

202206030048

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022 2310
JUN 03 2022

Amount Paid \$
Skagit Co. Treasurer
By Deputy

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Quitclaim Deed
(Boundary Line Adjustment)

Grantor: Renae A. McFadden

Grantee: Dobyys Family, LLC

Legal Description: ptn N ½ NE ¼ SE ¼ 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 25TH day of MAY, 2022, between Renae A. McFadden, as her separate property, Grantor, and Dobyys Family, LLC, Grantee.

Recitals

- a. Grantor is the owner of the property bearing Skagit County Assessor's parcel no. P29805, more particularly described in the attached Exhibit A.
- b. Grantee is the owner of the property bearing Skagit County Assessor's parcel no. P29748, 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

Exhibit "A"

**Rena A. McFadden, as her separate property, Parcel
Before 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.



Exhibit "B"

**Dobyns Family, LLC, a Washington Limited Liability Company, Parcel
Before 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.



6-17-22

Exhibit "C"

Portion of Renae A. McFadden, as her separate property, Parcel
(Skagit County Assessor's Parcel Number P-29805)
To be Boundary Line Adjusted into
Dobyns Family, LLC, a Washington Limited Liability Company, Parcel
(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 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);
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 to the TRUE POINT OF BEGINNING;
thence continue North 47°55'17" West for a distance of 205.65 feet, more or less,
to the Southeasterly right-of-way margin of said Little Mountain Road;
thence South 36°10'01" West along said Southeasterly right-of-way margin for a
distance of 6.03 feet;
thence South 47°55'17" East for a distance of 210.30 feet, more or less, to a point
bearing South 0°45'43" West from the TRUE POINT OF BEGINNING;
thence North 0°45'43" East for a distance of 7.99 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 1,248 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
northeast (P-29748) owned by the grantee.

APPROVED

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

Skagit County

By: Bruce G. Lissner

Title: Senior Planner

Date: 5/25/2022



5-17-22

Exhibit "D"

**Rena 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.

AND EXCEPT 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);
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 to the TRUE POINT OF BEGINNING;
thence continue North 47°55'17" West for a distance of 205.65 feet, more or less, to the Southeasterly right-of-way margin of said Little Mountain Road;
thence South 36°10'01" West along said Southeasterly right-of-way margin for a distance of 6.03 feet;
thence South 47°55'17" East for a distance of 210.30 feet, more or less, to a point bearing South 0°45'43" West from the TRUE POINT OF BEGINNING;
thence North 0°45'43" East for a distance of 7.99 feet, more or less, 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.

Containing 156,911+/- sq ft, 3.6 acres



Exhibit "E"**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.

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);
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 to the TRUE POINT OF BEGINNING;
thence continue North 47°55'17" West for a distance of 205.65 feet, more or less, to the Southeasterly right-of-way margin of said Little Mountain Road;
thence South 36°10'01" West along said Southeasterly right-of-way margin for a distance of 6.03 feet;
thence South 47°55'17" East for a distance of 210.30 feet, more or less, to a point bearing South 0°45'43" West from the TRUE POINT OF BEGINNING;
thence North 0°45'43" East for a distance of 7.99 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 22,496+/- sq ft, 0.5 acres

