

10



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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 1331
APR 01 2022

Amount Paid \$ 805-
Skagit Co. Treasurer
By *LT* Deputy

When recorded return to:

Craig Sjostrom
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 E 10 acres W 20 acres NE 1/4 SW 1/4 10-35N-6EWM

Assessor's Property Tax Parcel or Account Nos. P40958; P40959; P40973; P109031

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE is made this 9th day of March, 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. P40973, described in the attached Exhibit A.
- b. Grantees are the owners of the property bearing Skagit County Assessor's parcel nos. P40958; P109031 and a portion of P40959, described in the attached Exhibit B.
- c. The parties wish to adjust the boundaries between the said parcels, with a portion of P40973 (described in the attached Exhibit C), being incorporated into P109031 and Grantees' portion of P40959.

Exhibit "A"

**Barbara A. Medford, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-40973)**

The East 10 acres of the West 20 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;

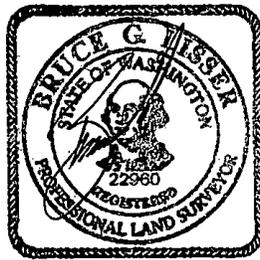
AND EXCEPT a strip of land 20 feet wide along and adjoining the South line of the Northeast 1/4 of the Southwest 1/4 of Section 10, Township 35 North, Range 6 East, W.M., as conveyed to Skagit County by deed recorded in Volume 96 of Deeds, page 93;

EXCEPT FROM THE ABOVE the following described portion thereof:

Commencing at the Southeast corner of said premises;
thence West along the North side of Cemetery Road 281 feet;
thence Northerly parallel with the East line of said premises a distance of 233 feet;
thence East on a line parallel with the said North side of Cemetery Road to the East line of said premises;
thence south along the East line of said premises to the 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.



3322

Exhibit "B"

**Gary Bellows and Donna Bellows, husband and wife, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-109031 and Portion P-40959)**

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.



3-3-00

Exhibit "C"

**Portion of Barbara A. Medford, Parcel
(Skagit County Assessor's Parcel Number P-40973)
To be Boundary Line Adjusted into
Gary Bellows and Donna Bellows, husband and wife, Parcel
(Skagit County Assessor's Parcel Numbers P-109031 and Portion P-40959)**

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

Tract "Y"

The East 10 acres of the West 20 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 the following described portion thereof:

Commencing at the Southeast corner of said premises;
thence West along the North side of Cemetery Road 281 feet;
thence Northerly parallel with the East line of said premises a distance of 233 feet;
thence East on a line parallel with the said North side of Cemetery Road to the East line of said premises;
thence south along the East line of said premises to the 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 110,558 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 and portion P-40959) owned by the grantee.

APPROVED

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

Skagit County

By: Heidi Roeden
Title: Senior Planner

Date: 3/16/2022

3-3-22



Exhibit "D"

**Barbara A. Medford, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-40973)**

The East 10 acres of the West 20 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;

AND EXCEPT the North 320.00 feet (as measured perpendicular to the North line) thereof.

AND EXCEPT FROM THE ABOVE the following described portion thereof:

Commencing at the Southeast corner of said premises;
thence West along the North side of Cemetery Road 281 feet;
thence Northerly parallel with the East line of said premises a distance of 233 feet;
thence East on a line parallel with the said North side of Cemetery Road to the East line of said premises;
thence south along the East line of said premises to the 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 259,478 sq ft, 6.0 acres



3-3-22

Exhibit "E"

**Gary Bellows and Donna Bellows, husband and wife, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-109031 and Portions P-40959 and P-40958)**

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.

