



202304280007

04/28/2023 09:30 AM Pages: 1 of 11 Fees: \$213.50
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 6284
APR 28 2023

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

Quitclaim Deed

(Boundary Line Adjustment)

Grantors: Kenneth Norman Oliver & Breyana Mae Oliver, h/w
Grantees: Kenneth Norman Oliver & Breyana Mae Oliver, h/w
Legal Description: ptn Lots 5-9, Block 37, Montborne
Assessor's Property Tax Parcel or Account Nos.: P74648; P74734
Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE, is made this 11th day of APRIL, 2023, between
Kenneth Norman Oliver & Breyana Mae Oliver, h/w, Grantors, and Kenneth Norman Oliver &
Breyana Mae Oliver, h/w, Grantees.

Recitals

- a. Grantors/ Grantees are the owners of the property bearing Skagit County Assessor's parcel nos. P74648 and P74734, more particularly described in the attached Exhibits A & B.
- c. The parties wish to adjust the boundaries between the subject parcels, as is set forth in the attached Exhibits C & D.
- d. A diagram showing the adjusted boundaries of the subject parcels is attached as Exhibit E.

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Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, and for no monetary consideration, grantors do hereby QUIT CLAIM to 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 Exhibits C & D.

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


KENNETH NORMAN OLIVER



BREYANA MAE OLIVER

STATE OF WASHINGTON)
)
) :SS
COUNTY OF SKAGIT)

On this day personally appeared before me Kenneth Norman Oliver, 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 11 day of APRIL, 2023.


NOTARY PUBLIC in and for the State of Washington,
residing at MOUNT VERNON
My commission expires: 3-15-26
Name: KEVIN LISSER

STATE OF WASHINGTON)
)
) :SS
COUNTY OF SKAGIT)

On this day personally appeared before me Breyana Mae Oliver, 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 11 day of APRIL, 2023.





NOTARY PUBLIC in and for the State of Washington,
residing at MOUNT VERNON
My commission expires: 3-15-26
Name: KEVIN LISSER

Exhibit "A"

**Breyana Mae Oliver and Kenneth Norman Oliver, a married couple, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-74648)**

Lots 5, 6, 7, 8 and 9, Block 37, Plat of the Town of Montborne, according to the plat thereof, recorded in Volume 2 of Plats, page 80, 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.



4-31-23

Exhibit "B"**Breyana Mae Oliver and Kenneth Norman Oliver, a married couple, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-74734)**

Lots 2, 3, 4, 5 and 6, Block 9, Plat of Reserve Addition to the Town of Montborne, according to the plat thereof, recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington.

TOGETHER WITH that portion of the 100-foot wide railroad right-of-way, commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway) lying Easterly of the centerline of said right-of-way and between the Southwesterly extensions of both the Northwesterly line of Lot 6, Block 9, and the Southeasterly line of Lot 2, Block 9, as said lines are delineated on the Plat of the Reserve Addition to Montborne, as per plat recorded in Volume 2 of Plats, page 59, 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.



3-71-23

Exhibit "C"**Reconfiguration of Breyana Mae Oliver and
Kenneth Norman Oliver, a married couple, Parcel
(Skagit County Assessor's Parcel No. P-74648)**

Portions of Lots 5, 6, 7, 8 and 9, Block 37, Plat of the Town of Montborne, according to the plat thereof, recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington and in a portion of Lot 2, Block 9, Plat of Reserve Addition to the Town of Montborne, according to the plat thereof, recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington, being more particularly described as follows:

BEGINNING at the Northerly most corner of said Lot 5, Block 37, Plat of the Town of Montborne;
thence South 42°34'15" East along the Northeasterly line of said Lot 5, also being Southwesterly right-of-way of SR-9 (Therese Avenue) for a distance of 20.00 feet, to the TRUE POINT OF BEGINNING;
thence continue South 42°34'15" East along the Northeasterly lines of said Lots 5, 6, 7, 8 and 9, Block 37 for a distance of 180.00 feet to the Easterly most corner of said Lot 9;
thence South 47°25'45" West along the Southeasterly line of said Lot 9, common with the Northwesterly line of Lot 10, Block 37 for a distance of 120.00 feet;
thence North 42°34'15" West for a distance of 100.00 feet;
thence North 16°00'21" West for a distance of 50.31 feet;
thence North 47°25'45" East parallel with the Northwesterly line of said Lot 5, Block 37 for a distance of 47.50 feet;
thence North 42°34'15" West for a distance of 35.00 feet, more or less, to a point bearing South 47°25'45" West from the TRUE POINT OF BEGINNING;
thence North 47°25'45" East for a distance of 50.00 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH a non-exclusive mutually beneficial easement for ingress, egress and utilities, and the maintenance thereof over, under and across portions of Lots 5, 6 and 7, Block 37, Plat of the Town of Montborne and across a portion of Lot 4, Block 9, said plat of Reserve Addition to Montborne being more particularly described as follows:

BEGINNING at the Northerly most corner of said Lot 5, Block 37, Plat of the Town of Montborne;
thence South 42°34'15" East along the Northeasterly most line of said Lot 5, also being the Southwesterly right-of-way margin of SR9 (Therese Avenue) for a distance of 20.00 feet;
thence South 47°25'45" West parallel with the Northwesterly line of said Lot 5 for a distance of 50.00 feet;
thence South 42°34'15" East for a distance of 35.00 feet;
thence South 47°25'45" West for a distance of 47.50 feet;
thence South 16°00'21" East for a distance of 44.72 feet;
thence South 73°59'39" West for a distance of 20.00 feet;
thence North 16°00'21" West for a distance of 62.67 feet;
thence North 47°25'45" East for a distance of 39.86 feet;
thence North 42°34'15" West for a distance of 35.00 feet, more or less, to said Northwesterly line of Lot 5, Block 37 at a point bearing South 47°25'45" West from the POINT OF BEGINNING;
thence North 47°25'45" East along said Northwesterly line for a distance of 70.00 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 18,644 sq ft, 0.43 acres

The above-described parcel is a reconfiguration of Skagit County Assessor's Parcel No. P-74648.

The property is within portions of previously approved Lot Certifications PL-99-0507, PL-99-0509, PL-99-0511, PL-99-0516, PL-99-0517 and PL-99-0518. Upon recording of this Boundary Line Adjustment a new Lot Certification will be recorded which will consolidate all of the above certifications into two lots as described on Exhibit "C" and "D" of this document.

This Boundary Line Adjustment is not for the purpose of creating additional building lots.

APPROVED

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

Skagit County

By:

Title:

Maed Boeder
Senior Planner

Date:

4/14/2023



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 37,120 sq ft, 0.85 acres

The above-described parcel is a reconfiguration of Skagit County Assessor's Parcel No. P-74734.

The property is within portions of previously approved Lot Certifications PL-99-0507, PL-99-0509, PL-99-0511, PL-99-0516, PL-99-0517 and PL-99-0518. Upon recording of this Boundary Line Adjustment a new Lot Certification will be recorded which will consolidate all of the above certifications into two lots as described on Exhibit "C" and "D" of this document.

This Boundary Line Adjustment is not for the purpose of creating additional building lots.

APPROVED

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

Skagit County

By: _____

Title: _____

Date: _____



Exhibit "D"**Reconfiguration of Breyana Mae Oliver and
Kenneth Norman Oliver, a married couple, Parcel
(Skagit County Assessor's Parcel No. P-74734 Revised)**

Lots 5, 6, 7, 8 and 9, Block 37, Plat of the Town of Montborne, according to the plat thereof, recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington.

TOGETHER WITH Lots 2, 3, 4, 5 and 6, Block 9, Plat of Reserve Addition to the Town of Montborne, according to the plat thereof, recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington.

AND TOGETHER WITH that portion of the 100-foot wide railroad right-of-way, commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway) lying Easterly of the centerline of said right-of-way and between the Southwesterly extensions of both the Northwesterly line of Lot 6, Block 9, and the Southeasterly line of Lot 2, Block 9, as said lines are delineated on the Plat of the Reserve Addition to Montborne, as per plat recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington.

EXCEPTING from all the above that parcel being more particularly described as follows:

BEGINNING at the Northerly most corner of said Lot 5, Block 37, Plat of the Town of Montborne;
thence South 42°34'15" East along the Northeasterly line of said Lot 5, also being Southwesterly right-of-way of SR-9 (Therese Avenue) for a distance of 20.00 feet, to the TRUE POINT OF BEGINNING;
thence continue South 42°34'15" East along the Northeasterly lines of said Lots 5, 6, 7, 8 and 9, Block 37 for a distance of 180.00 feet to the Easterly most corner of said Lot 9;
thence South 47°25'45" West along the Southeasterly line of said Lot 9, common with the Northwesterly line of Lot 10, Block 37 for a distance of 120.00 feet;
thence North 42°34'15" West for a distance of 100.00 feet;
thence North 16°00'21" West for a distance of 50.31 feet;
thence North 42°25'45" East parallel with the Northwesterly line of said Lot 5, Block 37 for a distance of 47.50 feet;
thence North 42°34'15" West for a distance of 35.00 feet, more or less, to a point bearing South 47°25'45" West from the TRUE POINT OF BEGINNING;
thence North 47°25'45" East for a distance of 50.00 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO a non-exclusive mutually beneficial easement for ingress, egress and utilities, and the maintenance thereof over, under and across portions of Lots 5, 6 and across portions of Lot 7, Block 37, Plat of the Town of Montborne and across a portion of Lot 4, Block 9, Reserve Addition to Montborne being more particularly described as follows:

BEGINNING at the Northerly most corner of said Lot 5, Block 37, Plat of the Town of Montborne;
thence South 42°34'15" East along the Northeasterly most line of said Lot 5, also being the Southwesterly right-of-way margin of SR9 (Therese Avenue) for a distance of 20.00 feet;
thence South 47°25'45" West parallel with the Northwesterly line of said Lot 5 for a distance of 50.00 feet;
thence South 42°34'15" East for a distance of 35.00 feet;
thence South 47°25'45" West for a distance of 47.50 feet;
thence South 16°00'21" East for a distance of 44.72 feet;
thence South 73°59'39" West for a distance of 20.00 feet;
thence North 16°00'21" West for a distance of 62.67 feet;
thence North 47°25'45" East for a distance of 39.86 feet;
thence North 42°34'15" West for a distance of 35.00 feet, more or less, to said Northwesterly line of Lot 5, Block 37 at a point bearing South 47°25'45" West from the POINT OF BEGINNING;
thence North 47°25'45" East along said Northwesterly line for a distance of 70.00 feet, more or less, to the POINT OF BEGINNING.

EXHIBIT "E"

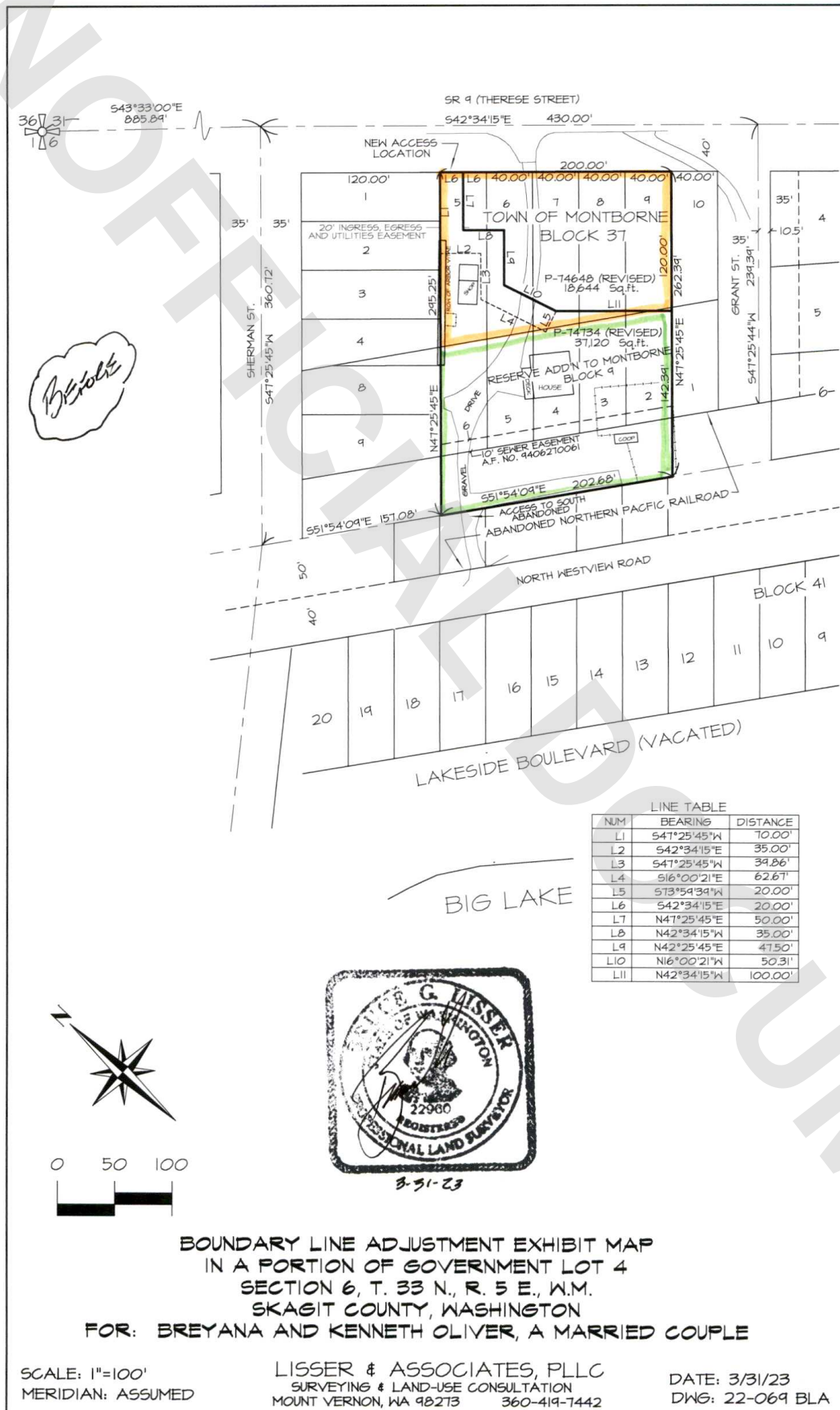


EXHIBIT "E"

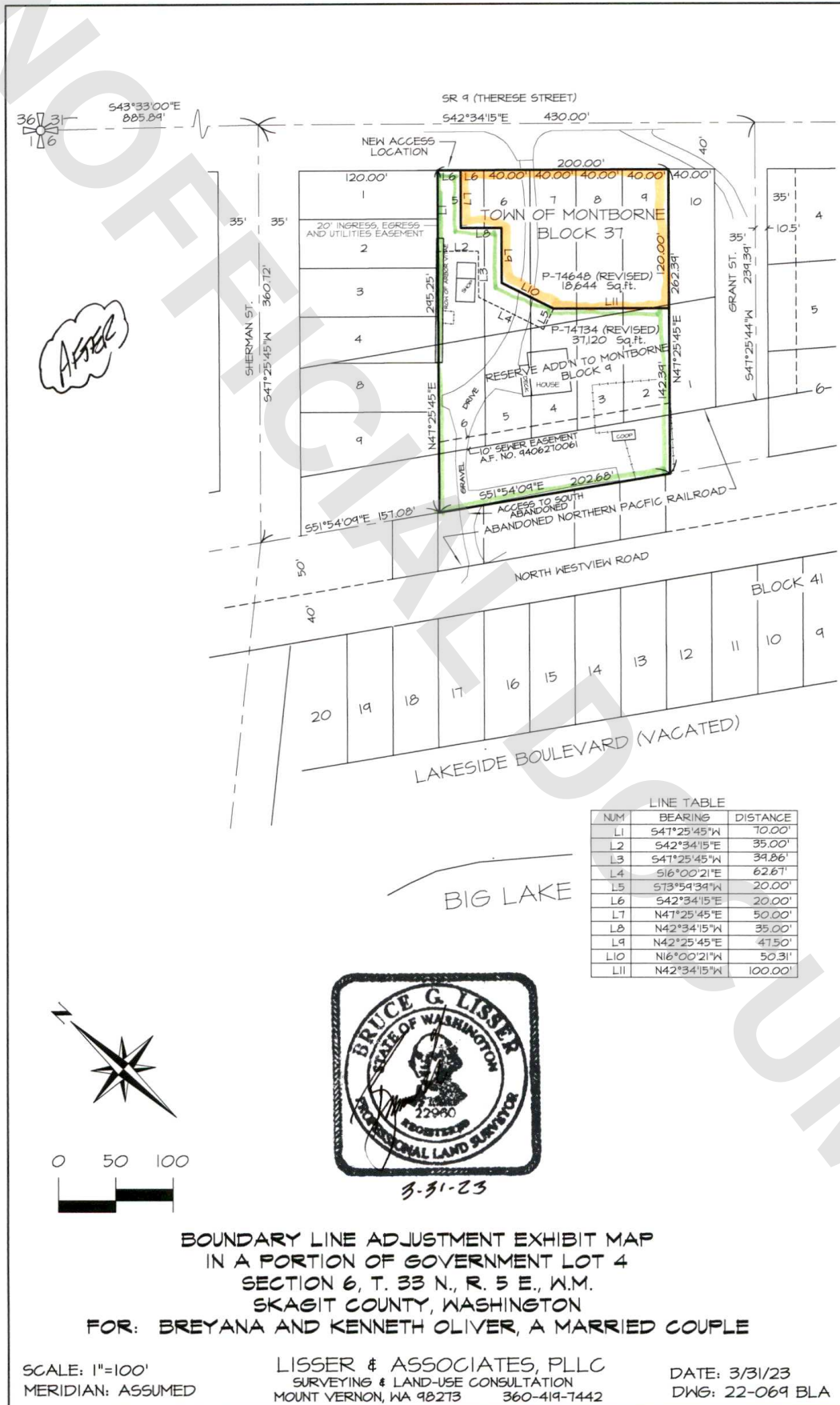


EXHIBIT "E"

