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06/26/2023 01:52 PM Pages: 1 of 9 Fees: \$211.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20237030
JUN 26 2023

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

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Quitclaim Deed
(Boundary Line Adjustment)

Grantors: Kenneth G. Christianson & Bonnie Suzanne Christianson, h/w
Grantees: Kenneth G. Christianson & Bonnie Suzanne Christianson, h/w
Legal Description: ptn SE ¼ SE ¼ 36-35N-3EWM
Assessor's Property Tax Parcel or Account Nos.: P35442; P35443; P35445; P35446
Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE, is made this 16TH day of MAY, 2023, between Kenneth G. Christianson & Bonnie Suzanne Christianson, h/w, Grantors, and Kenneth G. Christianson & Bonnie Suzanne Christianson, h/w, Grantees.

Recitals

- a. Grantors/ Grantees are the owners of the property bearing Skagit County Assessor's parcel nos. P35442; P35443; P35445; and P35446, more particularly described in the attached Exhibits A & B.
- b. Grantors/ Grantees wish to adjust the boundaries between the various parcels, as is set forth in Exhibits C & D.
- c. A diagram showing the adjusted boundaries of the subject parcels is attached as Exhibit E.

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.

DATED: MAY 16, 2023.

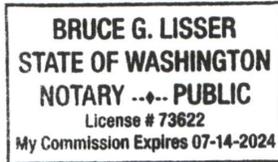
Kenneth G. Christianson
KENNETH G. CHRISTIANSON

Bonnie Suzanne Christianson
BONNIE SUZANNE CHRISTIANSON

STATE OF WASHINGTON)
)
:ss
COUNTY OF SKAGIT)

On this day personally appeared before me Kenneth G. Christianson, 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 16th day of MAY, 2023.

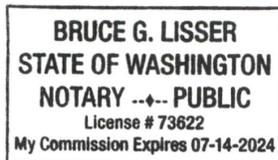


Bruce G. Lisser
NOTARY PUBLIC in and for the State of Washington
residing at MARSH VERNON
My commission expires: 7-14-24
Name: BRUCE G. LISSER

STATE OF WASHINGTON)
)
:ss
COUNTY OF SKAGIT)

On this day personally appeared before me Bonnie Suzanne Christianson, 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 12th day of MAY, 2023.



Bruce G. Lisser
NOTARY PUBLIC in and for the State of Washington
residing at MARSH VERNON
My commission expires: 7-14-24
Name: BRUCE G. LISSER

Exhibit "A"

**Kenneth G. Christianson and Bonnie Suzanne Christianson, husband and wife, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-35443, P-35445 and P-35446)**

The South 629 feet of the Southeast 1/4 of the Southeast 1/4 of Section 36, Township 35 North, Range 3 East, W.M., Skagit County, Washington;

EXCEPT that portion described as follows:

BEGINNING at the Southeast corner of said Section 36, Township 35 North, Range 3 East, W.M.;
thence North 0°23'05" West along the East line of said Section 23 for a distance of 246.98 feet;
thence South 89°36'55" West for a distance of 237.41 feet;
thence South 0°23'05" East for a distance of 240.00 feet, more or less, to the South line of said Section 36;
thence East along said South line of Section 36 to the POINT OF BEGINNING.

EXCEPT the South 30.0 feet and the East 20.00 feet thereof for roads.

(Known as Lot A of unrecorded Skagit County Short Plat No. 26-72)

EXCEPT FROM ALL OF THE ABOVE that portion conveyed to Skagit County by deed recorded June 8, 1921, in Volume 127 of Deeds, page 254, under Auditor's File No. 150195.

AND EXCEPT County Road along the East line thereof.

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 724,987 sq ft, 16.64 acres



5-9-23

Exhibit "B"

**Kenneth G. Christianson and Bonnie Suzanne Christianson, husband and wife, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-35442)**

That portion of the Southeast 1/4 of the Southeast 1/4 of Section 36, Township 35 North, Range 3 East, W.M., described as follows:

BEGINNING at the Southeast corner of said Section 36, Township 35 North, Range 3 East, W.M.;
thence North 0°23'05" West along the East line of said Section 23 for a distance of 246.98 feet;
thence South 89°36'55" West for a distance of 237.41 feet;
thence South 0°23'05" East for a distance of 240.00 feet, more or less, to the South line of said Section 36;
thence East along said South line of Section 36 to the POINT OF BEGINNING.