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

Tract "Y"

The East 10 acres of the West 20 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 following described portion thereof:

Commencing at the Southeast corner of said premises;
thence West along the North side of Cemetery Road 281 feet;
thence Northerly parallel with the East line of said premises a distance of 233 feet;
thence East on a line parallel with the said North side of Cemetery Road to the East line of said premises;
thence south along the East line of said premises to the POINT OF BEGINNING

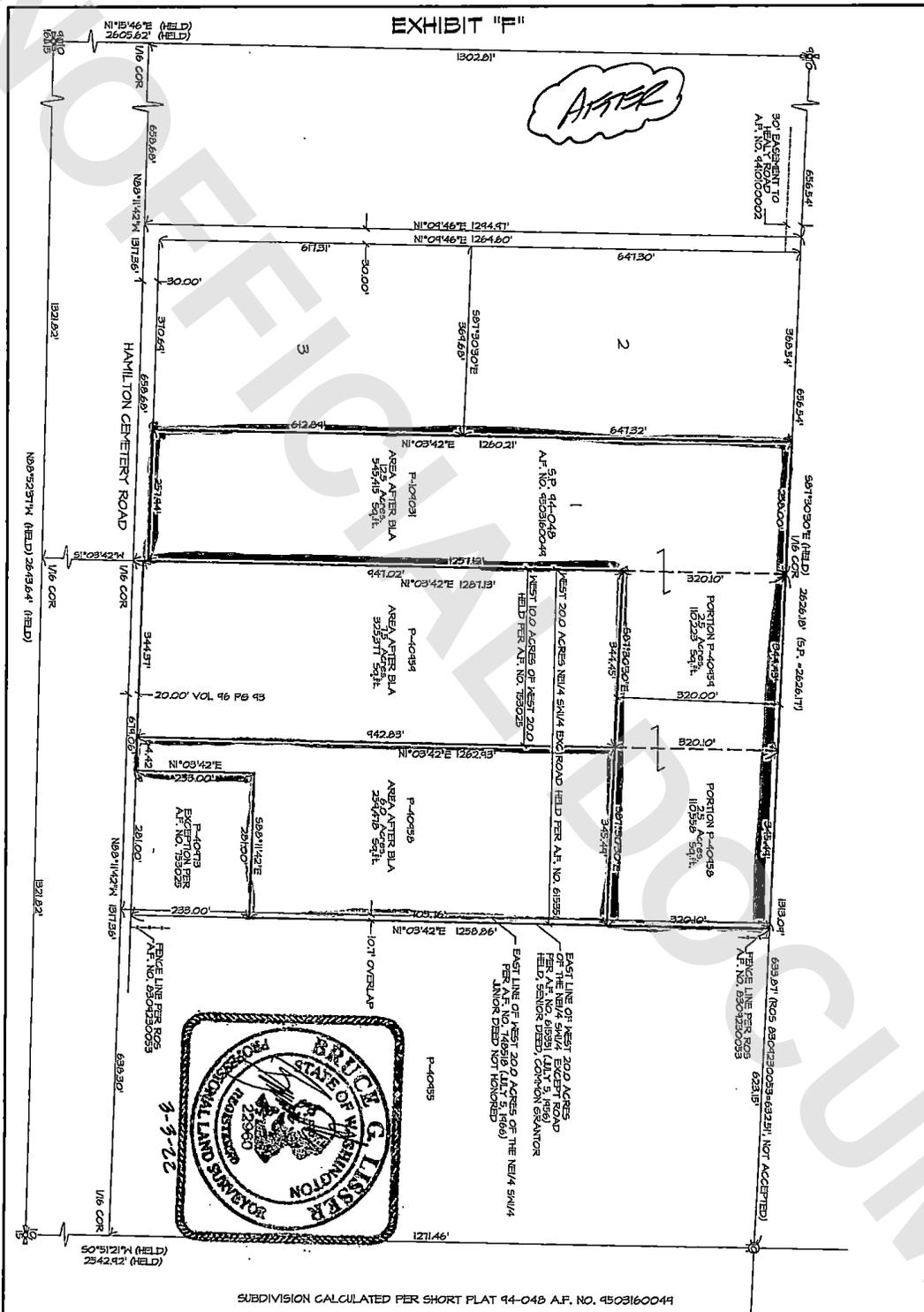
SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Containing 545,415 sq ft, 12.5 acres



