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04/01/2022 01:06 PM Pages: 1 of 10 Fees: \$212.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2022 1328  
APR 01 2022

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

When recorded return to:

Craig Sjoström  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

205083 *LT*

**Quitclaim Deed**  
(Boundary Line Adjustment)

Grantor: Barbara A. Medford

Grantees: Gary Bellows & Donna Bellows h/w

Legal Description: N 320' ptn W 10 acres NE ¼ SW ¼ 10-35N-6EWM

Assessor's Property Tax Parcel or Account Nos. P40959; P109031

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE is made this 9<sup>th</sup> day of August, 2022, between Barbara A. Medford, an unmarried person, Grantor, and Gary Bellows & Donna Bellows, h/w, Grantees.

**Recitals**

- a. Grantor is the owner of the property bearing Skagit County Assessor's parcel no. P40959, described in the attached Exhibit A.
- b. Grantees are the owners of the property bearing Skagit County Assessor's parcel no. P109031, described in the attached Exhibit B.
- c. The parties wish to adjust the boundaries between the said parcels, with a portion of P40959 (described in the attached Exhibit C), being incorporated into P109031.
- 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.
- 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, grantor does hereby QUIT CLAIM to the grantees 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.

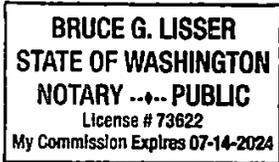
This conveyance is not for the purpose of creating an additional building lot.

*Barbara A. Medford*  
 BARBARA A. MEDFORD

STATE OF WASHINGTON    )  
   :ss  
 COUNTY OF SKAGIT        )

On this day personally appeared before me Barbara A. Medford, 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 9<sup>th</sup> day of March, 2022.



*Bruce G. Lisser*  
 NOTARY PUBLIC in and for the State of Washington, residing at  
*Blair Lister*  
 My commission expires: 7-14-24  
 Name: Bruce G. Lisser

**Exhibit "A"**

**Barbara A. Medford, Parcel  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel Number P-40959)**

The West 10 acres of the following described property:

The Northeast 1/4 of the Southwest 1/4 of Section 10, Township 35 North, Range 6 East, W.M.,

EXCEPT road;

AND EXCEPT right-of-way 20 feet in width deeded to Skagit County by Tax Deed, Auditor's File No. 356983, as a result of a tax foreclosure sale;

AND EXCEPT a strip of land 20 feet wide along and adjoining the South line of the Northeast 1/4 of the Southwest 1/4 of Section 10, Township 35 North, Range 6 East, W.M., as conveyed to Skagit County by deed recorded in Volume 96 of Deeds, page 93.

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.



3.3.22

**Exhibit "B"**

**Gary Bellows and Donna Bellows, husband and wife, Parcel  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel Number P-109031)**

Lot 1 of Short Plat 94-048 approved March 16, 1995, recorded March 16, 1995 in Volume 11 of Short Plats, page 189 under Auditor's File No. 9503160049, records of Skagit County, Washington, being a portion of the Northwest 1/4 of the Southwest 1/4 of Section 10, Township 35 North, Range 6 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.



*BL*

**Exhibit "C"**

**Portion of Barbara A. Medford, Parcel  
(Skagit County Assessor's Parcel Number P-40959)  
To be Boundary Line Adjusted into  
Gary Bellows and Donna Bellows, husband and wife, Parcel  
(Skagit County Assessor's Parcel Number P-109031)**

The North 320.00 feet (as measured perpendicular to the North line) of the following described Tract "X":

**Tract "X"**

The West 10 acres of the following described property:

The Northeast 1/4 of the Southwest 1/4 of Section 10, Township 35 North, Range 6 East, W.M.,

EXCEPT road;

AND EXCEPT right-of-way 20 feet in width deeded to Skagit County by Tax Deed, Auditor's File No. 356983, as a result of a tax foreclosure sale;

AND EXCEPT a strip of land 20 feet wide along and adjoining the South line of the Northeast 1/4 of the Southwest 1/4 of Section 10, Township 35 North, Range 6 East, W.M., as conveyed to Skagit County by deed recorded in Volume 96 of Deeds, page 93.

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 116,223 sq ft, 2.5 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 west (P-109031) owned by the grantee.

**APPROVED**

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

Skagit County

By: *Grace Roper*  
Title: *Senior Planner*

Date: *3/16/2022*



**Exhibit "D"**

**Barbara A. Medford, Parcel  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel Number P-40959)**

The West 10 acres of the following described property:

The Northeast 1/4 of the Southwest 1/4 of Section 10, Township 35 North, Range 6 East, W.M.,

EXCEPT road;

AND EXCEPT right-of-way 20 feet in width deeded to Skagit County by Tax Deed, Auditor's File No. 356983, as a result of a tax foreclosure sale;

AND EXCEPT a strip of land 20 feet wide along and adjoining the South line of the Northeast 1/4 of the Southwest 1/4 of Section 10, Township 35 North, Range 6 East, W.M., as conveyed to Skagit County by deed recorded in Volume 96 of Deeds, page 93.

EXCEPT FROM THE ABOVE the North 320.00 feet (as measured perpendicular to the North 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 325,377 sq ft, 7.5 acres



**Exhibit "E"**

**Gary Bellows and Donna Bellows, husband and wife, Parcel  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel Number P-109031)**

Lot 1 of Short Plat 94-048 approved March 16, 1995, recorded March 16, 1995 in Volume 11 of Short Plats, page 189 under Auditor's File No. 9503160049, records of Skagit County, Washington, being a portion of the Northwest 1/4 of the Southwest 1/4 of Section 10, Township 35 North, Range 6 East, W.M.

