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06/03/2022 10:36 AM Pages: 1 of 10 Fees: \$212.50  
Skagit County Auditor

When recorded return to:

Craig Sjostrom  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2022 2309

JUN 03 2022

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

***Quitclaim Deed***

(Boundary Line Adjustment)

**Grantor:** Dobyns Family, LLC

**Grantee:** Renae McFadden

**Legal Description:** ptn N 1/2 NE 1/4 SE 1/4 35-34N-4EWM

**Assessor's Property Tax Parcel or Account Nos.:** P29748; P29805

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

THIS INDENTURE is made this 26<sup>th</sup> day of MAY, 2022, between Dobyns Family, LLC, Grantor, and Renae McFadden, as her separate property, Grantee.

***Recitals***

- a. Grantor is the owner of the property bearing Skagit County Assessor's parcel no. P29748, more particularly described in the attached Exhibit A.
- b. Grantee is the owner of the property bearing Skagit County Assessor's parcel no. P29805, more particularly described in the attached Exhibit B
- c. The parties wish to reconfigure and adjust the boundaries amongst the said parcels, with a portion of Grantor's property, described in the attached Exhibit C, to be incorporated into

Grantees' property.

- d. The adjusted description of Grantor's property is set forth in the attached Exhibit D.
- e. The adjusted description of Grantee's property is set forth in the attached Exhibit E.
- f. A diagram showing the adjusted boundaries of the two parcels is attached 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 grantee all of its 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 purposes of creating an additional building lot.

DATED: May 26<sup>th</sup>, 2022.

DOBYNS FAMILY, LLC

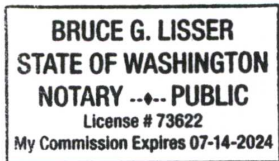
By: 

Matthew D. Johnson  
(Printed Name)

STATE OF WASHINGTON )  
(ss.  
COUNTY OF SKAGIT )

On this 26<sup>th</sup> day of May, 2022, before me personally appeared MATTHEW D. JOHNSON to me known to be a governor of Dobyons Family, LLC, the limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument on behalf thereof.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



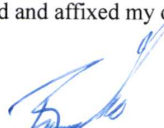
  
NOTARY PUBLIC in and for the State of Washington,  
residing at MOUNT VERNON.  
My commission expires: 7-14-24  
Name: Bruce G. Lisser

Exhibit "A"

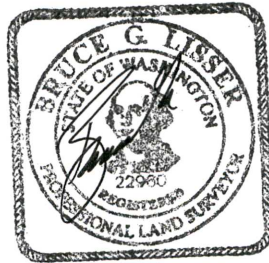
**Dobyns Family, LLC, a Washington Limited Liability Company, Parcel  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel Number P-29748)**

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

BEGINNING at a point on the North line of said Northeast 1/4 of the Southeast 1/4, 103 feet West of the Northeast corner of said subdivision;  
thence South parallel with the East line of said subdivision a distance of 20 feet to the South line of the County road and the TRUE POINT OF BEGINNING of this description;  
thence continue South parallel with the East line of said subdivision 229 feet;  
thence North 48°41' West to the Southeasterly line of the County road;  
thence Northerly and Easterly along the South line of said County road right-of-way 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.



5-17-21

**Exhibit "B"**

**Rena A. McFadden, as her separate property, Parcel  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel Number P-29805)**

That portion of the North 1/2 of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 35, Township 34 North, Range 4 East, W.M., lying East of the County road right-of-way,

EXCEPT County road right-of way along the North line there;

AND EXCEPT the following described tract:

BEGINNING at a point on the North line of said Northeast 1/4 of the Southeast 1/4, 103 feet West of the Northeast corner of said subdivision;  
thence South parallel to the East line of said subdivision, a distance of 20 feet to the South line of the County road and the TRUE POINT OF BEGINNING of this description;  
thence continue South parallel to the East line of said subdivision 229 feet;  
thence North 48°41' West to the Southeasterly line of the County road;  
thence Northerly and Easterly along the South line of said County road right-of-way 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.



