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05/13/2022 04:25 PM Pages: 1 of 30 Fees: \$232.50
Skagit County Auditor



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05/17/2022 10:43 AM Pages: 1 of 15 Fees: \$217.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022 2007

MAY 13 2022

Amount Paid \$ *6*
Skagit Co. Treasurer
By *LT* Deputy

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Re-Record to Remove pages

Quitclaim Deed
(Boundary Line Adjustment)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022 2038

MAY 17 2022

Amount Paid \$ *6*
Skagit Co. Treasurer
By *LT* Deputy

Grantors: Timothy Marquez & Julie Marquez, h/w
Grantees: Timothy Marquez & Julie Marquez, h/w
Legal Description: Lots 11, 13 & 14, Block 39, First Add'n to Sedro
Assessor's Property Tax Parcel or Account No. P75770
Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE, is made this 25TH day of March, 2022, between Timothy Marquez & Julie Marquez, h/w, h/w, Grantors, and Timothy Marquez & Julie Marquez, h/w, Grantees.

Recitals

- a. Grantors/ Grantees are the owners of the property bearing Skagit County Assessor's parcel no. P75770, described in the attached Exhibits A, B and C.
- b. The parties wish to adjust the boundaries between the subject lots, per the attached Exhibits D, E, F & G.
- c. The adjusted descriptions of the subject parcels are attached hereto as Exhibits H, I, and J.
- d. A diagram showing the adjustment is attached hereto as Exhibit K.


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 Exhibits H, I and J.

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

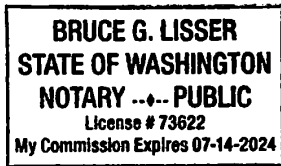

TIMOTHY MARQUEZ

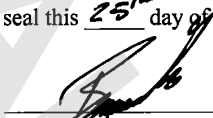

JULIE MARQUEZ

STATE OF WASHINGTON)
:SS
COUNTY OF SKAGIT)

On this day personally appeared before me Timothy Marquez, 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 25th day of MARCH, 2022.

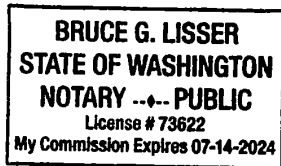


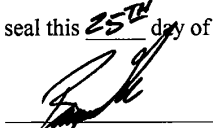

NOTARY PUBLIC in and for the State of Washington, residing at
Mount Vernon
My commission expires: 7-14-24
Name: Bruce G. Lisser

STATE OF WASHINGTON)
:SS
COUNTY OF SKAGIT)

On this day personally appeared before me Julie Marquez, 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 25th day of MARCH, 2022.




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


City Approval

Exhibits "A", "B" and "C" describe the properties prior to boundary line adjustment, Exhibit "D" describes the portion of Lot 12 to be combined with Lot 13, Exhibit "E" describes the portion of Lot 13 to be combined with Lot 12, Exhibit "F" describes the portion of Lot 14 to be combined with Lot 13, Exhibit "G" describes the portion of Lot 13 to be combined with Lot 14, Exhibit "H" describes Lot 12 after boundary line adjustment, Exhibit "I" describes Lot 13 after boundary line adjustment, Exhibit "J" describes Lot 14 after boundary line adjustment, Exhibit "K" is a map reflecting the properties before and after the adjustments.


This lot line adjustment is not for the purposes of creating an additional lot (SWMC 16.16.030(D)) and is being performed to insure that the existing house on Lot 13 meets minimum side yard setback requirements.

Approved by the City of Sedro-Woolley

The within and foregoing Boundary Line Adjustment has been examined for conformance with the provisions of Title 16 and Title 17 of the Sedro-Woolley Municipal Code and is hereby approved this 12 day of MAY, 2022.



Planning Director



City Engineer

Exhibit "A"

**Julie Marquez and Timothy Marquez, a married couple, Parcel
Prior to Boundary Line Adjustment
(Portion of Skagit County Assessor's Parcel No. P-75770)**

Lot 12, Block 39, First Addition to the Town of Sedro, according to the plat thereof recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

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

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.



3.22.21

Exhibit "B"

**Julie Marquez and Timothy Marquez, a married couple, Parcel
Prior to Boundary Line Adjustment
(Portion of Skagit County Assessor's Parcel No. P-75770)**

Lot 13, Block 39, First Addition to the Town of Sedro, according to the plat thereof recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

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

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.



