



202303230029

03/23/2023 11:32 AM Pages: 1 of 11 Fees: \$213.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

When recorded return to:

2023 5904
MAR 23 2023

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Amount Paid \$ 0
Skagit Co. Treasurer
By Deputy

LT

Quitclaim Deed
(Boundary Line Adjustment)

Grantors: Donald U. Finn & Alexa Finn h/w

Grantees: (1) Matthew Cletus Bergen & Kathryn Melissa Bergen h/w
(2) George Ford Smith & Nancy L. Smith h/w

Legal Description: ptn Lot 4, Block 2, Sound View Addition #2 to Similk Beach

Assessor's Property Tax Parcel or Account Nos.: P69358; P69362

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE is made this 23rd day of FEBRUARY, 2023, between Donald U. Finn & Alexa Finn, h/w, Grantors, and Matthew Cletus Bergen & Kathryn Melissa Bergen, h/w, as to an undivided 50% interest; and George Ford Smith & Nancy L. Smith, h/w, as to an undivided 50% interest, Grantees.

Recitals

- a. Grantors are the owners of the property bearing Skagit County Assessor's parcel no. P69358, more particularly described in the attached Exhibit A.
- b. Grantees are the owners of the property bearing Skagit County Assessor's parcel no. P69362, 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 Grantors' property, described in the attached Exhibit C, to be incorporated into Grantees' property.
- d. The adjusted description of Grantors' property is set forth in the attached Exhibit D.
- e. The adjusted description of Grantees' 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, 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 C.

This boundary adjustment is not for the purposes of creating an additional building lot.

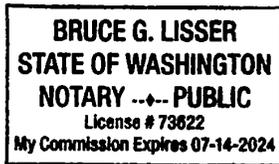
Donald U. Finn
DONALD U. FINN

Alexa Finn
ALEXA FINN

STATE OF WASHINGTON)
 :ss
COUNTY OF SKAGIT)

On this day personally appeared before me Donald U. Finn, 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 23rd day of FEBRUARY, 2023

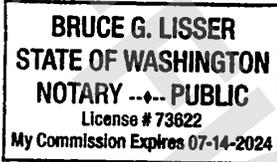


Bruce G. Lisser
NOTARY PUBLIC in and for the State of Washington, residing at
Mount Vernon
My commission expires: 7-14-24
Name: Bruce G. Lisser

STATE OF WASHINGTON)
 :ss
COUNTY OF SKAGIT)

On this day personally appeared before me Alexa Finn, 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 23rd day of February, 2023.




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"

**Donald U. Finn and Alexa Finn, husband and wife, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-69358)**

Lots 1 through 4, Block 2, Sound View Addition No. 2 to Similk Beach, according to the plat thereof, recorded in Volume 5 of Plats, page 5, records of Skagit County, Washington.

TOGETHER WITH that portion of Government Lot 1, Section 8, Township 34 North, Range 2 East, W.M., described as follows:

BEGINNING at the Northeast corner of Lot 1, Block 2, Sound View Addition No. 2 to Similk Beach, according to the plat thereof recorded in Volume 5 of Plats, page 5, records of Skagit County, Washington;
thence North 54°51'30" West along the Northeasterly line of Lots 1, 2, 3 and 4 of said Block 2 for a distance of 98.35 feet;
thence North 50°06'00" East parallel with the Southeasterly line of said Lot 1, Block 2, for a distance of 38.00 feet;
thence South 54°51'30" East for a distance of 98.35 feet, more or less, to a point bearing North 50°06'00" East from the POINT OF BEGINNING;
thence South 50°06'00" West for a distance of 38.00 feet, more or less, to the 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.



21523

Exhibit "B"

**Kathryn Melissa Bergen and Matthew Cletus Bergen, wife and husband,
and George Ford Smith and Nancy L. Smith, husband and wife,
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-69362)**

Lot 5 and 6, Block 2, Sound View Addition No. 2 to Similk Beach, according to the plat thereof, recorded in Volume 5 of Plats, page 5, records of Skagit County, Washington.