5-17-22

Exhibit "C"

Portion of Dobyys Family, LLC, a Washington Limited Liability Company, Parcel (Skagit County Assessor's Parcel Number P-29748) To be Boundary Line Adjusted into Renae A. McFadden, as her separate property, Parcel (Skagit County Assessor's Parcel Number P-29805)

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

BEGINNING at a point on the North line of said Northeast 1/4 of the Southeast 1/4 bearing North 88°37'59" West (called West on previous description) a distance of 103.00 feet from the Northeast corner of said subdivision; thence South 0°45'43" West (called South on previously description) parallel with the East line of said subdivision for a distance of 20.00 feet to the South line of the County road (Little Mountain Road) and being the TRUE POINT OF BEGINNING; thence continue South 0°45'43" West for a distance of 229.00 feet; thence North 47°55'17" West (called North 48°41' West on previous description) for a distance of 9.99 feet; thence North 0°45'43" East for a distance of 230.40 feet, more or less, to the Southerly margin of said Little Mountain Road at a point bearing North 88°37'59" West from the TRUE POINT OF BEGINNING; thence South 88°37'59" East along said Southerly margin for a distance of 7.50 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 1,693+/- sq ft

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-29805) owned by the grantee.

APPROVED

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

Skagit County

By: [Signature] Title: Senior Planner

Date: 5/25/2022



5-17-22

## Exhibit "D"

**Dobyns Family, LLC, a Washington Limited Liability Company, Parcel  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel Number P-29748)**

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

BEGINNING at a point on the North line of said Northeast 1/4 of the Southeast 1/4, 103 feet West of the Northeast corner of said subdivision;  
thence South parallel with the East line of said subdivision a distance of 20 feet to the South line of the County road and the TRUE POINT OF BEGINNING of this description;  
thence continue South parallel with the East line of said subdivision 229 feet;  
thence North 48°41' West to the Southeasterly line of the County road;  
thence Northerly and Easterly along the South line of said County road right-of-way to the TRUE POINT OF BEGINNING;

EXCEPT that portion thereof described as follows:

BEGINNING at a point on the North line of said Northeast 1/4 of the Southeast 1/4 bearing North 88°37'59" West (called West on previous description) a distance of 103.00 feet from the Northeast corner of said subdivision;  
thence South 0°45'43" West (called South on previously description) parallel with the East line of said subdivision for a distance of 20.00 feet to the South line of the County road (Little Mountain Road) and being the TRUE POINT OF BEGINNING;  
thence continue South 0°45'43" West for a distance of 229.00 feet;  
thence North 47°55'17" West (called North 48°41' West on previous description) for a distance of 9.99 feet;  
thence North 0°45'43" East for a distance of 230.40 feet, more or less, to the Southerly margin of said Little Mountain Road at a point bearing North 88°37'59" West from the TRUE POINT OF BEGINNING;  
thence South 88°37'59" East along said Southerly margin for a distance of 7.50 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.



5-17-22

## Exhibit "E"

**Renaë A. McFadden, as her separate property, Parcel  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel Number P-29805 and a Portion of P-29748)**

That portion of the North 1/2 of the East 1/2 of the Northeast 21/4 of the Southeast 1/4 of Section 35, Township 34 North, Range 4 East, W.M., lying East of the County road right-of-way,

EXCEPT County road right-of way along the North line there;

AND EXCEPT the following described tract:

BEGINNING at a point on the North line of said Northeast 1/4 of the Southeast 1/4, 103 feet West of the Northeast corner of said subdivision;  
thence South parallel to the East line of said subdivision, a distance of 20 feet to the South line of the County road and the TRUE POINT OF BEGINNING of this description;  
thence continue South parallel to the East line of said subdivision 229 feet;  
thence North 48°41' West to the Southeasterly line of the County road;  
thence Northerly and Easterly along the South line of said County road right-of-way to the TRUE POINT OF BEGINNING.

TOGETHER WITH that portion of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 35, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the North line of said Northeast 1/4 of the Southeast 1/4 bearing North 88°37'59" West (called West on previous description) a distance of 103.00 feet from the Northeast corner of said subdivision;  
thence South 0°45'43" West (called South on previously description) parallel with the East line of said subdivision for a distance of 20.00 feet to the South line of the County road (Little Mountain Road) and being the TRUE POINT OF BEGINNING;  
thence continue South 0°45'43" West for a distance of 229.00 feet;  
thence North 47°55'17" West (called North 48°41' West on previous description) for a distance of 9.99 feet;  
thence North 0°45'43" East for a distance of 230.40 feet, more or less, to the Southerly margin of said Little Mountain Road at a point bearing North 88°37'59" West from the TRUE POINT OF BEGINNING;  
thence South 88°37'59" East along said Southerly margin for a distance of 7.50 feet, more or less, to the TRUE POINT OF BEGINNING.

