



202301260044

01/26/2023 02:30 PM Pages: 1 of 11 Fees: \$213.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20255303
JAN 26 2023

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

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

Statutory Warranty Deed
(Boundary Line Adjustment)

207082-LT

Grantor: Hoehn Road LLC
Grantee: State of Washington Parks & Recreation Commission
Legal Description: ptn N ½ NW ¼ 23-34N-1EWM
Assessor's Property Tax Parcel or Account Nos.: P19606; P19610
Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE, is made this 21st day of DECEMBER 2022, between Hoehn Road LLC, a Washington limited liability company, Grantor, and The State of Washington, Parks and Recreation Commission, Grantee.

Recitals

- a. Grantor is the owner of the property bearing Skagit County Assessor's parcel no. P19606, more particularly described in the attached Exhibit A.
- b. Grantee is the owner of the property bearing Skagit County Assessor's parcel no. P19610, 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 Grantee's 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 convey and warrant to 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: Dec 21, 2022.

HOEHN ROAD LLC

By: Robert S. Claus

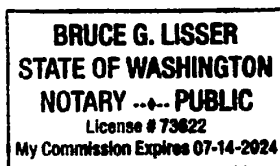
Robert S. Claus

(Printed name)

STATE OF WASHINGTON)
(ss.
COUNTY OF SKAGIT)

On this 21st day of Dec, 2022, before me personally appeared Robert S. Claus, to me known to be a governor or manager of Hoehn Road 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.



Bruce G. Lissner
NOTARY PUBLIC in and for the State of Washington,
residing at 11000 VERNON.
My commission expires: 7-14-24
Name: Bruce G. Lissner

Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, and for no monetary consideration, grantor does hereby convey and warrant to 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: Dec. 22,, 2022.

HOEHN ROAD LLC

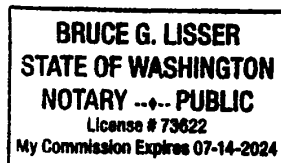
By: J E Claus

JAMES E. CLAUS
(Printed name)

STATE OF WASHINGTON)
(ss.
COUNTY OF SKAGIT)

On this 22nd day of Dec., 2022, before me personally appeared James E. Claus, to me known to be a governor or manager of Hoehn Road 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.



Bruce G. Lisser
NOTARY PUBLIC in and for the State of Washington,
residing at 11111 1st Ave N.
My commission expires: 7-14-24
Name: BRUCE G. LISSER

Exhibit "A"

**Hoehn Road, LLC, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-19584, ~~P-19610~~ and P-19606)
~~P-19610~~ P-19558**

Parcel "A"

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 22, Township 34 North, Range 1 East of W.M., lying Northerly of the County Road commonly known as the Cougar Gap Road, as it existed on May 5, 1955,

EXCEPT the North 40 feet of the East 300 feet of the West 680 feet.

ALSO EXCEPT any portion lying within Rosario Beach Road.

Parcel "B"

The South 40 feet of the East 300 feet of the Northeast 1/4 of the Northeast 1/4 of Section 22, Township 34 North, Range 1 East, W.M.

Parcel "C"

The North 1/2 of the Northwest 1/4 of Section 23, Township 34 North, Range 1 East of W.M.

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

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



Exhibit "B"

**State of Washington Parks and Recreation Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-19610)**

The Southeast 1/4 of the Northwest 1/4 of Section 23, Township 34 North, Range 1 East, W.M.

EXCEPT Rosario Road right-of-way.

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 "C"

**Portion of Hoehn Road, LLC, Parcel
(Skagit County Assessor's Parcel Number P-19606)
To be Boundary Line Adjusted into
State of Washington Parks and Recreation Parcel
(Skagit County Assessor's Parcel Number P-19610)**

The North 1/2 of the Northwest 1/4 of Section 23, Township 34 North, Range 1 East, W.M.

