of-way margin of Kamb Road at a point bearing South 0°01'34" East from the TRUE POINT OF BEGINNING;
 thence North 0°01'34" West, along said West right-of-way margin of Kamb Road, for a distance of 216.00 feet, more or less, to the POINT OF BEGINNING;

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

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



2-15-22

Exhibit "C"

**Portion of Elisabeth van der Vis, as Trustee of the van der Vis Family Trust, Parcel
(Skagit County Assessor's Parcel Number P-23200)**

To be Boundary Line Adjusted into

**Elisabeth van der Vis, as Trustee of the van der Vis Family Trust, Parcel
(Skagit County Assessor's Parcel Numbers P-113908, Portions of P-23188 and P-23191,
P-23192, P-23172, P-23174, P-23177 and Portion of P-23178)**

The Northwest 1/4 of the Southeast 1/4 of Section 35, Township 34 North, Range 3 East, W.M.;

EXCEPT that portion described as follows:

That portion of the Northwest 1/4 of the Southeast 1/4 of Section 35, Township 34 North, Range 3 East, W.M., described as follows:

BEGINNING at the monument in case at the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 35, from which the Northwest corner of the Northeast 1/4 (North 1/4 corner) of said Section 35 bears North 88°06'58" West;
thence South 0°01'34" East, along the East line of the West 1/2 of said Northeast 1/4 of Section 35 for a distance of 2,633.41 feet, more or less, to the Northeast corner of said Northwest 1/4 of the Southeast 1/4 of Section 35;
thence South 0°08'52" West, along the East line of said Northwest 1/4 of the Southeast 1/4 of Section 35 for a distance of 151.21 feet;
thence North 89°51'08" West, for a distance of 16.50 feet, more or less, to the Westerly right-of-way margin of Kamb Road and being the TRUE POINT OF BEGINNING;
thence continue North 89°51'08" West for a distance of 108.59 feet;
thence South 0°08'52" West, parallel with said East line of the Northwest 1/4 of the Southeast 1/4, for a distance of 60.34 feet;
thence North 89°51'08" West, for a distance of 100.47 feet;
thence South 0°08'52" West for a distance of 130.83 feet;
thence South 89°51'08" East for a distance of 116.85 feet;
thence South 0°08'52" West for a distance of 104.69 feet;
thence South 89°51'08" East for a distance of 92.22 feet, more or less, to said Westerly right-of-way margin of Kamb Road at a point bearing South 0°08'52" West from the TRUE POINT OF BEGINNING;
thence North 0°08'52" East, along the said West right-of-way margin of Kamb Road, for a distance of 295.87 feet, more or less, to the TRUE POINT OF BEGINNING.

AND EXCEPT County road along the East line 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 1,676,633 sq ft, 38.5 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 north (P-113908, portions of P-23188 and P-23191, P-23192, P-23172, P-23174, P-23177 and portion of P-23178) owned by the grantee.

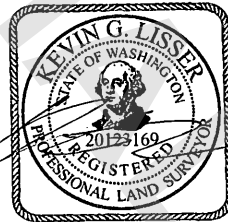
APPROVED

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

Skagit County

By: Grace Rood
Title: Senior Planner

Date: 3/2/2022



2-15-22

Exhibit "D"

**Elisabeth van der Vis, as Trustee of the van der Vis Family Trust, Parcel
After Boundary Line Adjustment
(Portion of Skagit County Assessor's Parcel Number P-23200)**

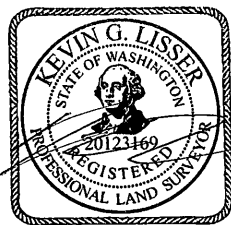
That portion of the Northwest 1/4 of the Southeast 1/4 of Section 35, Township 34 North, Range 3 East, W.M., described as follows:

BEGINNING at the monument in case at the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 35, from which the Northwest corner of the Northeast 1/4 (North 1/4 corner) of said Section 35 bears North 88°06'58" West;
thence South 0°01'34" East, along the East line of the West 1/2 of said Northeast 1/4 of Section 35 for a distance of 2,633.41 feet, more or less, to the Northeast corner of said Northwest 1/4 of the Southeast 1/4 of Section 35;
thence South 0°08'52" West, along the East line of said Northwest 1/4 of the Southeast 1/4 of Section 35 for a distance of 151.21 feet;
thence North 89°51'08" West, for a distance of 16.50 feet, more or less, to the Westerly right-of-way margin of Kamb Road and being the TRUE POINT OF BEGINNING;
thence continue North 89°51'08" West for a distance of 108.59 feet;
thence South 0°08'52" West, parallel with said East line of the Northwest 1/4 of the Southeast 1/4, for a distance of 60.34 feet;
thence North 89°51'08" West, for a distance of 100.47 feet;
thence South 0°08'52" West for a distance of 130.83 feet;
thence South 89°51'08" East for a distance of 116.85 feet;
thence South 0°08'52" West for a distance of 104.69 feet;
thence South 89°51'08" East for a distance of 92.22 feet, more or less, to said Westerly right-of-way margin of Kamb Road at a point bearing South 0°08'52" West from the TRUE POINT OF BEGINNING;
thence North 0°08'52" East, along the said West right-of-way margin of Kamb Road, for a distance of 295.87 feet, more or less, to 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 43,560 sq ft, 1.0 acres



2-15-22

Exhibit "E"

**Elisabeth van der Vis, as Trustee of the van der Vis Family Trust, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-113908, Portions of P-23188 and P-23191,
P-23192, P-23172, P-23177, Portion of P-23178 and Portion of P-23200)**

Parcel No. 1

The Southeast 1/4 of the Northwest 1/4 of Section 35, Township 34 North, Range 3 East, W.M.

EXCEPT ditch and road rights-of-way;

TOGETHER WITH an easement for right-of-way over the South 16.5 feet of the North 330.4 feet of the Southwest 1/4 of the Northeast 1/4 of Section 35, Township 34 North, Range 3 East, W.M.,

Parcel No. 2

TOGETHER WITH that portion of the Northwest 1/4 of the Northwest 1/4 of Section 35, Township 34 North, Range 3 East, W.M., described as follows:

BEGINNING at a point on the East line of the County road running along the West line of said Section 35, said point being 871.2 feet South of the South line of the County road running along the North line of said Section 35;
thence North 1°42'37" East along said East line of the County road a distance of 18.00 feet to the intersection of said East line and an existing fence running East and West;
thence South 87°55'25" East along said fence 170.84 feet;
thence continuing along said fence and said fence extended South 88°03'21" East 826.12 feet to the intersection of said fence with the West line of the East 10 acres of said Northwest 1/4 of the Northwest 1/4;
thence South 0°40'40" West along said West line of the East 10 acres 10.58 feet;
thence North 88°27'35" West 997.14 feet to the POINT OF BEGINNING;

AND TOGETHER WITH that portion of the Northwest 1/4 of the Northwest 1/4 of Section 35, Township 34 North, Range 3 East, W.M., described as follows:

BEGINNING at a point on the West side of said Section, 871.2 feet South of the South line of the County road running along the North side of said Section;
thence East parallel with the North line of the Section to the West line of the East 10 acres of said Northwest 1/4 of the Northwest 1/4 of Section 35, Township 34 North, Range 3 East, W.M.;
thence South along the West line of said East 10 acres to the South line of the Northwest 1/4 of the Northwest 1/4;
thence West to the Southwest corner of said Northwest 1/4 of the Northwest 1/4;
thence North to the POINT OF BEGINNING.

AND ALSO TOGETHER WITH the Southwest 1/4 of the Northwest 1/4 of Section 35, Township 34 North, Range 3 East, W.M.,

EXCEPTING FROM ALL THE ABOVE, the following described tract:

That portion of the West 1/2 of the Northwest 1/4 of Section 35, Township 34 North, Range 3 East, W.M., described as follows:

BEGINNING at the Northwest corner of said Northwest 1/4 of Section 35, from which the Northeast corner of said Northeast 1/4 (North 1/4 corner) bears South 88°07'54" East;
thence South 2°02'15" West, along the West line of said Northwest 1/4 of Section 35 for a distance of 1,096.79 feet;
thence South 86°42'16" East for a distance of 16.50 feet, to the East right-of-way margin of Beaver Marsh Road as shown on the County Section map dated 1958, and being the TRUE POINT OF BEGINNING;
thence continuing South 86°42'16" East for a distance of 200.00 feet;

thence South 2°02'15" West, parallel with said West line of the Northwest 1/4 of Section 35, for a distance of 106.00 feet;
 thence North 88°10'20" West for a distance of 25.00 feet;
 thence South 2°02'15" West, for a distance of 165.36 feet;
 thence South 64°00'17" West for a distance of 198.21 feet, more or less, to said East right-of-way margin of Beaver Marsh Road at a point bearing South 2°02'15" West from the TRUE POINT OF BEGINNING;
 thence North 2°02'15" East, along said East right-of-way margin of Beaver Marsh Road for a distance of 369.00 feet, more or less, to the TRUE POINT OF BEGINNING.