3/22/22

Exhibit "C"

**Julie Marquez and Timothy Marquez, a married couple, Parcel
Prior to Boundary Line Adjustment
(Portion of Skagit County Assessor's Parcel No. P-75770)**

Lot 14, Block 39, First Addition to the Town of Sedro, according to the plat thereof recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

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

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.



3-22-27

Exhibit "D"

**Portion of Julie Marquez and Timothy Marquez, a married couple,
Parcel described on Exhibit "A"
to be conveyed to
Julie Marquez and Timothy Marquez, a married couple,
Parcel described on Exhibit "B"
(Portion of Skagit County Assessor's Parcel No. P-75770)**

That portion of Lot 12, Block 39, First Addition to the Town of Sedro, according to the plat thereof recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington being more particularly described as follows:

BEGINNING at the Southwest corner of said Lot 12;
thence North 89°59'15" East along the South line of said Lot 12 for a distance of 1.40 feet;
thence North 0°00'21" West parallel with the West line of said Lot 12 for a distance of 59.93 feet
thence South 89°59'28" West for a distance of 1.40 feet, more or less, to the West line of said Lot 12 at a point bearing North 0°00'21" West from the POINT OF BEGINNING;
thence South 0°00'21" East along the West line of said Lot 12 for a distance of 59.94 feet, more or less, 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 City of Sedro-Woolley, County of Skagit, State of Washington.

Containing 84.0 sq. ft.

The above described parcel will be combined or aggregated with contiguous property to the west (Lot 13, Block 39) owned by the grantee.



Exhibit "E"

**Portion of Julie Marquez and Timothy Marquez, a married couple,
Parcel described on Exhibit "B"
to be conveyed to
Julie Marquez and Timothy Marquez, a married couple,
Parcel described on Exhibit "A"
(Portion of Skagit County Assessor's Parcel No. P-75770)**

That portion of Lot 13, Block 39, First Addition to the Town of Sedro, according to the plat thereof recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 13;
thence North 0°00'21" West along the East line of said Lot 13 for a distance of 59.94 feet to the TRUE POINT OF BEGINNING;
thence South 89°59'28" West for a distance of 1.40 feet;
thence North 0°00'21" West parallel with said East line of Lot 13 for a distance of 59.94 feet, more or less, to the North line of said Lot 13;
thence North 89°59'40" East along said North line for a distance of 1.40 feet, more or less, to the Northeast corner of said Lot 13 at a point bearing North 0°00'21" West from the TRUE POINT OF BEGINNING;
thence South 0°00'21" East along the East line of said Lot 13 for a distance of 59.94 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 City of Sedro-Woolley, County of Skagit, State of Washington.

Containing 84.0 sq. ft.

The above described parcel will be combined or aggregated with contiguous property to the east (Lot 12, Block 39) owned by the grantee.



7-22-22

Exhibit "F"

**Portion of Julie Marquez and Timothy Marquez, a married couple
Parcel described on Exhibit "C"
to be conveyed to
Julie Marquez and Timothy Marquez, a married couple
Parcel described on Exhibit "B"
(Portion of Skagit County Assessor's Parcel No. P-75770)**

That portion of Lot 14, Block 39, First Addition to the Town of Sedro, according to the plat thereof recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 14;
thence South 89°59'15" West along the South line of said Lot 14 for a distance of 2.10 feet;
thence North 0°00'24" West parallel with the East line of said Lot 14 for a distance of 59.94 feet
thence North 89°59'28" East for a distance of 2.10 feet, more or less, to the East line of said Lot 14 at a point bearing North 0°00'24" West from the POINT OF BEGINNING;
thence South 0°00'24" East along the East line of said Lot 14 for a distance of 59.94 feet, more or less, 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 City of Sedro-Woolley, County of Skagit, State of Washington.

Containing 126.0 sq. ft.

The above described parcel will be combined or aggregated with contiguous property to the east (Lot 13, Block 39) owned by the grantee.