EXCEPT the South 857.00 feet (as measured perpendicular to the South line) of
the West 279.00 feet (as measured perpendicular to the West line of said
subdivision).

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 3,389,603+/- sq ft, 77.8 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-19610) owned by the grantee.

The above described property has a land use designation of RRv (Rural Reserve) and the parcel it
is being attached to is designated OSRSI (Public Open Space of Regional/Statewide Importance).

No development permit will be granted on the property until such time as the land use designation
is changed to OSRSI, to insure it is compatible with the current land use designation on parcel
P-19610, through the Comprehensive Plan Amendment process

APPROVED

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

Skagit County

By: Heidi Roeder
Title: Senior Planner

Date: 12/27/2022



12-20-22

Exhibit "D"

**Hoehn Road, LLC, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-19584, ~~P-19610~~ and a Portion of P-19606)**
P-19558

Parcel "A"

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 22, Township 34 North, Range 1 East of W.M., lying Northerly of the County Road commonly known as the Cougar Gap Road, as it existed on May 5, 1955,

EXCEPT the North 40 feet of the East 300 feet of the West 680 feet.

ALSO EXCEPT any portion lying within Rosario Beach Road.

Parcel "B"

The South 40 feet of the East 300 feet of the Northeast 1/4 of the Northeast 1/4 of Section 22, Township 34 North, Range 1 East, W.M.

Parcel "C"

The South 857.00 feet (as measured perpendicular to the South line) of the West 279.00 feet (as measured perpendicular to the West line) of the North 1/2 of the Northwest 1/4 of Section 23, Township 34 North, Range 1 East, W.M.

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

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

Containing 436,177+/- sq ft, 10.0 acres



Exhibit "E"**State of Washington Parks and Recreation Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-19610 and a Portion of P-19606)**

The Southeast 1/4 of the Northwest 1/4 of Section 23, Township 34 North, Range 1 East, W.M.

TOGETHER WITH the North 1/2 of the Northwest 1/4 of Section 23, Township 34 North, Range 1 East, W.M.

EXCEPT the South 857.00 feet (as measured perpendicular to the South line) of the West 279.00 feet (as measured perpendicular to the West line of said subdivision).

ALSO EXCEPT Rosario Road right-of-way.