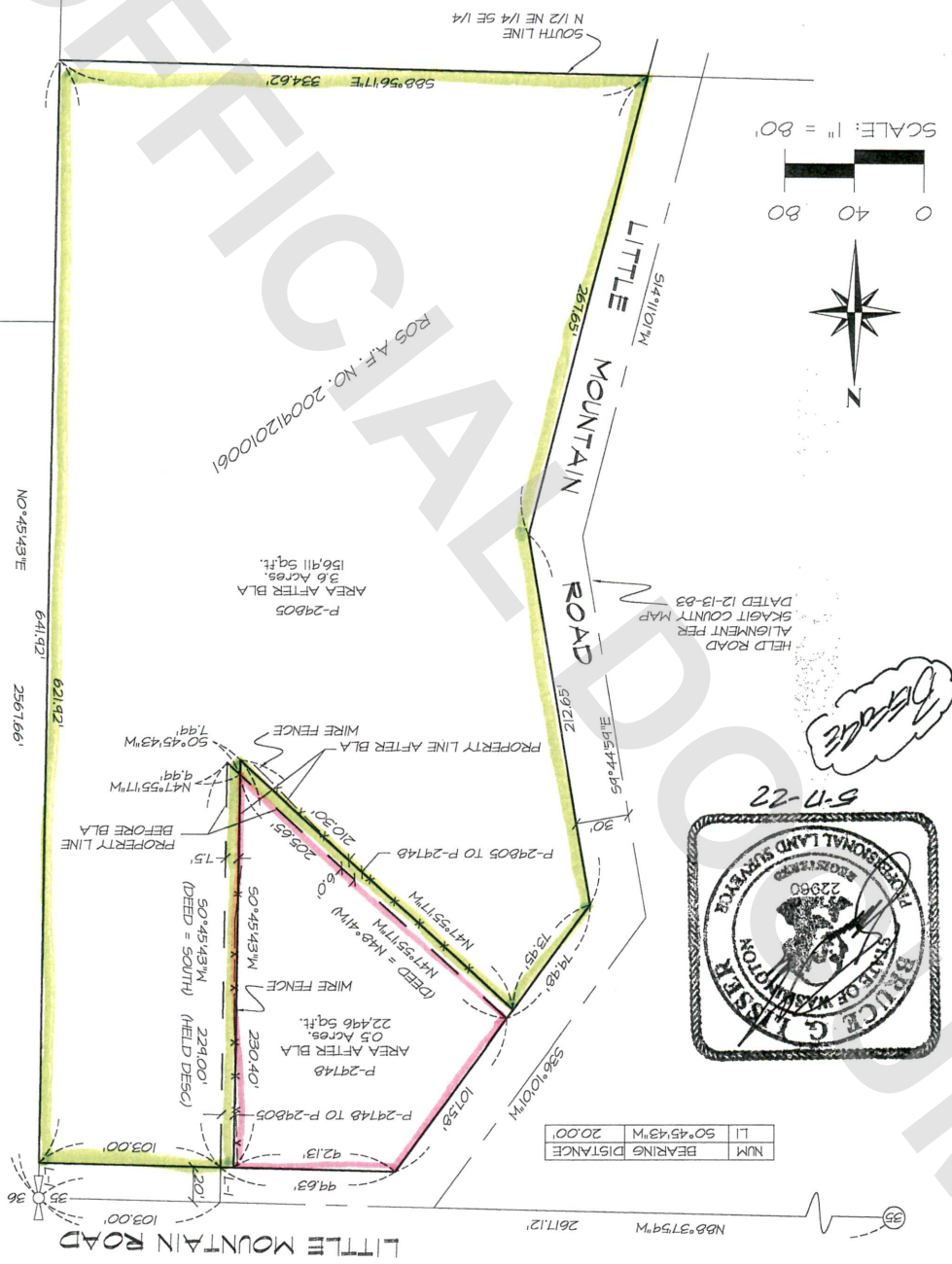
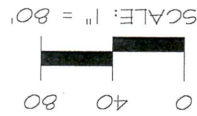


DATE: 5/17/22
DWG: 22-057 BLA (2)

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., M.M.,
SKAGIT COUNTY, WASHINGTON
FOR: DOBYNS FAMILY, LLC AND RENAE A. MCFADDEN



HELD ROAD
ALIGNMENT PER MAP
SKAGIT COUNTY MAP
DATED 12-13-83

Handwritten signature

5-17-22



NUM	BEARING	DISTANCE
L1	S0°45'43"W	20.00'

EXHIBIT "F"

EXHIBIT "F"