AND EXCEPT County road rights-of-way;

AND ALSO EXCEPT ditch rights-of-way

Parcel No. 3

TOGETHER WITH those portions of the South 1/2 of the Northwest 1/4 of the Northeast 1/4 and of the North 19 rods, (313.50 feet) of the Southwest 1/4 of the Northeast 1/4 all lying West of a line which is parallel to and 335 feet West of the West right-of-way line of that County road commonly known as the Kamb Road in Section 35, Township 34 North, Range 3 East, W.M.

TOGETHER WITH the South 1 rod (16.5 feet) of the North 20 rods (330 feet) of the Southwest 1/4 of the Northeast 1/4 of Section 35, Township 34 North, Range 3 East, W.M.

AND TOGETHER WITH the Southwest 1/4 of the Northeast 1/4 of Section 35, Township 34 North, Range 3 East, W.M.

EXCEPT the as-built and existing County road running along the East line thereof commonly known as Kamb Road,

AND EXCEPT ditch right-of-way, if any,

AND ALSO EXCEPT that portion thereof lying North of the following described line:

BEGINNING at the Northwest corner of said subdivision;
 thence South along the West line thereof, a distance of 330.4 feet to the TRUE POINT OF BEGINNING of this line;
 thence East parallel with the South line of said subdivision to the East line of said subdivision and the terminus of said line.

EXCEPT FROM ALL THE ABOVE the following described tract:

That portion of the Southwest 1/4 of the Northeast 1/4 of Section 35, Township 34 North, Range 3 East, W.M., described as follows:

BEGINNING at the monument in case at the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 35, from which the Northwest corner of said Northeast 1/4 (North 1/4 corner) of said Section 35 bears North 88°06'58" West;
 thence South 0°01'34" East, along the East line of the West 1/2 of said Northeast 1/4 of said Section 35 for a distance of 1,716.88 feet;
 thence North 88°10'50" West, parallel with the North line of said Southwest 1/4 of the Northeast 1/4 of said Section 35, for a distance of 16.51 feet, more or less, to the Westerly right-of-way margin of Kamb Road and being the TRUE POINT OF BEGINNING;
 thence continuing North 88°10'50" West for a distance of 220.00 feet;
 thence South 0°01'34" East, for a distance of 124.00 feet;
 thence South 42°06'12" East for a distance of 127.66 feet;
 thence South 88°10'50" East, for a distance of 134.40 feet, more or less, to said Westerly right-of-way margin of Kamb Road at a point bearing South 0°01'34" East from the TRUE POINT OF BEGINNING;
 thence North 0°01'34" West, along said West right-of-way margin of Kamb Road, for a distance of 216.00 feet, more or less, to the POINT OF BEGINNING;

Parcel No. 4

TOGETHER WITH the Northwest 1/4 of the Southeast 1/4 of Section 35, Township 34 North, Range 3 East, W.M.;

EXCEPT that portion described as follows:

That portion of the Northwest 1/4 of the Southeast 1/4 of Section 35, Township 34 North, Range 3 East, W.M., described as follows:

BEGINNING at the monument in case at the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 35, from which the Northwest corner of the Northeast 1/4 (North 1/4 corner) of said Section 35 bears North 88°06'58" West;
thence South 0°01'34" East, along the East line of the West 1/2 of said Northeast 1/4 of Section 35 for a distance of 2,633.41 feet, more or less, to the Northeast corner of said Northwest 1/4 of the Southeast 1/4 of Section 35;
thence South 0°08'52" West, along the East line of said Northwest 1/4 of the Southeast 1/4 of Section 35 for a distance of 151.21 feet;
thence North 89°51'08" West, for a distance of 16.50 feet, more or less, to the Westerly right-of-way margin of Kamb Road and being the TRUE POINT OF BEGINNING;
thence continue North 89°51'08" West for a distance of 108.59 feet;
thence South 0°08'52" West, parallel with said East line of the Northwest 1/4 of the Southeast 1/4, for a distance of 60.34 feet;
thence North 89°51'08" West, for a distance of 100.47 feet;
thence South 0°08'52" West for a distance of 130.83 feet;
thence South 89°51'08" East for a distance of 116.85 feet;
thence South 0°08'52" West for a distance of 104.69 feet;
thence South 89°51'08" East for a distance of 92.22 feet, more or less, to said Westerly right-of-way margin of Kamb Road at a point bearing South 0°08'52" West from the TRUE POINT OF BEGINNING;
thence North 0°08'52" East, along the said West right-of-way margin of Kamb Road, for a distance of 295.87 feet, more or less, to the TRUE POINT OF BEGINNING.