EXCEPT the South 30.0 feet and the East 20.00 feet thereof for roads.

(Known as Lot A of unrecorded Skagit County Short Plat No. 26-72)

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 46,827, sq ft, 1.07 acres



Exhibit "C"

**Kenneth G. Christianson and Bonnie Suzanne Christianson, husband and wife, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-35443, P-35445, P-35446 and
a Portion of P-35442)**

The South 629.00 feet of the Southeast 1/4 of the Southeast 1/4 of Section 36, Township 35 North, Range 3 East, W.M., Skagit County, Washington.

EXCEPT that portion described as follows:

BEGINNING at the Southeast corner of said Section 36, Township 35 North, Range 3 East, W.M.;
thence North 1°36'48" West (called North 0°23'05" West on previous description) along the East line of the Southeast 1/4 of said Section 36, Township 35 North, Range 3 East for a distance of 180.00 feet;
thence South 89°05'46" West parallel with the South line of said Southeast 1/4 of Section 36, Township 35 North, Range 3 East for a distance of 242.50 feet;
thence South 1°36'48" East for a distance of 180.00 feet, more or less, to the South line of said Southeast 1/4 of Section 36, Township 35 North Range 3 East at a point bearing South 89°05'46" West from the POINT OF BEGINNING;
thence North 89°05'46" East along said South line for a distance of 242.50 feet, more or less, to the POINT OF BEGINNING;

EXCEPT the South 30.00 feet and the East 20.00 feet thereof for roads.

EXCEPT FROM ALL OF THE ABOVE that portion conveyed to Skagit County by deed recorded June 8, 1921, in Volume 127 of Deeds, page 254, under Auditor's File No. 150195.

AND EXCEPT County Road along the East line thereof.

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 738,441 sq ft, 16.95 acres

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

The above described parcel is a reconfiguration of Parcel "A" as described on that certain deed recorded under Skagit County Auditor's File No. 202305050040.

APPROVED

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

Skagit County

By: *M. Boeder*
Title: *Senior Planner*

Date: *6/1/2023*



5-9-23

Exhibit "D"

**Kenneth G. Christianson and Bonnie Suzanne Christianson, husband and wife, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Portion of Parcel No. P-35442 and
a Portion of Parcel No. P-35443)**

That portion of the Southeast 1/4 of the Southeast 1/4 of Section 36, Township 35 North, Range 3 East, W.M., described as follows:

BEGINNING at the Southeast corner of said Section 36, Township 35 North, Range 3 East, W.M.;
thence North 1°36'48" West (called North 0°23'05" West on previous description) along the East line of the Southeast 1/4 of said Section 36, Township 35 North, Range 3 East for a distance of 180.00 feet;
thence South 89°05'46" West parallel with the South line of said Southeast 1/4 of Section 36, Township 35 North, Range 3 East for a distance of 242.50 feet;
thence South 1°36'48" East for a distance of 180.00 feet, more or less, to the South line of said Southeast 1/4 of Section 36, Township 35 North Range 3 East at a point bearing South 89°05'46" West from the POINT OF BEGINNING;
thence North 89°05'46" East along said South line for a distance of 242.50 feet, more or less, to the POINT OF BEGINNING;

EXCEPT the South 30.00 feet and the East 20.00 feet thereof for roads.

AND EXCEPT any portion thereof conveyed to Skagit County by deed recorded June 8, 1921, in Volume 127 of Deeds, page 254, under Auditor's File No. 150195.

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 33,722 sq ft, .77 acres

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

The above described parcel is a reconfiguration of Parcel "B" as described on that certain deed recorded under Skagit County Auditor's File No. 202305050040.

APPROVED

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

Skagit County

By: *Arac Rodriguez*
Title: *Senior Planner*

Date: *6/22/2023*



5-9-23

EXHIBIT "E"

