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07/27/2022 01:11 PM Pages: 1 of 12 Fees: \$214.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022 3081
JUL 27 2022

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Amount Paid \$ 0
Skagit Co. Treasurer
By *[Signature]* Deputy

Quitclaim Deed
(Boundary Line Adjustment)

Grantors: Jon D. Petrzelka & Linda B. Petrzelka, h/w

Grantees: Jon D. Petrzelka & Linda B. Petrzelka, h/w

Legal Description: ptn NE ¼ NE ¼ 32-34N-4EWM

Assessor's Property Tax Parcel or Account Nos. P29451; P29454

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE, is made this 12th day of July, 2022, between Jon D. Petrzelka & Linda B. Petrzelka, h/w, Grantors, and Jon D. Petrzelka & Linda B. Petrzelka, h/w, Grantees.

Recitals

- a. Grantors/ Grantees are the owners of the property bearing Skagit County Assessor's parcel nos. P29451; and P29454, described in the attached Exhibits A & B.
- b. The parties wish to adjust the boundaries amongst the subject parcels, with a portion of P29454 (described in the attached Exhibit C) incorporated into P29451.
- c. The adjusted description of a portion of P29454 is attached hereto as Exhibit D.
- d. The adjusted description of P29451 is attached hereto as Exhibit E.
- e. 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, grantors do hereby QUIT CLAIM to the grantees 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 Exhibit D.

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

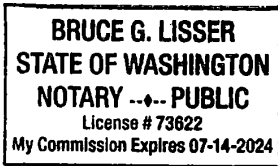
[Signature]
JON D. PETRZELKA

[Signature]
LINDA B. PETRZELKA

STATE OF WASHINGTON)
 :SS
COUNTY OF SKAGIT)

On this day personally appeared before me Jon D. Petrzelka, 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 1st day of July, 2022.

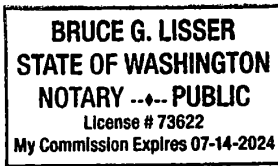


[Signature]
NOTARY PUBLIC in and for the State of Washington, residing at
[Address]
My commission expires: 7-14-24
Name: BRUCE G. LISSER

STATE OF WASHINGTON)
 :SS
COUNTY OF SKAGIT)

On this day personally appeared before me Linda B. Petrzelka, 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 1st day of July, 2022.



[Signature]
NOTARY PUBLIC in and for the State of Washington, residing at
[Address]
My commission expires: 7-14-24
Name: BRUCE G. LISSER

Exhibit "A"

**Jon D. Petrzelka and Linda B. Petrzelka, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-29454)**

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 32;
thence South 87°58' East, a distance of 408.50 feet;
thence South 0°02'40" East, a distance of 522.85 feet;
thence Easterly along the Southerly line of that certain P.U.D. No. 1 easement as described in instrument recorded February 23, 1967 under Auditor's File No. 695215, records of Skagit County, Washington to a point of intersection of the Westerly line of Lot 23 of "Stockfleth's Skyridge Assessor's Plat", as per plat recorded in Volume 9 of Plats, page 42, records of Skagit County, Washington, extended Northerly, said point of intersection being the TRUE POINT OF BEGINNING;
thence South 0°25'30" West along said Westerly line extended to the Northwest corner of said Lot 23;
thence continuing South 0°25'30" West along said Westerly line of said Lot 23 to the Northeast corner of Tract "D" of Skagit County Short Plat No. 21-71 as approved December 27, 1971;
thence North 89°04' West (called South 89°04' West on previous description) along the Northerly line of said tract for a distance of 180.00 feet to the centerline of a 40 foot easement, said point also being the Northwest corner of said Tract "D";
thence North 0°25'30" East along the centerline of said easement extended Northerly, said line also being the Westerly line of said Tract "D" extended Northerly, to the point of intersection of the Southerly line of the aforementioned P.U.D. No. 1 easement;
thence Easterly along the Southerly line of said easement 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.