TOGETHER WITH the North 320.00 feet (as measured perpendicular to the North line) of the following described Tract "X":

**Tract "X"**

The West 10 acres of the following described property:

The Northeast 1/4 of the Southwest 1/4 of Section 10, Township 35 North, Range 6 East, W.M.,

EXCEPT road;

AND EXCEPT right-of-way 20 feet in width deeded to Skagit County by Tax Deed, Auditor's File No. 356983, as a result of a tax foreclosure sale;

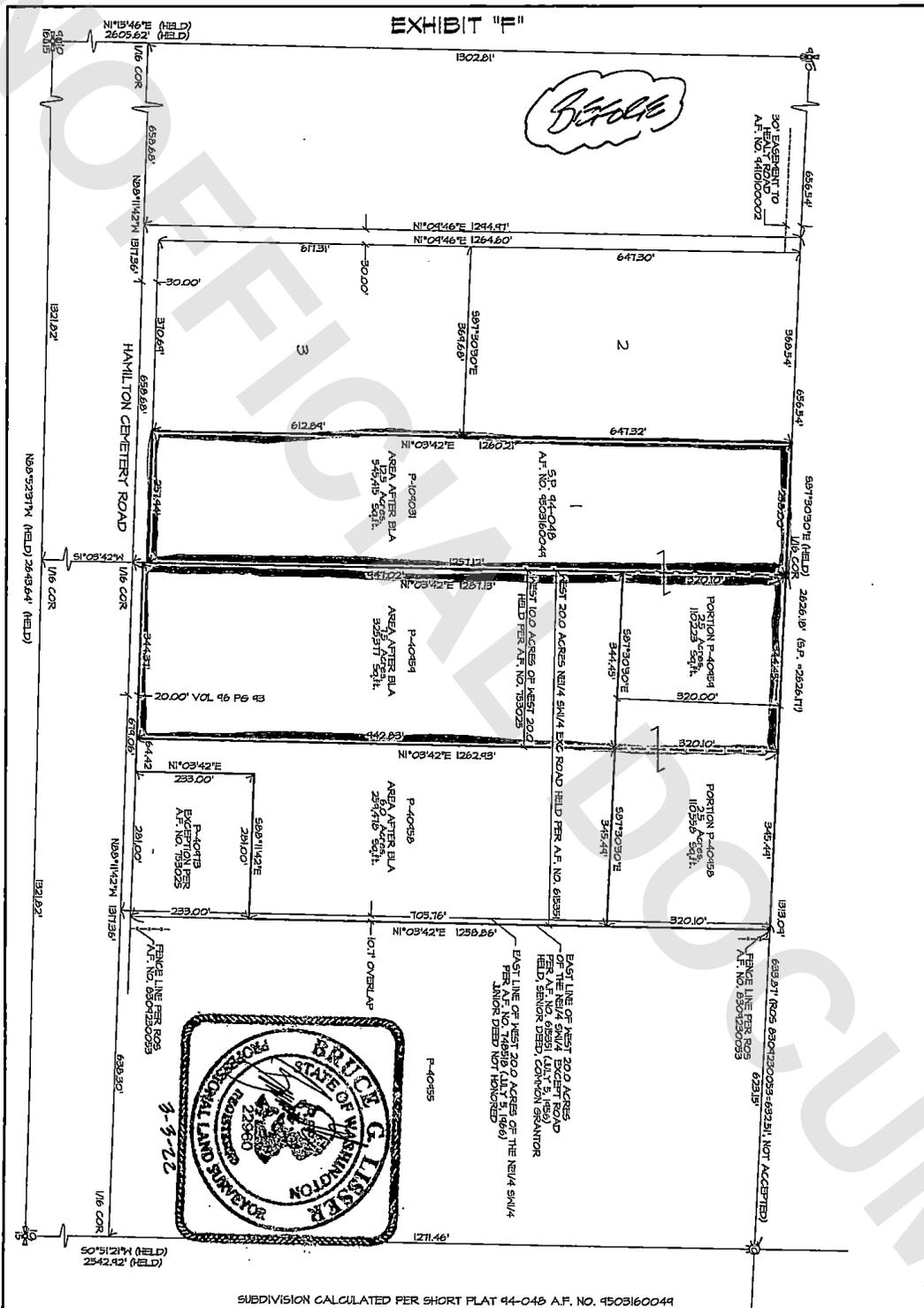
AND EXCEPT a strip of land 20 feet wide along and adjoining the South line of the Northeast 1/4 of the Southwest 1/4 of Section 10, Township 35 North, Range 6 East, W.M., as conveyed to Skagit County by deed recorded in Volume 96 of Deeds, page 93.

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.



3322



SUBDIVISION CALCULATED PER SHORT PLAT 94-048 A.F. NO. 4503160049



**SURVEY IN A PORTION OF THE  
 NE 1/4 OF THE SW 1/4 OF  
 SECTION 10, T. 35 N., R. 6 E., W.M.  
 SKAGIT COUNTY, WASHINGTON  
 FOR: GARY AND DONNA BELLOWES**

SCALE: 1"=250'  
 MERIDIAN: ASSUMED

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

DATE: 3/03/22  
 DWG: 22-021 BLA