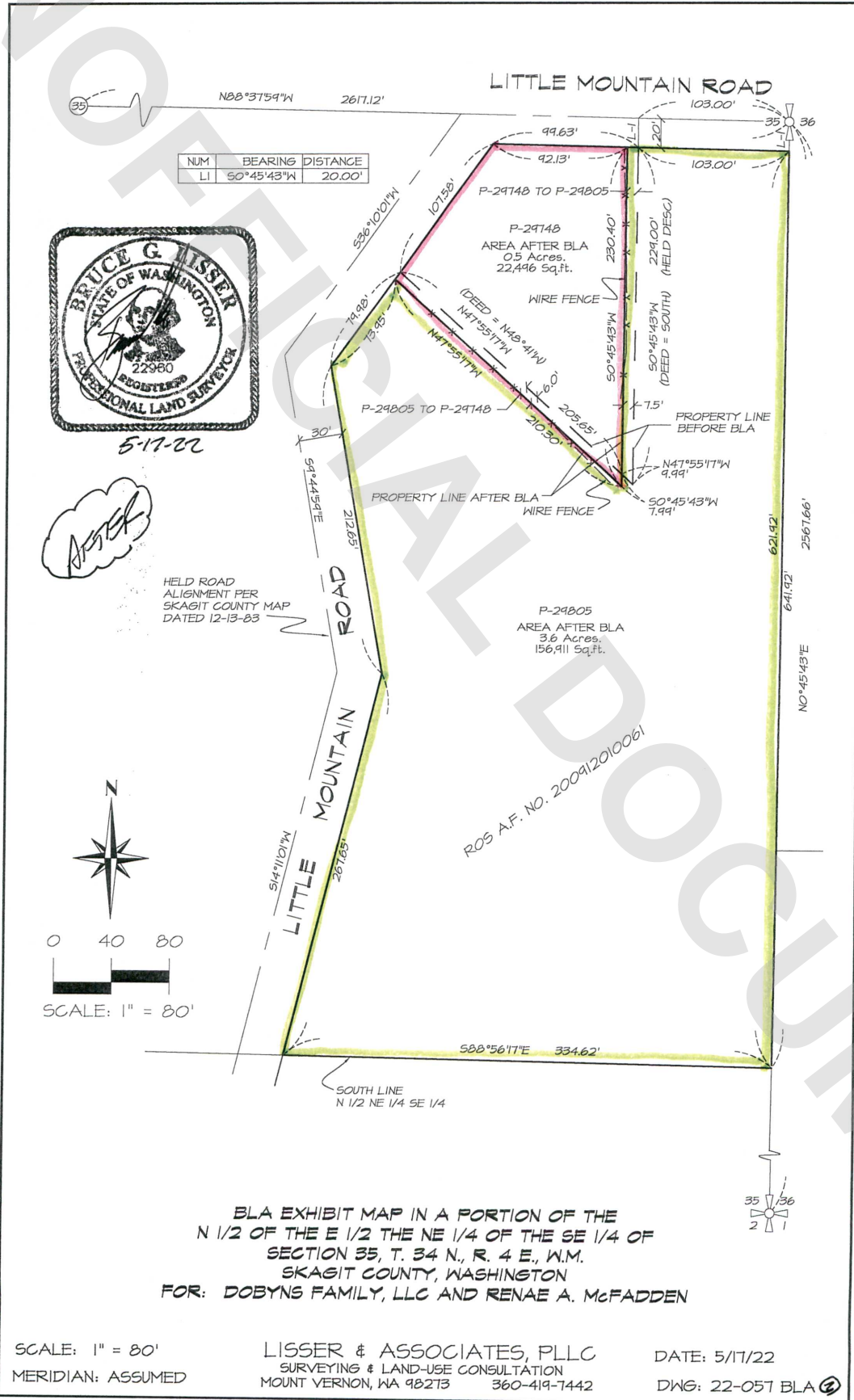
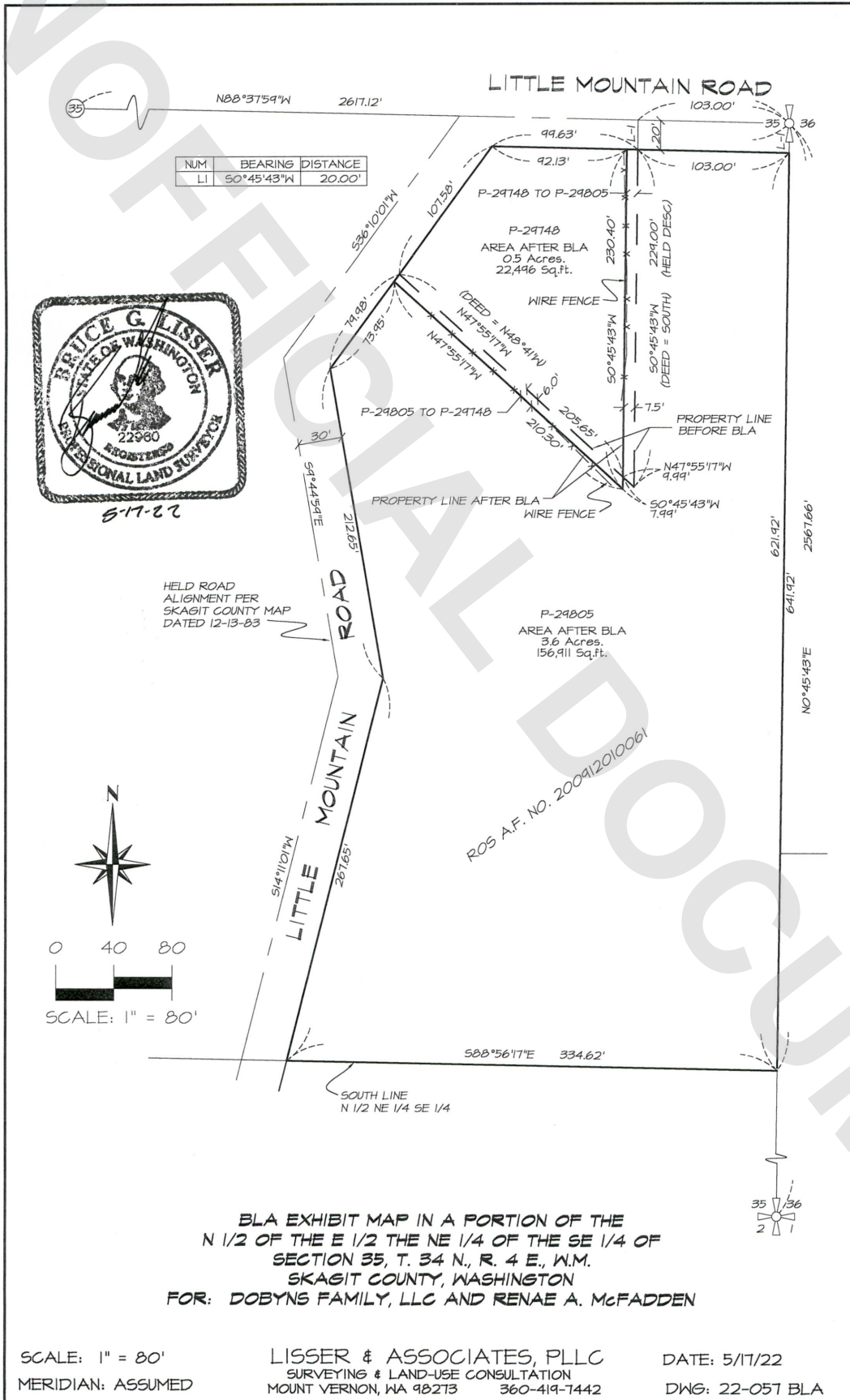


EXHIBIT "F"



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