3-3-22

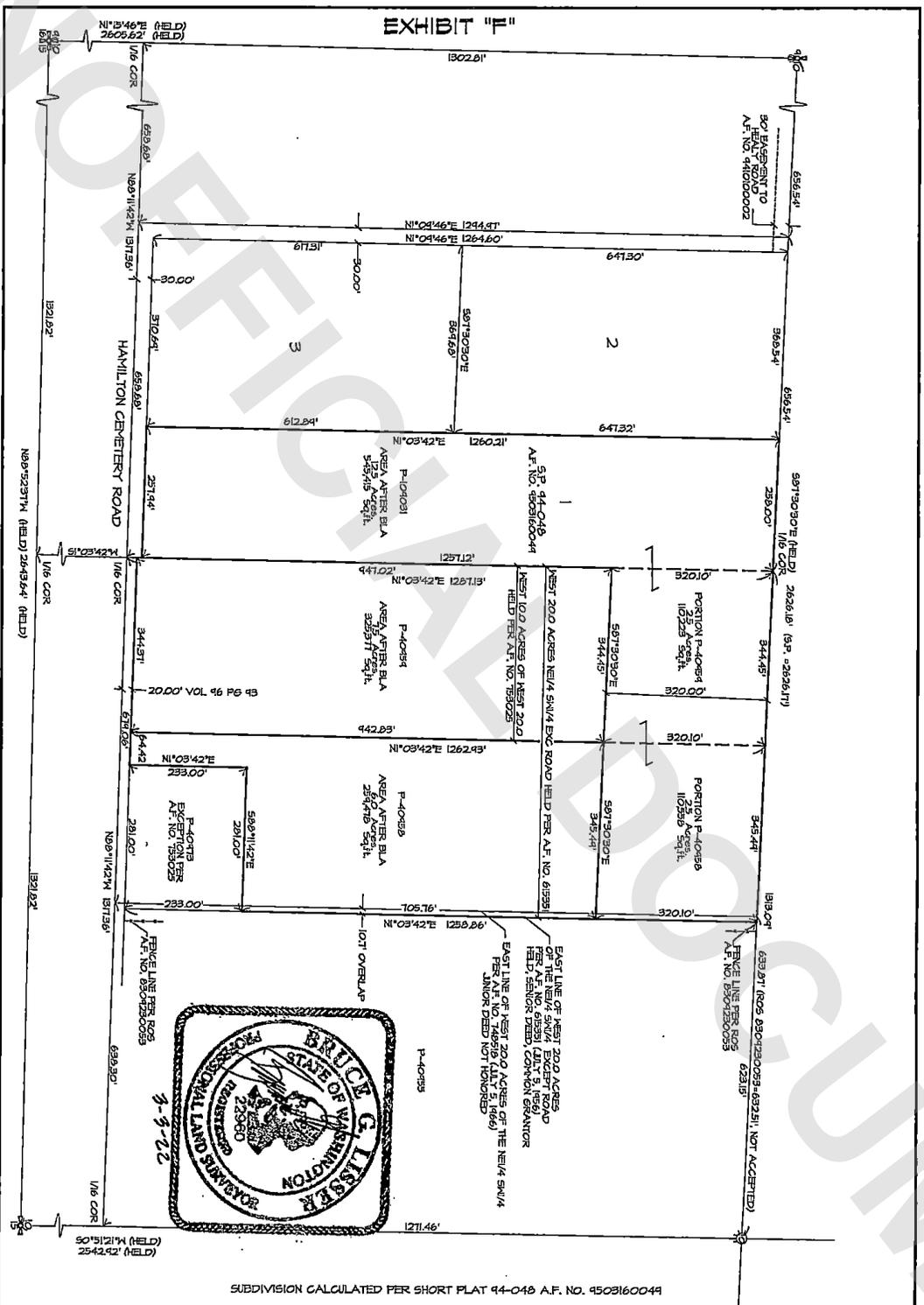


SURVEY IN A PORTION OF THE
 NE 1/4 OF THE SW 1/4 OF
 SECTION 10, T. 35 N., R. 6 E., W.M.
 SKAGIT COUNTY, WASHINGTON
 FOR: GARY AND DONNA BELLOWS

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



SCALE: 1"=250'
 MERIDIAN: ASSUMED

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 BELLOWS

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

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