3-22-22

Exhibit "G"

**Portion of Julie Marquez and Timothy Marquez, a married couple
Parcel described on Exhibit "B"
to be conveyed to**

**Julie Marquez and Timothy Marquez, a married couple
Parcel described on Exhibit "C"
(Portion of Skagit County Assessor's Parcel No. P-75770)**

That portion of Lot 13, Block 39, First Addition to the Town of Sedro, according to the plat thereof recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington being more particularly described as follows:

BEGINNING at the Southwest corner of said Lot 13;
thence North 0°00'24" West along the West line of said Lot 13 for a distance of 59.94 feet to the TRUE POINT OF BEGINNING;
thence North 89°59'28" East for a distance of 2.10 feet;
thence North 0°00'24" West parallel with the West line of said Lot 13 for a distance of 59.94 feet, more or less, to the North line of said Lot 13;
thence South 89°59'40" West along said North line for a distance of 2.10 feet, more or less, to the Northwest corner of said Lot 13 at a point bearing North 0°00'24" West from the TRUE POINT OF BEGINNING;
thence South 0°00'24" East along the West line of said Lot 13 for a distance of 59.94 feet 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 City of Sedro-Woolley, County of Skagit, State of Washington.

Containing 126.0 sq. ft.

The above described parcel will be combined or aggregated with contiguous property to the west (Lot 14, Block 39) owned by the grantee.



5-22-02

Exhibit "H"

**Julie Marquez and Timothy Marquez, a married couple,
Portion of Lot 12 and Portion of Lot 13, Block 39 Parcel
After Boundary Line Adjustment
(Portion of Skagit County Assessor's Parcel No. P-75770)**

Lot 12, Block 39, First Addition to the Town of Sedro, according to the plat thereof recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

EXCEPT that portion thereof described as follows:

BEGINNING at the Southwest corner of said Lot 12;
thence North 89°59'15" East along the South line of said Lot 12 for a distance of 1.40 feet;
thence North 0°00'21" West parallel with the West line of said Lot 12 for a distance of 59.93 feet
thence South 89°59'28" West for a distance of 1.40 feet, more or less, to the West line of said Lot 12 at a point bearing North 0°00'21" West from the POINT OF BEGINNING;
thence South 0°00'21" East along the West line of said Lot 12 for a distance of 59.94 feet, more or less, to the POINT OF BEGINNING.

TOGETHER WITH that portion of Lot 13, Block 39, First Addition to the Town of Sedro, according to the plat thereof recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington described as follows:

BEGINNING at the Southeast corner of said Lot 13;
thence North 0°00'21" West along the East line of said Lot 13 for a distance of 59.94 feet to the TRUE POINT OF BEGINNING;
thence South 89°59'28" West for a distance of 1.40 feet;
thence North 0°00'21" West parallel with said East line of Lot 13 for a distance of 59.94 feet, more or less, to the North line of said Lot 13;
thence North 89°59'40" East along said North line for a distance of 1.40 feet, more or less, to the Northeast corner of said Lot 13 at a point bearing North 0°00'21" West from the TRUE POINT OF BEGINNING;
thence South 0°00'21" East along the East line of said Lot 13 for a distance of 59.94 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 City of Sedro-Woolley, County of Skagit, State of Washington.

Containing 4,794 sq. ft.

The above-described property is a modification of the previously described parcels owned by the grantees. This lot line adjustment is not for the purpose of creating an additional lot (SWMC 16.16.030(D)).



3.22.22

Exhibit "I"

**Julie Marquez and Timothy Marquez, a married couple,
Portion of Lot 12, Portion of Lot 13, and Portion of Lot 14, Block 39 Parcel
After Boundary Line Adjustment
(Portion of Skagit County Assessor's Parcel No. P-75770)**

Portion of Lot 12, Block 39, First Addition to the Town of Sedro, according to the plat thereof recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington being more particularly described as follows:

BEGINNING at the Southwest corner of said Lot 12;
thence North 89°59'15" East along the South line of said Lot 12 for a distance of 1.40 feet;
thence North 0°00'21" West parallel with the West line of said Lot 12 for a distance of 59.93 feet
thence South 89°59'28" West for a distance of 1.40 feet, more or less, to the West line of said Lot 12 at a point bearing North 0°00'21" West from the POINT OF BEGINNING;
thence South 0°00'21" East along the West line of said Lot 12 for a distance of 59.94 feet, more or less, to the POINT OF BEGINNING.