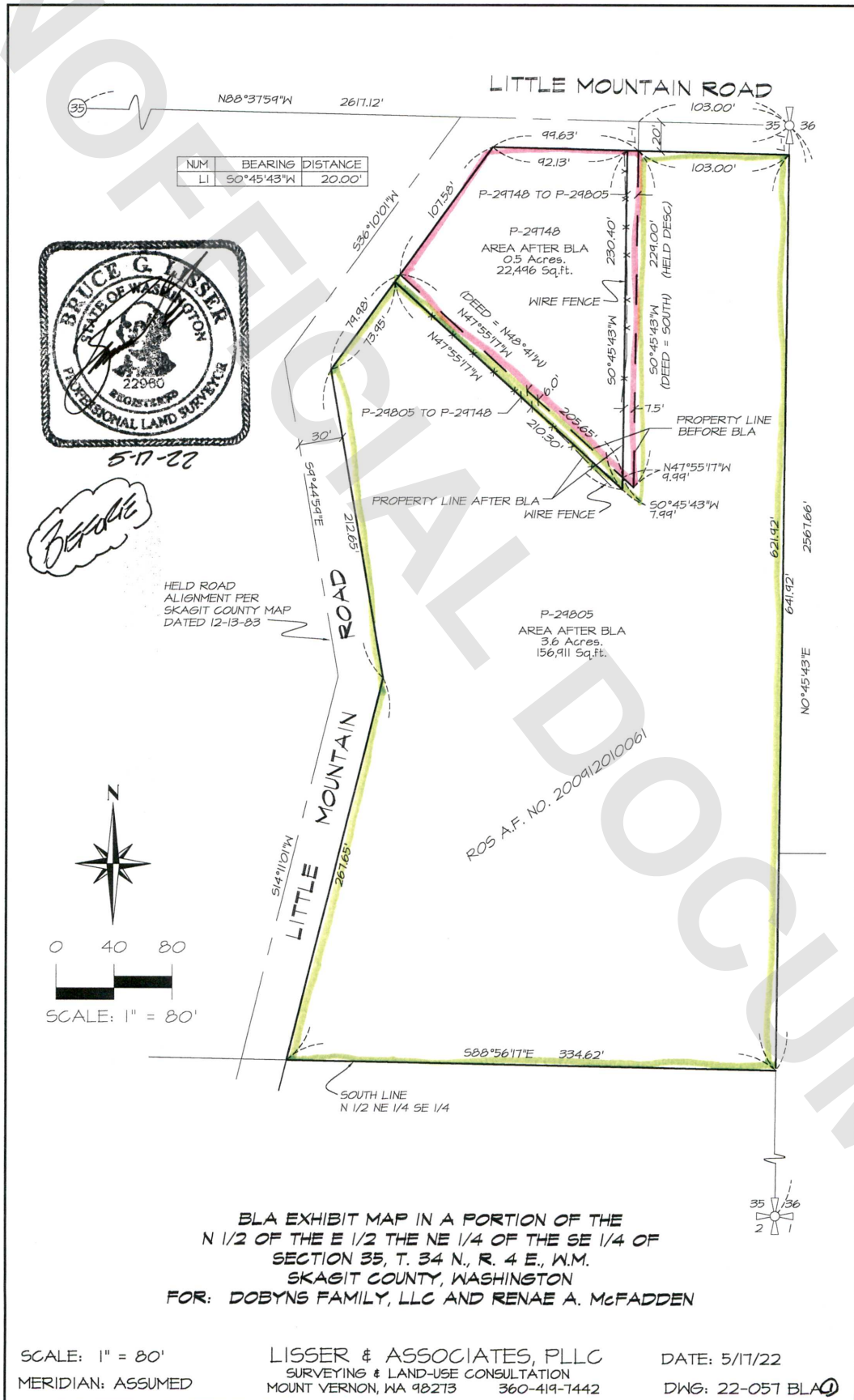
SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.