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.



2-15-23

Exhibit "C"

Portion of Donald U. Finn and Alexa Finn, husband and wife, Parcel
(Skagit County Assessor's Parcel No. P-69358)
To be Boundary Line Adjusted into
Kathryn Melissa Bergen and Matthew Cletus Bergen, wife and husband,
and George Ford Smith and Nancy L. Smith, husband and wife,
(Skagit County Assessor's Parcel Number P-69362)

That portion of Lot 4, Block 2, Sound View Addition No. 2 to Similk Beach, according to the plat thereof, recorded in Volume 5 of Plats, page 5, records of Skagit County, Washington lying Northwesterly of the following described line:

BEGINNING at the Northeast corner of Lot 1, Block 2 said Plat of Sound View Addition No. 2 to Similk Beach;
thence North 54°51'30" West along the Northeasterly line of Lots 1, 2, 3 and 4 of said Block 2, for a distance of 98.35 feet to the TRUE POINT OF BEGINNING of said line;
thence South 50°06'00" West parallel with the Southeasterly line of said Lot 1, Block 2, for a distance of 105.39 feet, more or less, to the Southwesterly line of said Lot 4, Block 2 and being the terminus of said line.

SUBJECT TO a 15.00 foot wide easement for building setback purposes for the benefit of the grantors remaining property, said 15.00 feet is to be measured perpendicular to the above-described line and Northwesterly therefrom.

AND ALSO 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 2,640 sq ft, 0.06 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 northwest (P-69362) owned by the grantee.

APPROVED

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

Skagit County

By: M. Boeder
Title: Senior Planner

Date: 3/22/2023



2-15-23

Exhibit "D"

**Donald U. Finn and Alexa Finn, husband and wife, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-69358)**

Lots 1 through 4, Block 2, Sound View Addition No. 2 to Similk Beach, according to the plat thereof, recorded in Volume 5 of Plats, page 5, records of Skagit County, Washington.

EXCEPTING that portion of said Lot 4 lying Northwesterly of the following described line:

BEGINNING at the Northeast corner of Lot 1, Block 2 said Plat of Sound View Addition No. 2 to Similk Beach;
thence North 54°51'30" West along the Northeasterly line of Lots 1, 2, 3 and 4 of said Block 2, for a distance of 98.35 feet to the TRUE POINT OF BEGINNING of said line;
thence South 50°06'00" West parallel with the Southeasterly line of said Lot 1, Block 2, for a distance of 105.39 feet, more or less, to the Southwesterly line of said Lot 4, Block 2 and being the terminus of said line.

TOGETHER WITH a 15.00 foot wide easement for building setback purposes for the benefit of the grantors (Finn) remaining property, said 15.00 feet is to be measured perpendicular to the above-described line and Northwesterly therefrom.

AND TOGETHER WITH that portion of Government Lot 1, Section 8, Township 34 North, Range 2 East, W.M., described as follows:

BEGINNING at the Northeast corner of Lot 1, Block 2, Sound View Addition No. 2 to Similk Beach, according to the plat thereof recorded in Volume 5 of Plats, page 5, records of Skagit County, Washington;
thence North 54°51'30" West along the Northeasterly line of Lots 1, 2, 3 and 4 of said Block 2 for a distance of 98.35 feet;
thence North 50°06'00" East parallel with the Southeasterly line of said Lot 1, Block 2, for a distance of 38.00 feet;
thence South 54°51'30" East for a distance of 98.35 feet, more or less, to a point bearing North 50°06'00" East from the POINT OF BEGINNING;
thence South 50°06'00" West for a distance of 38.00 feet, more or less, to the 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 13,554 sq ft, 0.31 acres

Per note on that certain Boundary Line Adjustment recorded under Skagit County Auditor's File No. 202109030093, the above-described property contains two zoning classifications as shown on Exhibit "F". No subdivision will be allowed along the zoning line for the creation of two separate building lots unless both lots have the legal minimum square footage within each zone.



