



202301120047

01/12/2023 02:55 PM Pages: 1 of 10 Fees: \$212.50
Skagit County Auditor

Recorded at the Request of and
When Recorded Return to:

Julie O. Clark
LANE POWELL PC
1420 Fifth Avenue, Suite 4200
Seattle, Washington 98101-2375

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023-5175

JAN 12 2023

Amount Paid \$ 0
Skagit Co. Treasurer
By UT Deputy

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DOCUMENT TITLE: QUIT CLAIM DEED
GRANTOR: JENSEN, ARTHUR D.
JENSEN, VICKIE S.
GRANTEE: JENSEN, ARTHUR D.
JENSEN, VICKIE S.

ABBREVIATED

LEGAL DESCRIPTION:

Existing Parcels Lots 1 & 2 SP PL13-0060,
AF# 201307300071
(a/k/a Lots 1 & 2, BLA PL20-0455,
AF# 202011120097), being a ptn
SW 1/4 S 32, T 35 N, R 3 E, W.M.,
Skagit Co, WA

Adjusted Parcels Ptns of Lots 1 & 2 SP PL13-0060,
AF# 201307300071
a/k/a Lots 1 & 2 BLA #PL 22-0596),
AF # _____,
being a ptn SW 1/4 S 32, T 35 N, R 3
E, W.M., Skagit Co, WA

**ASSESSOR'S PROPERTY
PARCEL ACCOUNT NOS.:**

Existing Parcels P35204 (350332-3-029-0203)
P131523 (350332-3-029-1203)

Adjusted Parcels P35204 (350332-3-029-0203)
P131523 (350332-3-029-1203)

QUIT CLAIM DEED

WHEREAS, ARTHUR D. JENSEN and VICKIE S. JENSEN, husband and wife, together as both "**Grantor**" and "**Grantee**", are the owners of the real property bearing Skagit County Assessor's parcel nos. P35204 (350332-3-029-0203) and P131523 (350332-3-029-1203) (together, the "**Properties**").

WHEREAS, Grantor and Grantee wish to adjust a boundary line located in common between the Properties.

WHEREAS, The legal descriptions of the Properties prior to such boundary line adjustment are set forth on Exhibit A and Exhibit B, attached hereto.

EXHIBIT A
to REAL ESTATE EXCISE TAX AFFIDAVIT

(11991 Bay View Edison Rd and 13339 Bay View Road, Mount Vernon, WA 98273)

Legal Description of Adjusted Parcel AFTER Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P35204/350332-3-029-0203)

LOT 1 AND LOT 2 OF SHORT PLAT APPROVED AND RECORDED JULY 30, 2013 UNDER AUDITOR FILE NUMBER 201307300071, SKAGIT COUNTY RECORDS, BEING A PORTION OF LOT A OF SKAGIT COUNTY SHORT PLAT 97-0015 LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., EXCEPT THAT PORTION LYING EAST OF THE FOLLOWING DESCRIBED LINE:

SAID LINE BEING PARALLEL WITH AND DISTANT WESTERLY 369.20 FEET, MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID SHORT PLAT.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Legal Description of Adjusted Parcel AFTER Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P131523/350332-3-029-1203)

LOT 1 AND LOT 2 OF SHORT PLAT APPROVED AND RECORDED JULY 30, 2013 UNDER AUDITOR FILE NUMBER 201307300071, SKAGIT COUNTY RECORDS, BEING A PORTION OF LOT A OF SKAGIT COUNTY SHORT PLAT 97-0015 LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., EXCEPT THAT PORTION LYING WEST OF THE FOLLOWING DESCRIBED LINE:

SAID LINE BEING PARALLEL WITH AND DISTANT WESTERLY 369.20 FEET, MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID SHORT PLAT.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

{End of Exhibit A}

WHEREAS, the legal descriptions of the Properties following such boundary line adjustment are set forth on Exhibit C and Exhibit D, attached hereto.

NOW THEREFORE, Grantor, for the sole purpose of completing a boundary line adjustment, as recorded in the official records of Skagit County, Washington, under Instrument No. 202301120046, in accordance with Skagit County Code Chapter 14.18.700, and not for the purpose of creating any additional building lots, and for no consideration or change in beneficial interest, conveys and quit claims to Grantee, the real property legally described on Exhibits A, B, C and D, as depicted on the diagrams set forth on Exhibit E, attached hereto, with all exhibits attached hereto and by this reference incorporated herein, situated in the County of Skagit, State of Washington.