5-17-22

EXHIBIT "F"



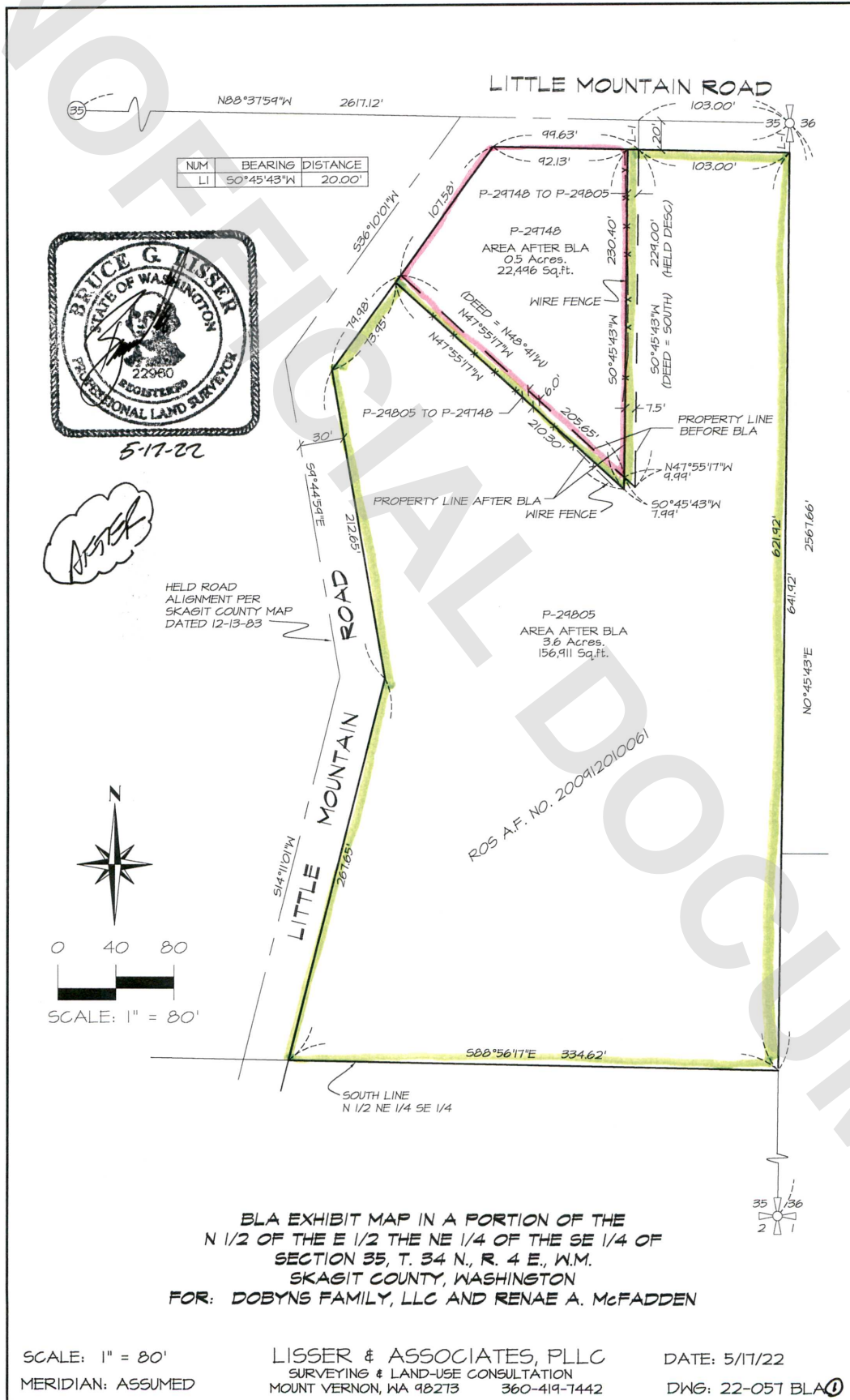
BLA EXHIBIT MAP IN A PORTION OF THE  
 N 1/2 OF THE E 1/2 THE NE 1/4 OF THE SE 1/4 OF  
 SECTION 35, T. 34 N., R. 4 E., W.M.  
 SKAGIT COUNTY, WASHINGTON  
 FOR: DOBYNS FAMILY, LLC AND RENAE A. McFADDEN

SCALE: 1" = 80'  
 MERIDIAN: ASSUMED

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

DATE: 5/17/22  
 DWG: 22-057 BLA

EXHIBIT "F"