2-15-23

Exhibit "E"

**Kathryn Melissa Bergen and Matthew Cletus Bergen, wife and husband,
and George Ford Smith and Nancy L. Smith, husband and wife,
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-69362 and Portion of P-69358)**

Lot 5 and 6, Block 2, Sound View Addition No. 2 to Similk Beach, according to the plat thereof, recorded in Volume 5 of Plats, page 5, records of Skagit County, Washington.

TOGETHER WITH that portion of Lot 4, Block 2, Sound View Addition No. 2 to Similk Beach, according to the plat thereof, recorded in Volume 5 of Plats, page 5, records of Skagit County, Washington lying Northwesterly of the following described line:

BEGINNING at the Northeast corner of Lot 1, Block 2 said Plat of Sound View Addition No. 2 to Similk Beach;
thence North 54°51'30" West along the Northeasterly line of Lots 1, 2, 3 and 4 of said Block 2, for a distance of 98.35 feet to the TRUE POINT OF BEGINNING of said line;
thence South 50°06'00" West parallel with the Southeasterly line of said Lot 1, Block 2, for a distance of 105.39 feet, more or less, to the Southwesterly line of said Lot 4, Block 2 and being the terminus of said line.

SUBJECT TO a 15.00 foot wide easement for building setback purposes for the benefit of the grantors (Finn) remaining property to the Southeast as described on Exhibit "D" attached hereto, said 15.00 feet is to be measured perpendicular to the above-described line and Northwesterly therefrom.

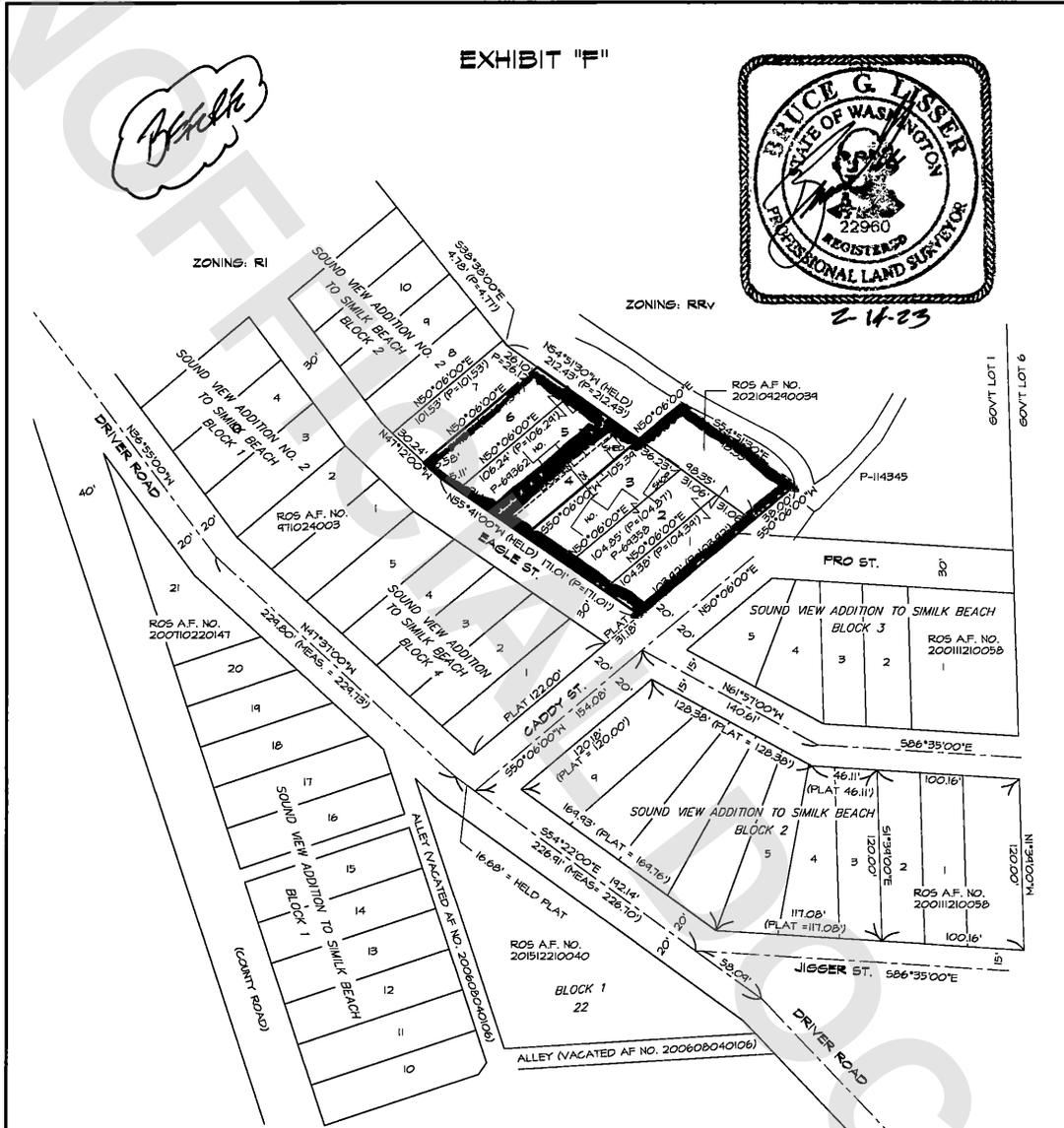
AND ALSO SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Containing 8,996 sq feet, 0.21 acres