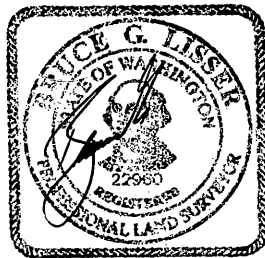


Exhibit "B"

**Jon D. Petrzelka and Linda B. Petrzelka, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-29451)**

Parcel "A"

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the Northeast corner of Lot 24, "Stockfleth's Skyridge Assessor's Plat", according to the plat thereof recorded in Volume 9 of Plats, page 42, records of Skagit County, Washington.
thence North 00°25'30" East, along the West line of Lot 22 of said plat, a distance of 80.00 feet to the TRUE POINT OF BEGINNING of this description;
thence continuing North 00°25'30" East, along the West line of said Lot 22 and along the West line of Lot 23 of said plat, a distance of 80.00 feet;
thence North 89°04'00" West a distance of 180.00 feet;
thence South 00°25'30" West a distance of 80.00 feet;
thence South 89°04'00" East a distance of 180.00 feet to the TRUE POINT OF BEGINNING. (Also known as Tract "D" of Short Plat No. 21-71, as approved December 27, 1971.

Parcel "B"

A 40.00 foot wide easement for ingress and egress and utility purposes lying 20.00 feet on each side of the following described centerline:

BEGINNING at the Northwest corner of that tract conveyed to Jon D. Petrzelka by deed recorded November 9, 1978, under Auditor's File No. 887196, records of Skagit County, Washington, also known as the Northwest corner of Tract "D" of Short Plat No. 21-71;
thence South 00°25'30" West, along the West line of said tract and the Southerly extension thereof, a distance of 86.35 feet to intersect the North end of the centerline of the 40.00 foot wide road right-of-way as shown on said plat.

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.



6-27-22

Exhibit "C"

**Portion of Jon D. Petrzelka and Linda B. Petrzelka, Parcel
(Skagit County Assessor's Parcel Number P-29454)
To be Boundary Line Adjusted into
Jon D. Petrzelka and Linda B. Petrzelka, Parcel
(Skagit County Assessor's Parcel Number P-29451)**

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 34 North, Range 4 East, W.M., being more particularly described as follows:

BEGINNING at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 32;
thence South 87°58' East, a distance of 408.50 feet;
thence South 0°02'40" East, a distance of 522.85 feet;
thence Easterly along the Southerly line of that certain P.U.D. No. 1 easement as described in instrument recorded February 23, 1967 under Auditor's File No. 695215, records of Skagit County, Washington to a point of intersection of the Westerly line of Lot 23 of "Stockfleth's Skyridge Assessor's Plat", as per plat recorded in Volume 9 of Plats, page 42, records of Skagit County, Washington, extended Northerly;
thence South 0°25'30" West along said Westerly line extended to the Northwest corner of said Lot 23;
thence continuing South 0°25'30" West along said Westerly line of said Lot 23 to the Northeast corner of Tract "D" of Skagit County Short Plat No. 21-71 as approved December 27, 1971 and being the TRUE POINT OF BEGINNING;
thence North 89°04' West (called South 89°04' West on previous descriptions) along the Northerly line of said Tract "D" for a distance of 150.00 feet, to a point 30.00 feet East (as measured perpendicular to the West line) of said Tract "D";
thence North 0°25'30" East parallel with the West line of said Tract "D" for a distance of 29.24 feet;
thence South 89°04'00" East parallel with said North line of Tract "D" for a distance of 150.00 feet, more or less, to the Westerly line of said Lot 23 at a point bearing North 0°25'30" East from the TRUE POINT OF BEGINNING;
thence South 0°25'30" West along said Westerly line for a distance of 29.24 feet, more or less, to the TRUE POINT OF BEGINNING.

TOGETHER WITH a 40.00 foot wide easement for ingress, egress and utility purposes lying lying 20.00 feet on each side of the following described centerline:

BEGINNING at the Northwest corner of that tract conveyed to Jon D. Petrzelka by deed recorded November 9, 1978, under Auditor's File No. 887196, records of Skagit County, Washington, also known as the Northwest corner of Tract "D" of Short Plat No. 21-71;
thence South 0°25'30" West, along the West line of said tract and the Southerly extension thereof, a distance of 86.35 feet to intersect the North end of the centerline of the 40.00 foot wide road right-of-way as shown on said plat.