Subject to covenants, conditions, restrictions, easements, liens and encumbrances affecting title, if any, which may appear in the public record, including those shown on any recorded plat or survey, and the rights of tenants in possession as tenants only under unrecorded leases, and property taxes which are a lien not yet due and payable, including any assessment collected with the taxes to be levied, and the disclosure reflected on Exhibit F attached hereto and incorporated herein by this reference.

DATED this 6th day of JANUARY, 2023.

GRANTOR:

Arthur D. Jensen
Arthur D. Jensen

Vickie S. Jensen
Vickie S. Jensen

State of Arizona)
County of Pima)

On this 6 day of JANUARY, 2023, before me personally appeared **Arthur D. Jensen** and **Vickie S. Jensen**, whose identity was proven to me on the basis of satisfactory evidence to be the persons who they claim to be, and acknowledged that they signed the above/attached document.

(seal)

[Affix Seal Here]

Jean Newton
Notary Public [Notary Public Signature]

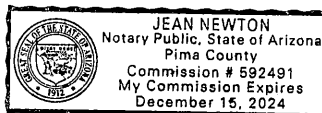


EXHIBIT A**Legal Description of Existing Parcel
(Skagit County Assessor's Parcel Number P35204/350332-3-029-0203)**

LOT 1 OF SHORT PLAT APPROVED AND RECORDED JULY 30, 2013 UNDER AUDITOR FILE NUMBER 201307300071, SKAGIT COUNTY RECORDS, BEING A PORTION OF LOT A OF SKAGIT COUNTY SHORT PLAT 97-0015 LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.,

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2, THENCE NORTH 89°46'42" WEST 145.00 FEET TO A POINT THAT IS A COMMON CORNER BETWEEN LOT 1 AND LOT 2 OF SAID SHORT PLAT AND THE POINT OF BEGINNING; THENCE NORTH 0°13'18" EAST ALONG THE COMMON LINE BETWEEN SAID LOTS 1 AND 2 A DISTANCE OF 36.37 FEET; THENCE SOUTH 14°32'02" EAST TO THE SOUTH LINE OF SAID LOT 2; THENCE NORTH 89°46'42" WEST 9.58 FEET TO THE POINT OF BEGINNING.

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 2 OF SAID SHORT PLAT, THENCE NORTH 89°46'42" WEST 145.00 FEET TO A POINT THAT IS A COMMON CORNER BETWEEN LOT 1 AND LOT 2 OF SAID SHORT PLAT; THENCE NORTH 0°13'18" EAST ALONG THE COMMON LINE BETWEEN SAID LOTS 1 AND 2 A DISTANCE OF 36.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 0°13'18" EAST ALONG SAID COMMON LINE 203.75 FEET; THENCE NORTH 89°46'42" WEST ALONG SAID COMMON LINE 53.66 FEET; THENCE SOUTH 14°32'02" EAST 210.70 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT B**Legal Description of Existing Parcel
(Skagit County Assessor's Parcel Number P131523/350332-3-029-1203)**

LOT 2 OF SHORT PLAT APPROVED AND RECORDED JULY 30, 2013 UNDER AUDITOR FILE NUMBER 201307300071 BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.,

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 2 OF SAID SHORT PLAT, THENCE NORTH 89°46'42" WEST 145.00 FEET TO A POINT THAT IS A COMMON CORNER BETWEEN LOT 1 AND LOT 2 OF SAID SHORT PLAT; THENCE NORTH 0°13'18" EAST ALONG THE COMMON LINE BETWEEN SAID LOTS 1 AND 2 A DISTANCE OF 36.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 0°13'18" EAST ALONG SAID COMMON LINE 203.75 FEET; THENCE NORTH 89°46'42" WEST ALONG SAID COMMON LINE 53.66 FEET; THENCE SOUTH 14°32'02" EAST 210.70 FEET TO THE POINT OF BEGINNING.