2-16-23



Beckle

EXHIBIT "F"



ZONING: RI

ZONING: RRv

2-14-23

NO CORNERS WERE SET AT A PART OF THIS BOUNDARY LINE ADJUSTMENT
 FOR ADDITIONAL SURVEY INFORMATION SEE RECORD OF SURVEYS A.F. NO. 202109140032 AND 202109240034
 AND ALSO NEW SURVEY MAP OF THE AREA TO BE RECORDED



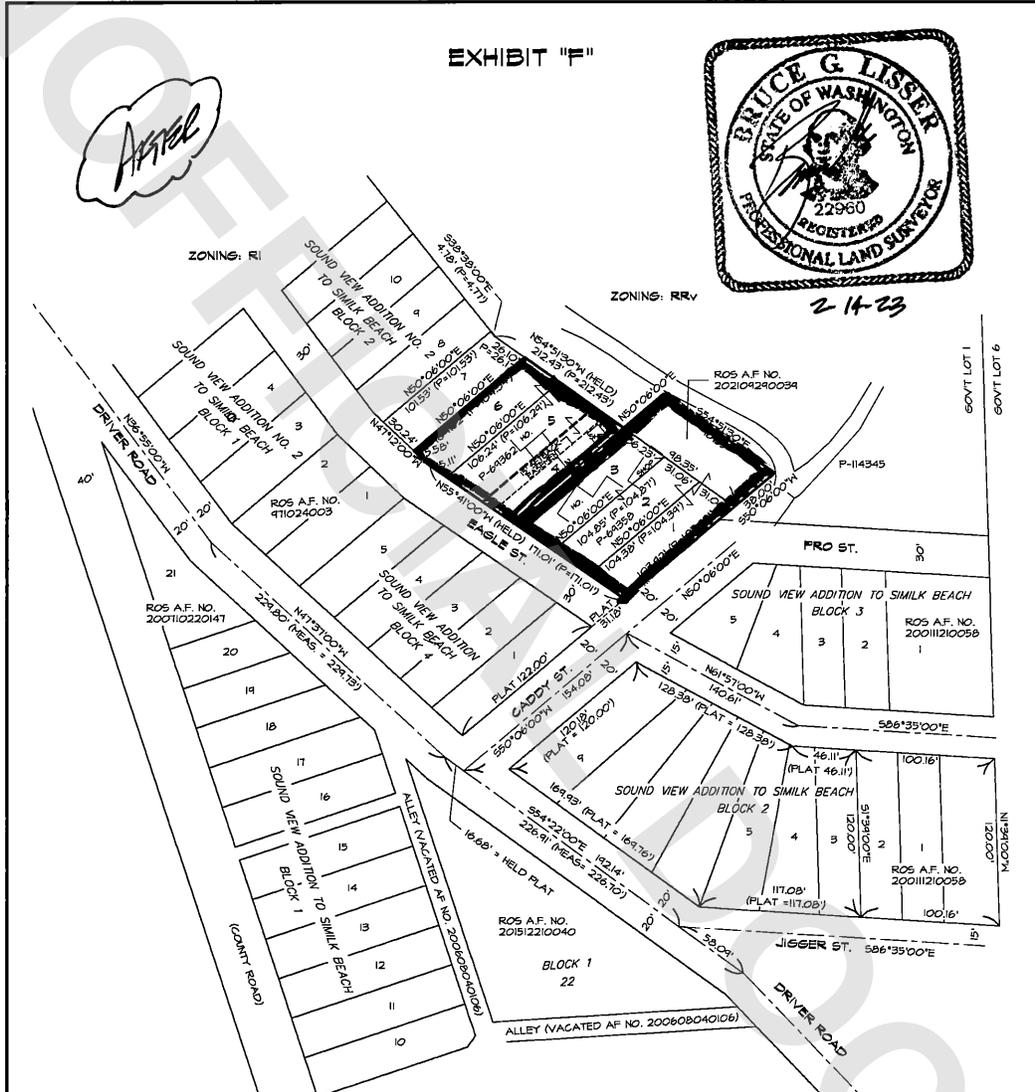
BOUNDARY LINE ADJUSTMENT EXHIBIT MAP
 IN A PORTION OF GOVERNMENT LOT 1
 SECTION 8, T. 34 N., R. 2 E., W.M.
 SKAGIT COUNTY, WASHINGTON
 FOR: DONALD & ALEXA FINN,
 KATHLEEN M. BERGEN AND MATTHEW C. BERGEN,
 AND GEORGE F. SMITH AND NANCY L. SMITH

SCALE: 1" = 100'
 MERIDIAN: ASSUMED

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

DATE: 2/14/23
 DWG: 23-015 BLA

EXHIBIT "F"



NO CORNERS WERE SET AT A PART OF THIS BOUNDARY LINE ADJUSTMENT
FOR ADDITIONAL SURVEY INFORMATION SEE RECORD OF SURVEYS A.F. NO. 202105140032 AND 202109290039
AND ALSO NEW SURVEY MAP OF THE AREA TO BE RECORDED