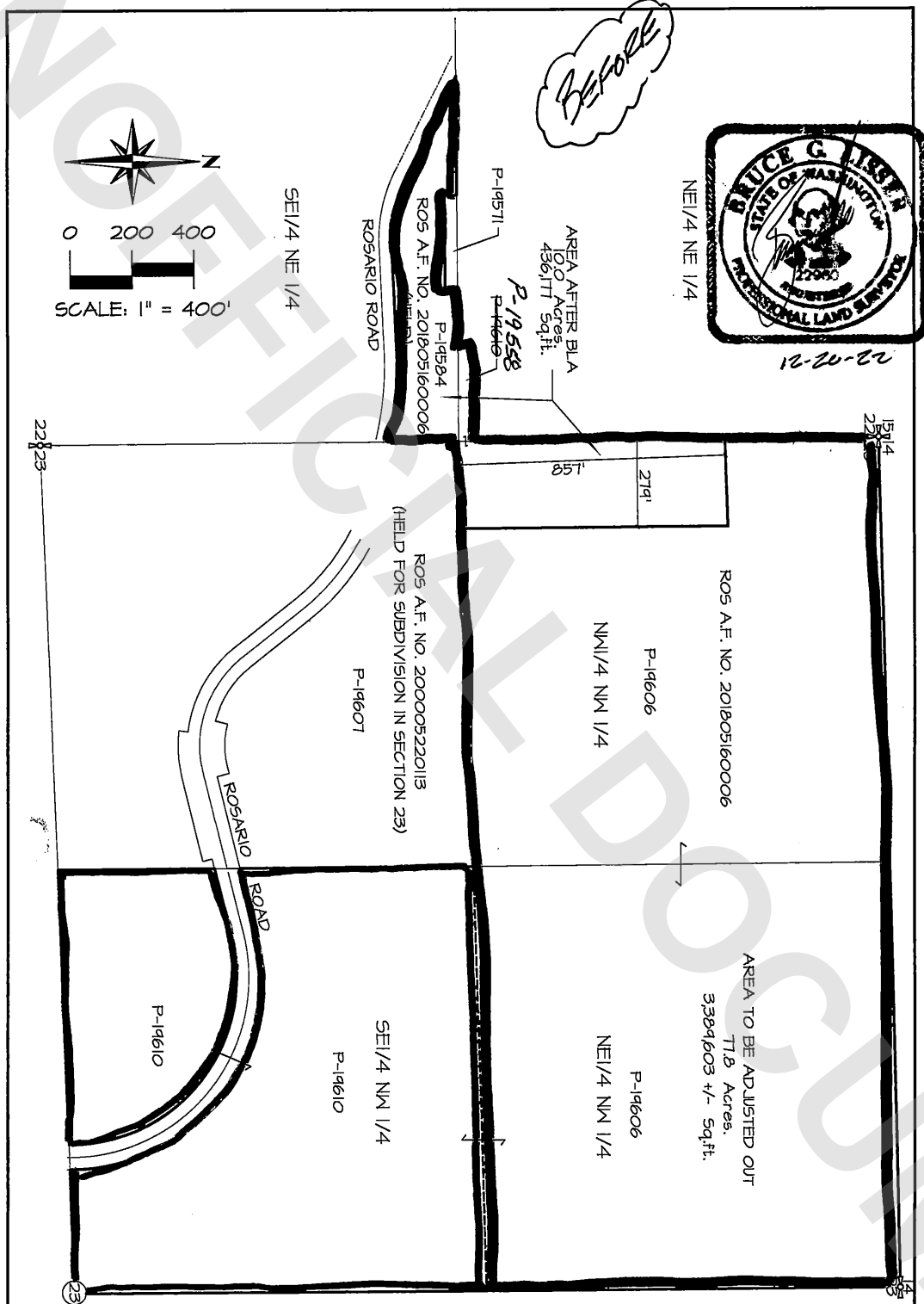
SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.



12-20-27

Before



BOUNDARY LINE ADJUSTMENT EXHIBIT MAP
IN A PORTION OF THE NE 1/4 OF SECTION 22, T. 34 N., R. 1 E., W.M.
IN A PORTION OF THE NW 1/4 OF SECTION 23, T. 34 N., R. 1 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: HOEHN ROAD, LLC

SCALE: 1"=400'
MERIDIAN: ASSUMED

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

DEC. 20, 2022
JOB NO. 22-136 BLA

12-02-21

BRUCE G. FISHER
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL LAND SURVEYOR

NE 1/4 NE 1/4

AREA AFTER BLA
10.0 Acres
436,177 Sq. ft.

P-19571

P-19584

P-19588
436,177 Sq. ft.

ROSARIO ROAD

ROS A.F. NO. 201805160006
(HELD)

ROS A.F. NO. 200005220113
(HELD FOR SUBDIVISION IN SECTION 23)

P-19607

ROSARIO ROAD

P-19610

P-19611

AREA TO BE ADJUSTED OUT
718 Acres.
338,9603 +/- Sq. ft.

P-19606

NE 1/4 NM 1/4

P-19606

SE 1/4 NM 1/4

P-19610

219'

85'

0 200 400

SCALE: 1" = 400'

22 23

22 23

22 23

22 23

BOUNDARY LINE ADJUSTMENT EXHIBIT MAP
IN A PORTION OF THE NE 1/4 OF SECTION 22, T. 34 N., R. 1 E., W.M.
IN A PORTION OF THE NW 1/4 OF SECTION 23, T. 34 N., R. 1 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: HOEHN ROAD, LLC

SCALE: 1"=400'
MERIDIAN: ASSUMED

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

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