AND Lot 13, Block 39, First Addition to the Town of Sedro, according to the plat thereof recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington,

EXCEPT that portion thereof described as follows:

BEGINNING at the Southeast corner of said Lot 13;
thence North 0°00'21" West along the East line of said Lot 13 for a distance of 59.94 feet to the TRUE POINT OF BEGINNING;
thence South 89°59'28" West for a distance of 1.40 feet;
thence North 0°00'21" West parallel with said East line of Lot 13 for a distance of 59.94 feet, more or less, to the North line of said Lot 13;
thence North 89°59'40" East along said North line for a distance of 1.40 feet, more or less, to the Northeast corner of said Lot 13 at a point bearing North 0°00'21" West from the TRUE POINT OF BEGINNING;
thence South 0°00'21" East along the East line of said Lot 13 for a distance of 59.94 feet, more or less, to the TRUE POINT OF BEGINNING.

AND ALSO EXCEPT that portion thereof described as follows:

BEGINNING at the Southwest corner of said Lot 13;
thence North 0°00'24" West along the West line of said Lot 13 for a distance of 59.94 feet to the TRUE POINT OF BEGINNING;
thence North 89°59'28" East for a distance of 2.10 feet;
thence North 0°00'24" West parallel with the West line of said Lot 13 for a distance of 59.94 feet, more or less, to the North line of said Lot 13;
thence South 89°59'40" West along said North line for a distance of 2.10 feet, more or less, to the Northwest corner of said Lot 13 at a point bearing North 0°00'24" West from the TRUE POINT OF BEGINNING;
thence South 0°00'24" East along the West line of said Lot 13 for a distance of 59.94 feet to the TRUE POINT OF BEGINNING.

AND ALSO a portion of Lot 14, Block 39, First Addition to the Town of Sedro, according to the plat thereof recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington, described as follows:

BEGINNING at the Southeast corner of said Lot 14;
thence South 89°59'15" West along the South line of said Lot 14 for a distance of 2.10 feet;

thence North 0°00'24" West parallel with the East line of said Lot 14 for a distance of 59.94 feet
thence North 89°59'28" East for a distance of 2.10 feet, more or less, to the East line of said Lot 14 at a point bearing North 0°00'24" West from the POINT OF BEGINNING;
thence South 0°00'24" East along the East line of said Lot 14 for a distance of 59.94 feet, more or less, 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 City of Sedro-Woolley, County of Skagit, State of Washington.

Containing 4,794 sq. ft. acres

The above-described property is a modification of the previously described parcels owned by the grantees. This lot line adjustment is not for the purpose of creating an additional lot (SWMC 16.16.030(D)).



Exhibit "J"

**Julie Marquez and Timothy Marquez, a married couple,
Portion of Lot 13, and Lot 14, Block 39 Parcel
After Boundary Line Adjustment
(Portion of Skagit County Assessor's Parcel No. P-75770)**

Portion of Lot 13, Block 39, First Addition to the Town of Sedro, according to the plat thereof recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington being more particularly described as follows:

BEGINNING at the Southwest corner of said Lot 13;
thence North 0°00'24" West along the West line of said Lot 13 for a distance of 59.94 feet to the TRUE POINT OF BEGINNING;
thence North 89°59'28" East for a distance of 2.10 feet;
thence North 0°00'24" West parallel with the West line of said Lot 13 for a distance of 59.94 feet, more or less, to the North line of said Lot 13;
thence South 89°59'40" West along said North line for a distance of 2.10 feet, more or less, to the Northwest corner of said Lot 13 at a point bearing North 0°00'24" West from the TRUE POINT OF BEGINNING;
thence South 0°00'24" East along the West line of said Lot 13 for a distance of 59.94 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH Lot 14, Block 39, First Addition to the Town of Sedro, according to the plat thereof recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington,

EXCEPT that portion thereof described as follows:

BEGINNING at the Southeast corner of said Lot 14;
thence South 89°59'15" West along the South line of said Lot 14 for a distance of 2.10 feet;
thence North 0°00'24" West parallel with the East line of said Lot 14 for a distance of 59.94 feet
thence North 89°59'28" East for a distance of 2.10 feet, more or less, to the East line of said Lot 14 at a point bearing North 0°00'24" West from the POINT OF BEGINNING;
thence South 0°00'24" East along the East line of said Lot 14 for a distance of 59.94 feet, more or less, 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 City of Sedro-Woolley, County of Skagit, State of Washington.