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

All situated in the County of Skagit, State of Washington.

Containing 4,386 sq ft, 0.1 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 south (P-29451) owned by the grantee.

APPROVED

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

Skagit County

By: *Arvid Roeder*
Title: *Senior Planner*

Date: *7/13/2022*



22-22-9

Exhibit "D"

**Jon D. Petrzelka and Linda B. Petrzelka, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-29454)**

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 32;
thence South 87°58' East, a distance of 408.50 feet;
thence South 0°02'40" East, a distance of 522.85 feet;
thence Easterly along the Southerly line of that certain P.U.D. No. 1 easement as described in instrument recorded February 23, 1967 under Auditor's File No. 695215, records of Skagit County, Washington to a point of intersection of the Westerly line of Lot 23 of "Stockfleth's Skyridge Assessor's Plat", as per plat recorded in Volume 9 of Plats, page 42, records of Skagit County, Washington, extended Northerly, said point of intersection being the TRUE POINT OF BEGINNING;
thence South 0°25'30" West along said Westerly line extended to the Northwest corner of said Lot 23;
thence continuing South 0°25'30" West along said Westerly line of said Lot 23 to the Northeast corner of Tract "D" of Skagit County Short Plat No. 21-71 as approved December 27, 1971;
thence North 89°04' West (called South 89°04' West on previous description) along the Northerly line of said tract for a distance of 180.00 feet to the centerline of a 40 foot easement, said point also being the Northwest corner of said Tract "D";
thence North 0°25'30" East along the centerline of said easement extended Northerly, said line also being the Westerly line of said Tract "D" extended Northerly, to the point of intersection of the Southerly line of the aforementioned P.U.D. No. 1 easement;
thence Easterly along the Southerly line of said easement to the TRUE POINT OF BEGINNING.

EXCEPT that portion thereof being more particularly described as follows:

BEGINNING at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 32;
thence South 87°58' East, a distance of 408.50 feet;
thence South 0°02'40" East, a distance of 522.85 feet;
thence Easterly along the Southerly line of that certain P.U.D. No. 1 easement as described in instrument recorded February 23, 1967 under Auditor's File No. 695215, records of Skagit County, Washington to a point of intersection of the Westerly line of Lot 23 of "Stockfleth's Skyridge Assessor's Plat", as per plat recorded in Volume 9 of Plats, page 42, records of Skagit County, Washington, extended Northerly;
thence South 0°25'30" West along said Westerly line extended to the Northwest corner of said Lot 23;
thence continuing South 0°25'30" West along said Westerly line of said Lot 23 to the Northeast corner of Tract "D" of Skagit County Short Plat No. 21-71 as approved December 27, 1971 and being the TRUE POINT OF BEGINNING;
thence North 89°04' West (called South 89°04' West on previous descriptions) along the Northerly line of said Tract "D" for a distance of 150.00 feet, to a point 30.00 feet East (as measured perpendicular to the West line) of said Tract "D";
thence North 0°25'30" East parallel with the West line of said Tract "D" for a distance of 29.24 feet;
thence South 89°04'00" East parallel with said North line of Tract "D" for a distance of 150.00 feet, more or less, to the Westerly line of said Lot 23 at a point bearing North 0°25'30" East from the TRUE POINT OF BEGINNING;
thence South 0°25'30" West along said Westerly line for a distance of 29.24 feet, more or less, to the TRUE POINT OF BEGINNING.

TOGETHER WITH a 40.00 foot wide easement for ingress, egress and utility purposes lying lying 20.00 feet on each side of the following described centerline:

BEGINNING at the Northwest corner of that tract conveyed to Jon D. Petrzelka by deed recorded November 9, 1978, under Auditor's File No. 887196, records of Skagit County, Washington, also known as the Northwest corner of Tract "D" of Short Plat No. 21-71;
thence South 00°25'30" West, along the West line of said tract and the Southerly extension thereof, a distance of 86.35 feet to intersect the North end of the centerline of the 40.00 foot wide road right-of-way as shown on said plat.