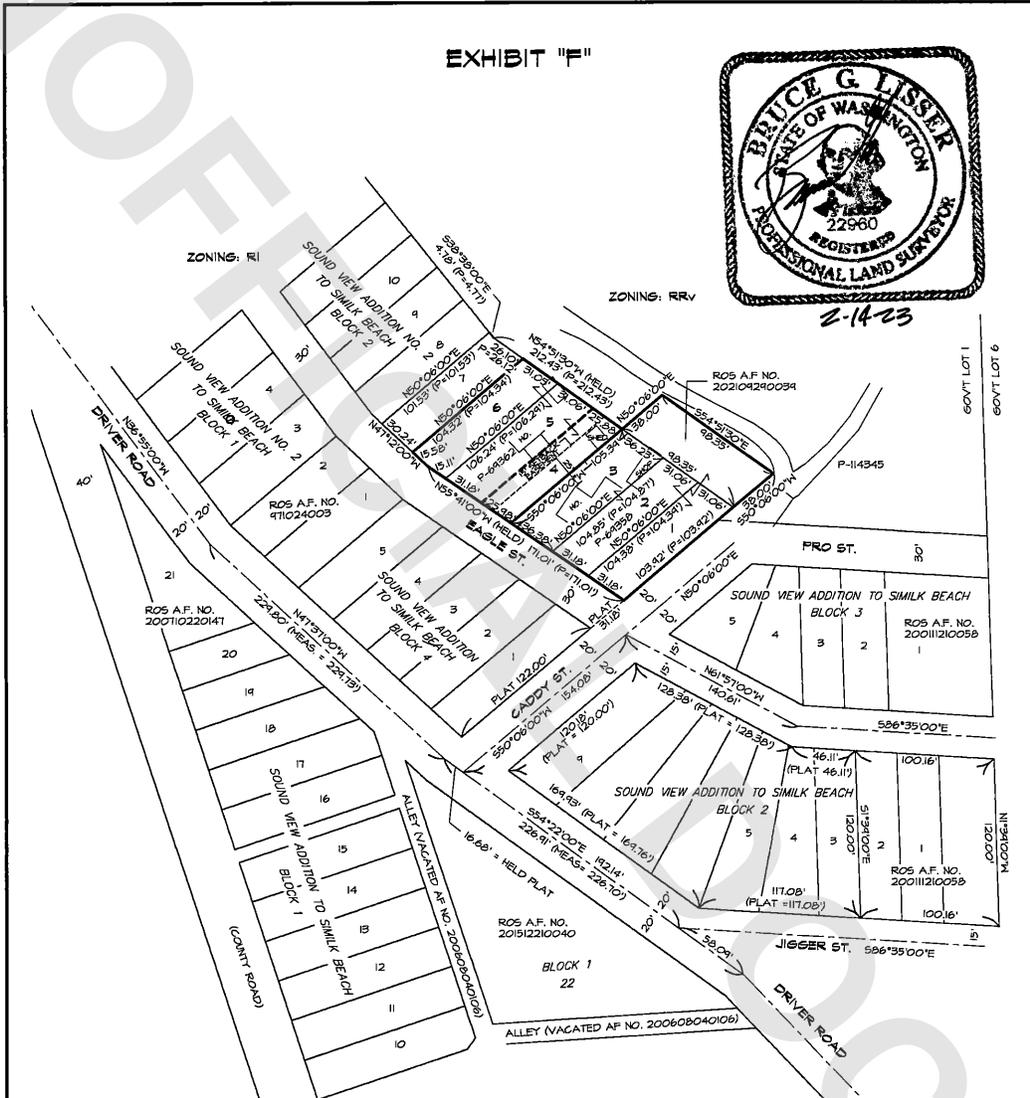
SCALE: 1" = 100'
MERIDIAN: ASSUMED

**BOUNDARY LINE ADJUSTMENT EXHIBIT MAP
IN A PORTION OF GOVERNMENT LOT 1
SECTION 8, T. 34 N., R. 2 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: DONALD & ALEXA FINN,
KATHLEEN M. BERGEN AND MATTHEW C. BERGEN,
AND GEORGE F. SMITH AND NANCY L. SMITH**

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MOUNT VERNON, WA 98273 360-419-7442

DATE: 2/14/23
DWG: 23-015 BLA

EXHIBIT "F"



NO CORNERS WERE SET AT A PART OF THIS BOUNDARY LINE ADJUSTMENT
 FOR ADDITIONAL SURVEY INFORMATION SEE RECORD OF SURVEYS A.F. NO. 202109140032 AND 202109290039
 AND ALSO NEW SURVEY MAP OF THE AREA TO BE RECORDED



SCALE: 1" = 100'
 MERIDIAN: ASSUMED

**BOUNDARY LINE ADJUSTMENT EXHIBIT MAP
 IN A PORTION OF GOVERNMENT LOT 1
 SECTION 8, T. 34 N., R. 2 E., W.M.
 SKAGIT COUNTY, WASHINGTON
 FOR: DONALD & ALEXA FINN,
 KATHLEEN M. BERGEN AND MATTHEW C. BERGEN,
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