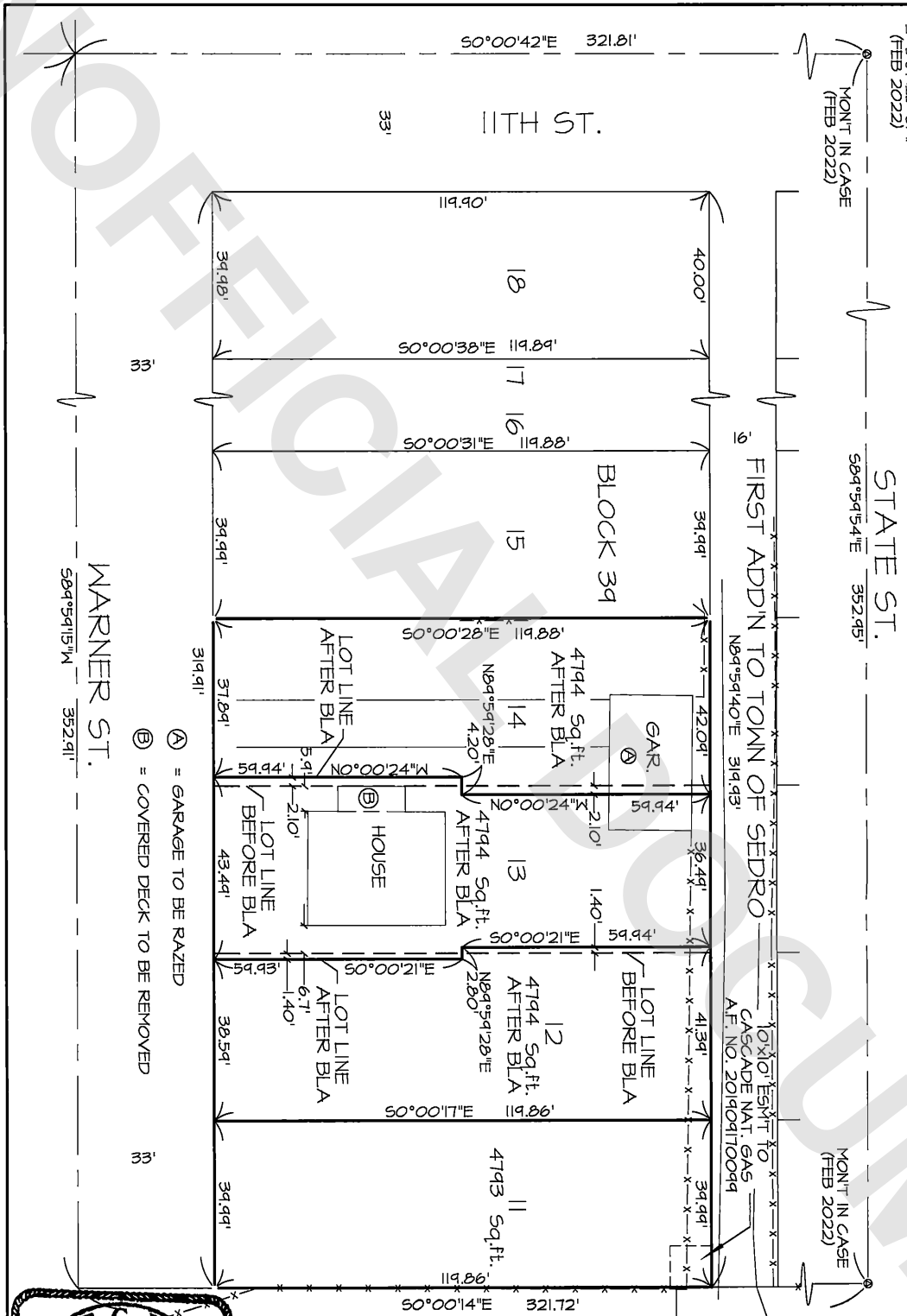
Containing 4,794 sq. ft.

The above-described property is a modification of the previously described parcels owned by the grantees. This lot line adjustment is not for the purpose of creating an additional lot (SWMC 16.16.030(D)).



3-22-22

EXHIBIT "K"



BLA EXHIBIT MAP
SW 1/4 OF THE SW 1/4 OF
SECTION 19, T. 35 N., R. 5 E., W.M.
SEDRO-WOLLEY, SKAGIT COUNTY, WASHINGTON
FOR: JULIE & TIMOTHY MARQUEZ

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

SCALE: 1"=30'
MERIDIAN: ASSUMED
DATE: 3/22/22
DWG: 21-174 BLA

9-21-27