AND EXCEPT County road along the East line thereof.

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

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

Containing 7,841,099 sq ft, 180.0 acres

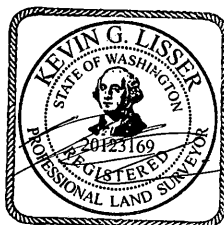


EXHIBIT "F"

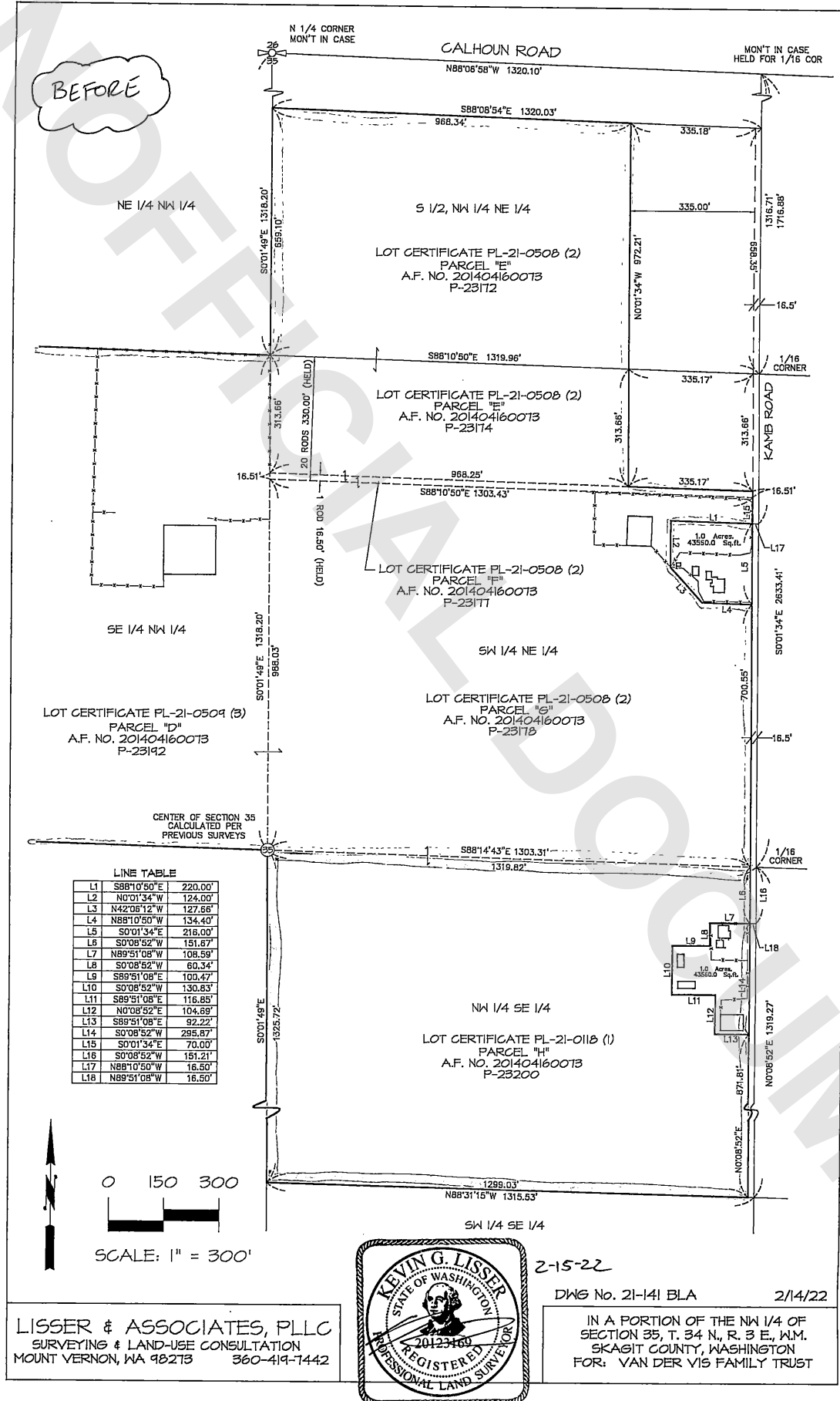


EXHIBIT "F"