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2, THENCE NORTH 89°46'42" WEST 145.00 FEET TO A POINT THAT IS A COMMON CORNER BETWEEN LOT 1 AND LOT 2 OF SAID SHORT PLAT AND THE POINT OF BEGINNING; THENCE NORTH 0°13'18" EAST ALONG THE COMMON LINE BETWEEN SAID LOTS 1 AND 2 A DISTANCE OF 36.37 FEET; THENCE SOUTH 14°32'02" EAST TO THE SOUTH LINE OF SAID LOT 2; THENCE NORTH 89°46'42" WEST 9.58 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT C**Legal Description of Adjusted Parcel After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P35204/350332-3-029-0203)**

LOT 1 AND LOT 2 OF SHORT PLAT APPROVED AND RECORDED JULY 30, 2013 UNDER AUDITOR FILE NUMBER 201307300071, SKAGIT COUNTY RECORDS, BEING A PORTION OF LOT A OF SKAGIT COUNTY SHORT PLAT 97-0015 LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., EXCEPT THAT PORTION LYING EAST OF THE FOLLOWING DESCRIBED LINE:

SAID LINE BEING PARALLEL WITH AND DISTANT WESTERLY 369.20 FEET, MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID SHORT PLAT.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT D**Legal Description of Adjusted Parcel After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P131523/350332-3-029-1203)**

LOT 1 AND LOT 2 OF SHORT PLAT APPROVED AND RECORDED JULY 30, 2013 UNDER AUDITOR FILE NUMBER 201307300071, SKAGIT COUNTY RECORDS, BEING A PORTION OF LOT A OF SKAGIT COUNTY SHORT PLAT 97-0015 LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., EXCEPT THAT PORTION LYING WEST OF THE FOLLOWING DESCRIBED LINE:

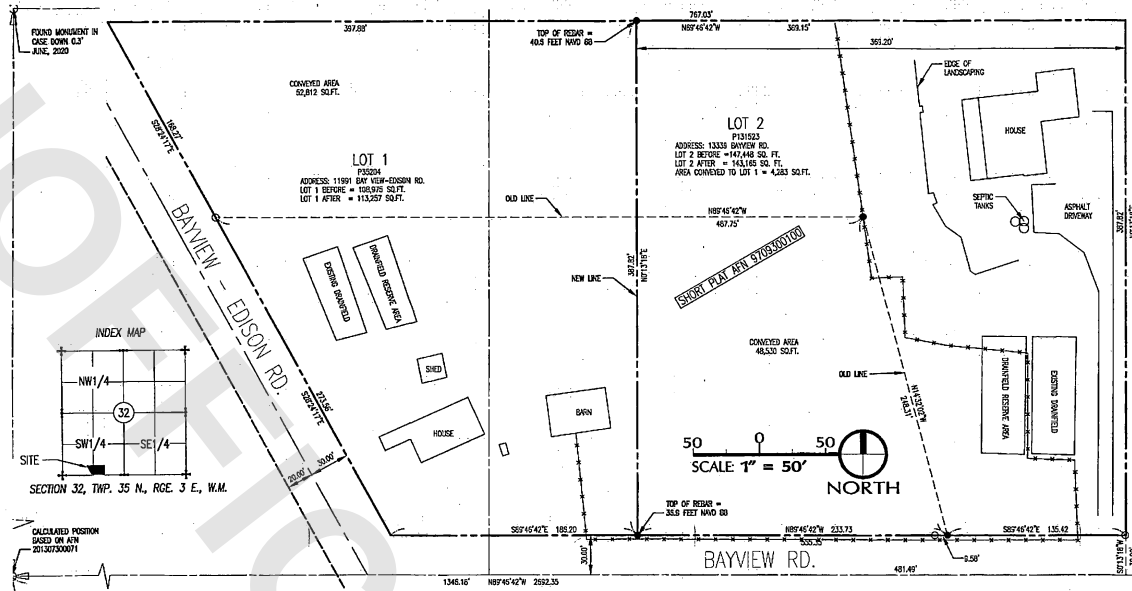
SAID LINE BEING PARALLEL WITH AND DISTANT WESTERLY 369.20 FEET, MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID SHORT PLAT.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT E

131908.0002/9171949.2

E-1



D-2

Error! Unknown document property name.

EXHIBIT F**Right to Manage Natural Resource Lands Disclosure**

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

This disclosure applies to parcels designated or within one (1) mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County.

A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.