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 17,662 sq ft



6-21-22

Exhibit "E"

**Jon D. Petrzelka and Linda B. Petrzelka, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-29451)**

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the Northeast corner of Lot 24, "Stockfleth's Skyridge Assessor's Plat", according to the plat thereof recorded in Volume 9 of Plats, page 42, records of Skagit County, Washington.
thence North 00°25'30" East, along the West line of Lot 22 of said plat, a distance of 80.00 feet to the TRUE POINT OF BEGINNING of this description;
thence continuing North 00°25'30" East, along the West line of said Lot 22 and along the West line of Lot 23 of said plat, a distance of 80.00 feet;
thence North 89°04'00" West a distance of 180.00 feet;
thence South 00°25'30" West a distance of 80.00 feet;
thence South 89°04'00" East a distance of 180.00 feet to the TRUE POINT OF BEGINNING.
(Also known as Tract "D" of Short Plat No. 21-71, as approved December 27, 1971.

TOGETHER WITH that portion of the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 34 North, Range 4 East, W.M., being more particularly described as follows:

BEGINNING at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 32;
thence South 87°58' East, a distance of 408.50 feet;
thence South 0°02'40" East, a distance of 522.85 feet;
thence Easterly along the Southerly line of that certain P.U.D. No. 1 easement as described in instrument recorded February 23, 1967 under Auditor's File No. 695215, records of Skagit County, Washington to a point of intersection of the Westerly line of Lot 23 of "Stockfleth's Skyridge Assessor's Plat", as per plat recorded in Volume 9 of Plats, page 42, records of Skagit County, Washington, extended Northerly;
thence South 0°25'30" West along said Westerly line extended to the Northwest corner of said Lot 23;
thence continuing South 0°25'30" West along said Westerly line of said Lot 23 to the Northeast corner of Tract "D" of Skagit County Short Plat No. 21-71 as approved December 27, 1971 and being the TRUE POINT OF BEGINNING;
thence North 89°04' West (called South 89°04' West on previous descriptions) along the Northerly line of said Tract "D" for a distance of 150.00 feet, to a point 30.00 feet East (as measured perpendicular to the West line) of said Tract "D";
thence North 0°25'30" East parallel with the West line of said Tract "D" for a distance of 29.24 feet;
thence South 89°04'00" East parallel with said North line of Tract "D" for a distance of 150.00 feet, more or less, to the Westerly line of said Lot 23 at a point bearing North 0°25'30" East from the TRUE POINT OF BEGINNING;
thence South 0°25'30" West along said Westerly line for a distance of 29.24 feet, more or less, to the TRUE POINT OF BEGINNING.

AND ALSO TOGETHER WITH a 40.00 foot wide easement for ingress, egress and utility purposes lying 20.00 feet on each side of the following described centerline:

BEGINNING at the Northwest corner of that tract conveyed to Jon D. Petrzelka by deed recorded November 9, 1978, under Auditor's File No. 887196, records of Skagit County, Washington, also known as the Northwest corner of Tract "D" of Short Plat No. 21-71;
thence South 00°25'30" West, along the West line of said tract and the Southerly extension thereof, a distance of 86.35 feet to intersect the North end of the centerline of the 40.00 foot wide road right-of-way as shown on said plat.