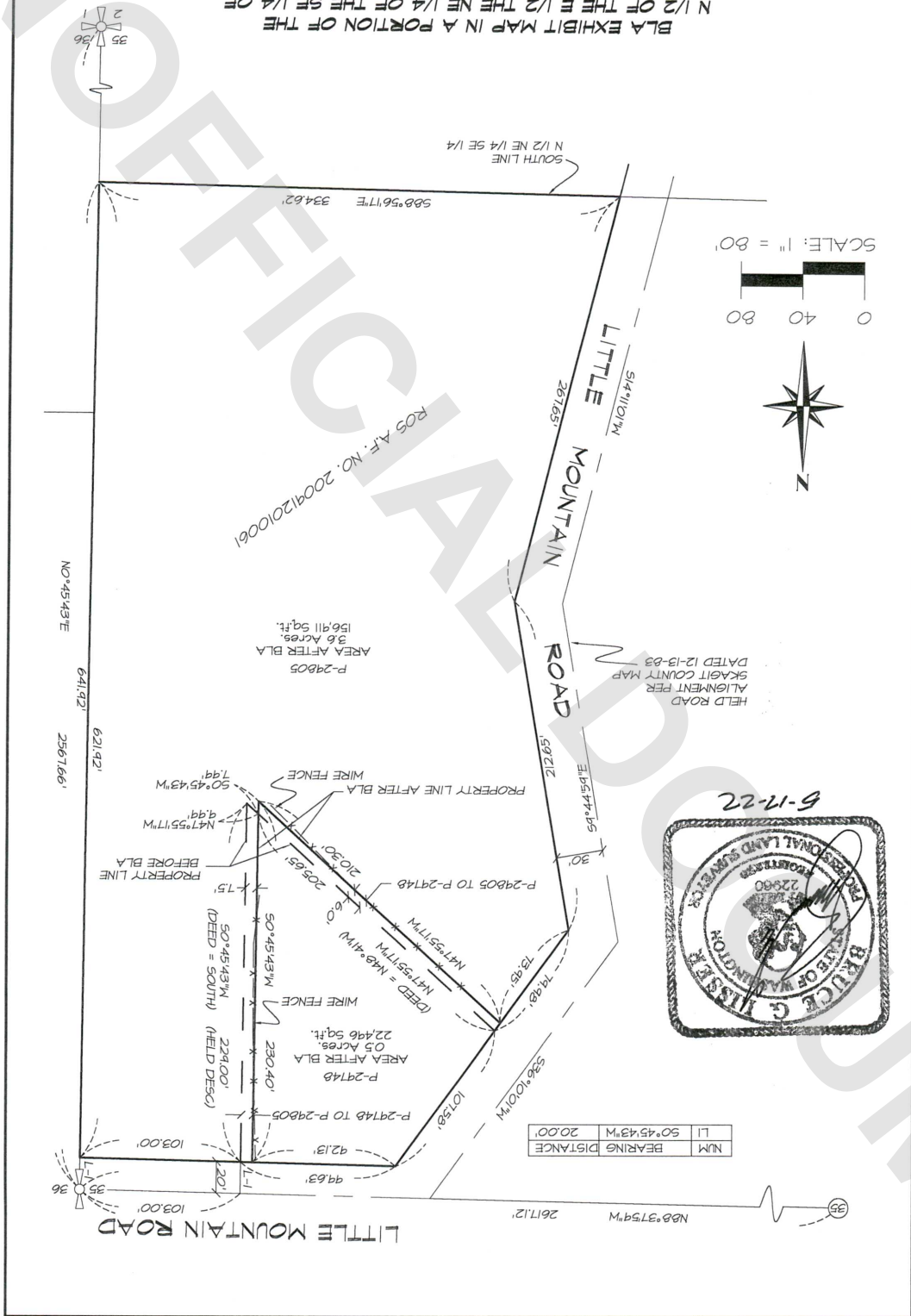


DATE: 5/17/22  
DWG: 22-057 BLA

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

SCALE: 1" = 80'  
MERIDIAN: ASSUMED

BLA EXHIBIT MAP IN A PORTION OF THE  
N 1/2 OF THE E 1/2 THE NE 1/4 OF THE SE 1/4 OF  
SECTION 35, T. 34 N., R. 4 E., W.M.,  
SKAGIT COUNTY, WASHINGTON  
FOR: DOBYNS FAMILY, LLC AND RENAE A. McFADDEN



NUM	BEARINGS	DISTANCE
LI	50°45'43"W	20.00'

EXHIBIT "F"