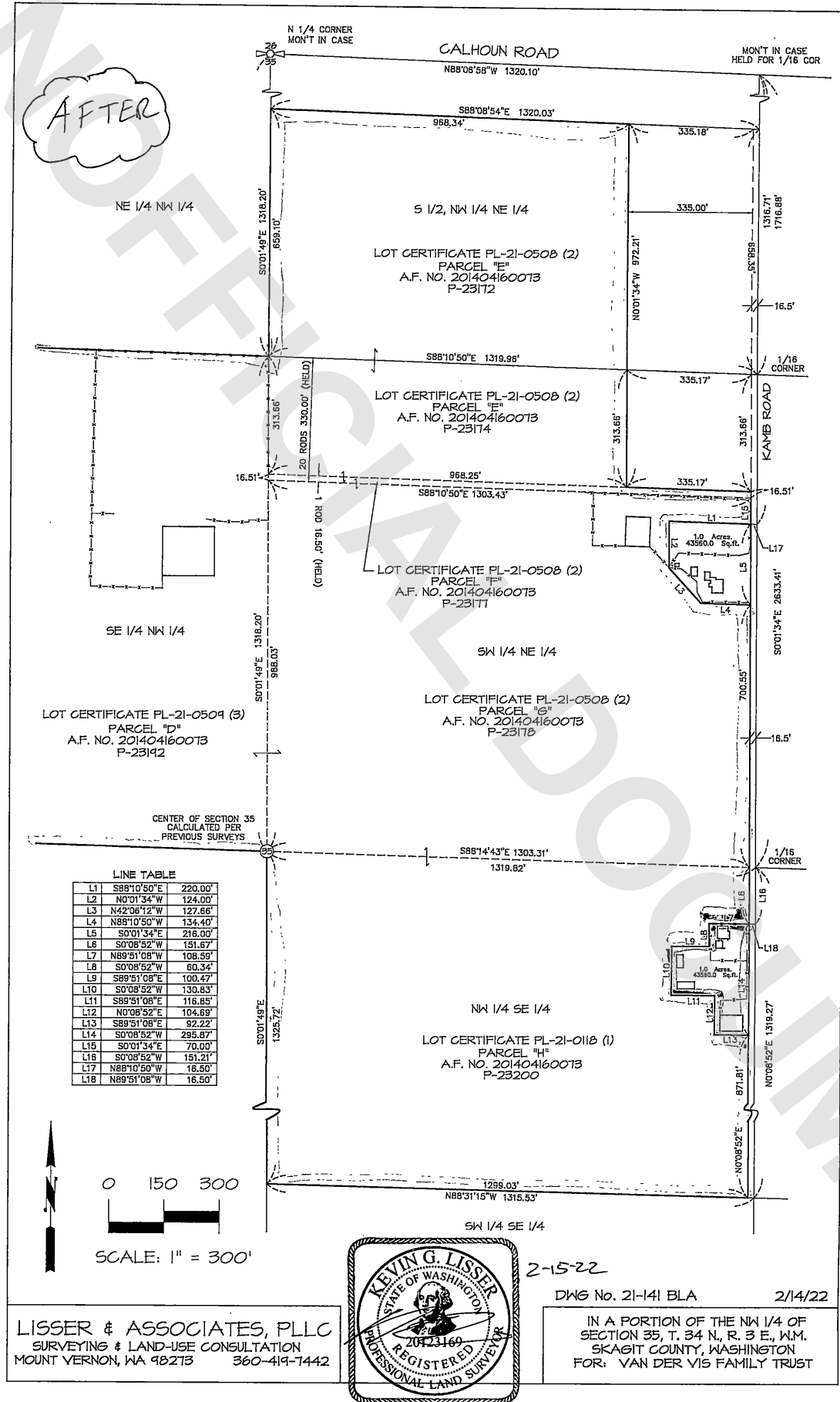


EXHIBIT "F"