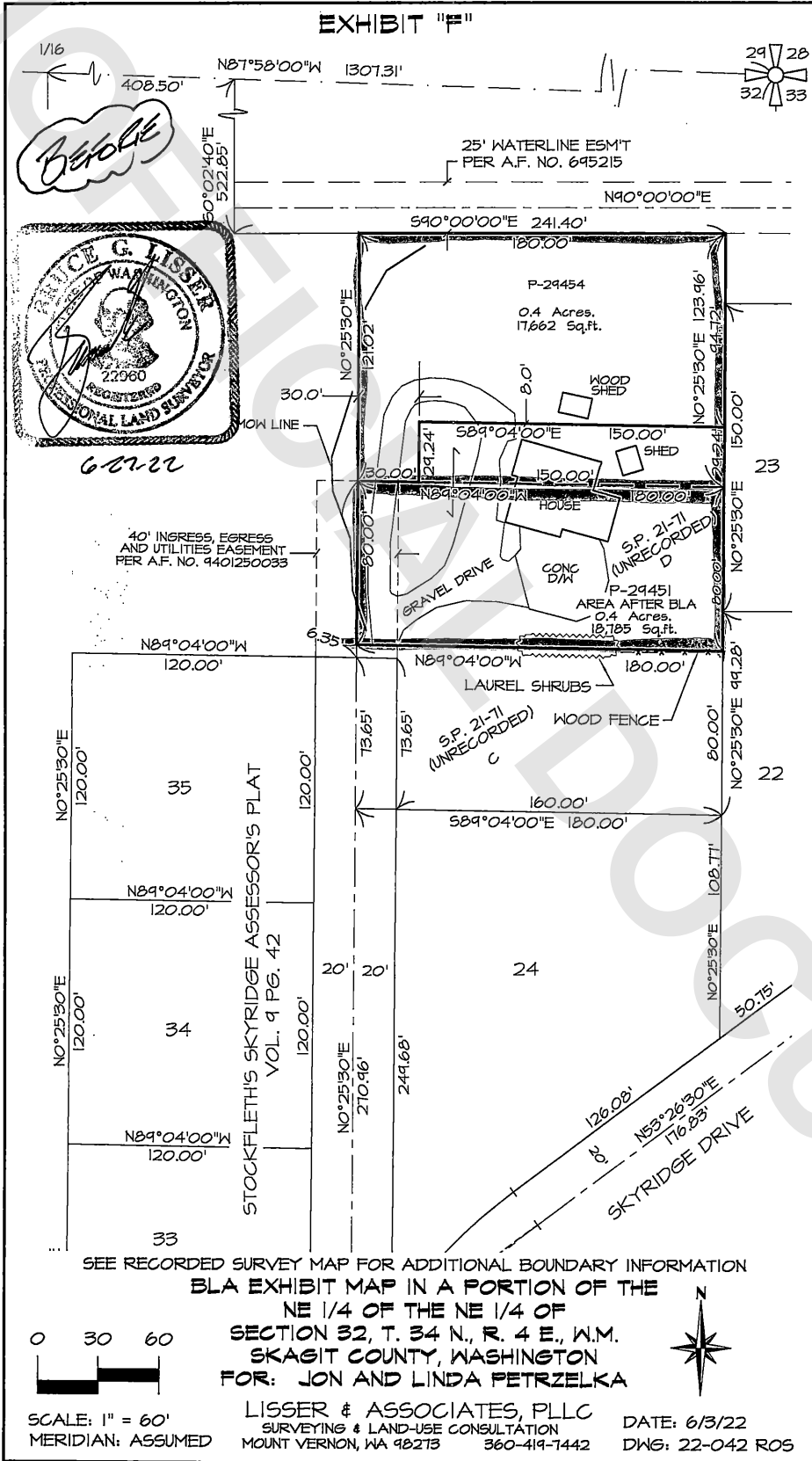
SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Containing 18,785 sq ft



EXHIBIT "F"



SCALE: 1" = 60'
MERIDIAN: ASSUMED

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

DATE: 6/3/22
DWS: 22-042 ROS

EXHIBIT "F"

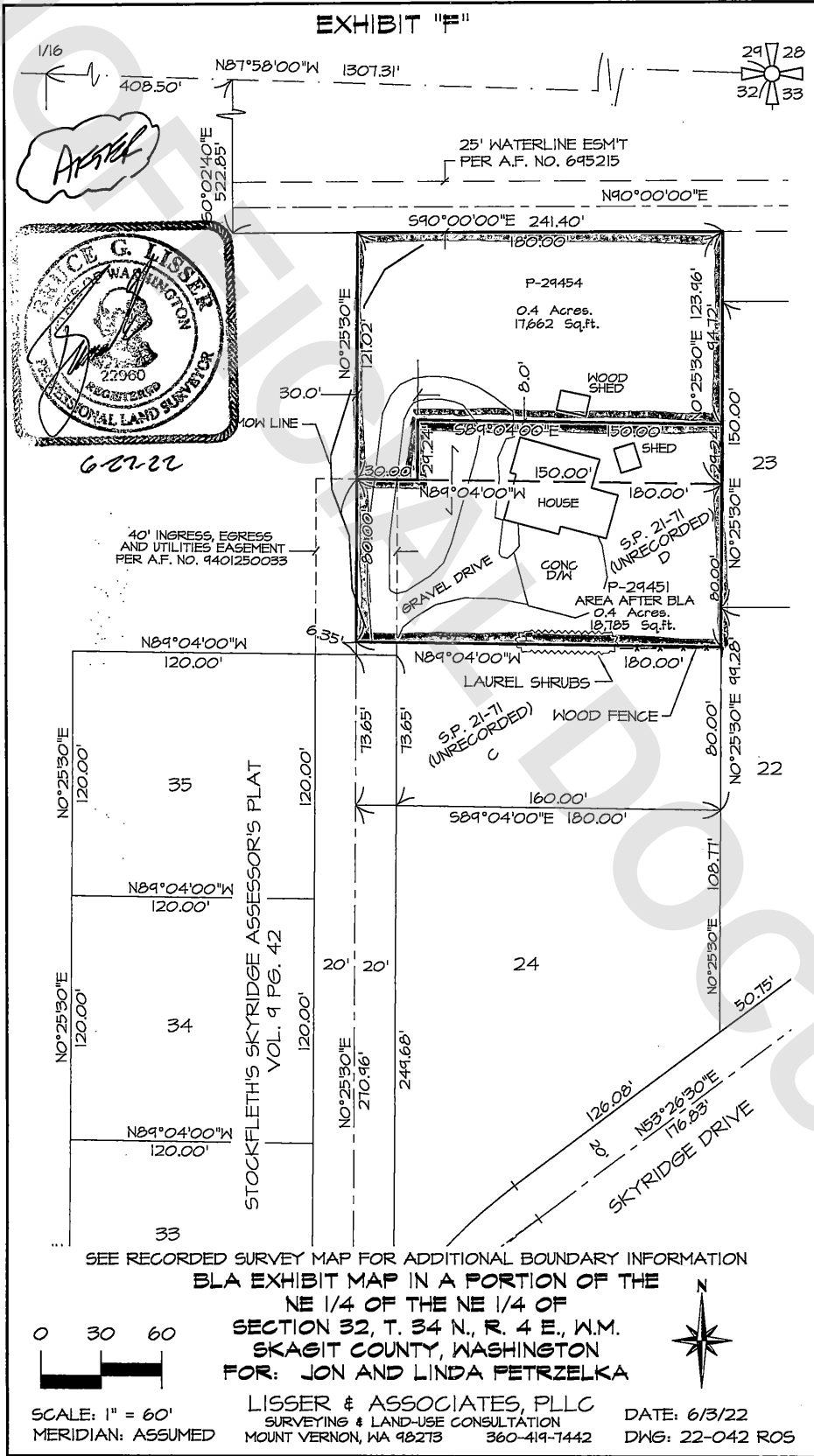
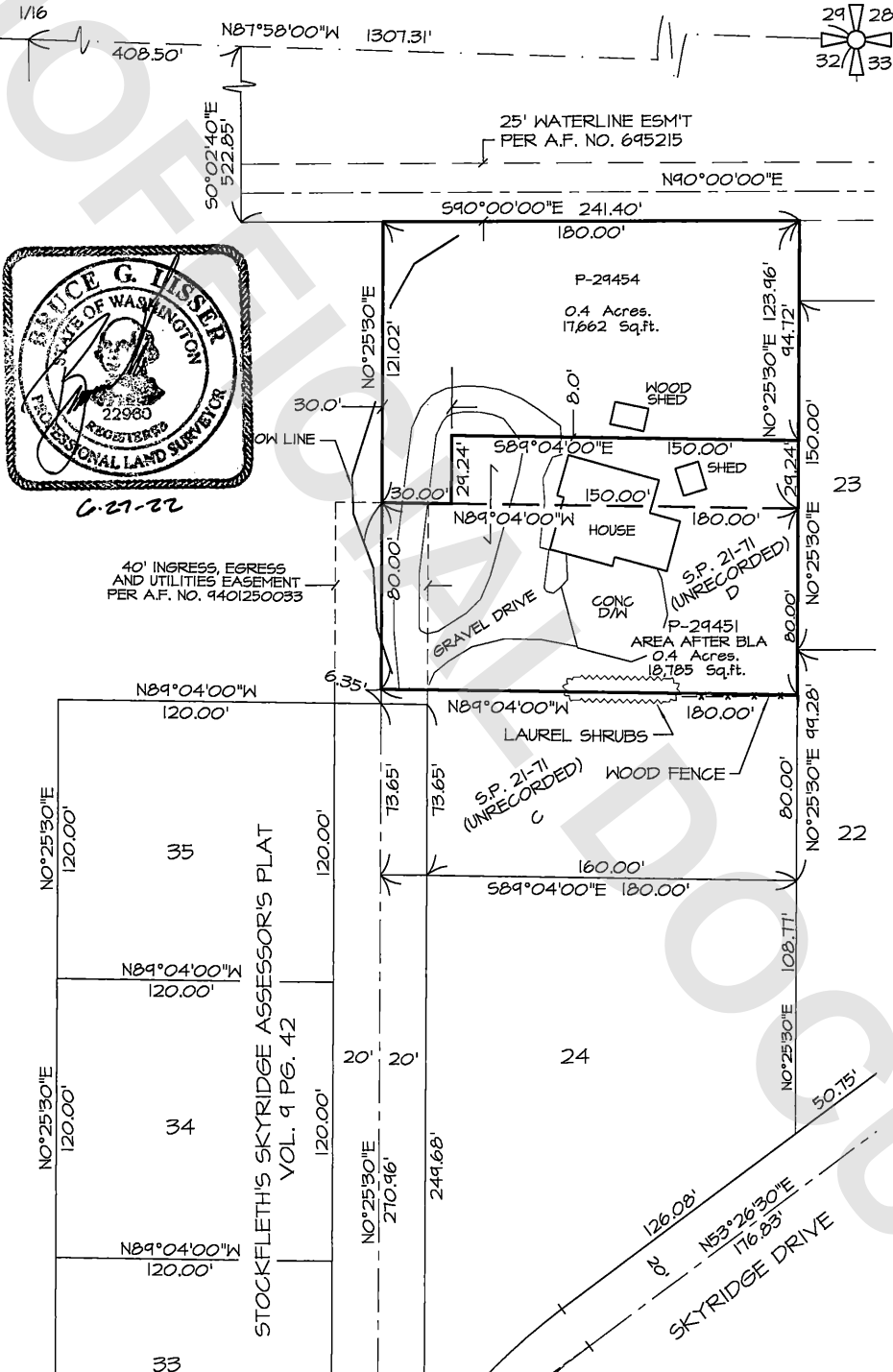


EXHIBIT "F"

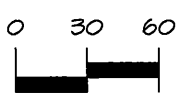


6-27-22

40' INGRESS, EGRESS AND UTILITIES EASEMENT PER A.F. NO. 9401250033

SEE RECORDED SURVEY MAP FOR ADDITIONAL BOUNDARY INFORMATION

BLA EXHIBIT MAP IN A PORTION OF THE
NE 1/4 OF THE NE 1/4 OF
SECTION 32, T. 34 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: JON AND LINDA PETRZELKA



SCALE: 1" = 60'
MERIDIAN: ASSUMED

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

DATE: 6/3/22
DWG: 22-042 ROS

