



202309050071

09/05/2023 01:45 PM Pages: 1 of 10 Fees: \$212.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20237937
SEP 05 2023

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

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Quitclaim Deed
(Boundary Line Adjustment)

Grantor: 33072 Properties LLC

Grantee: Elfstrom Family Cabin LLC

Legal Description: ptn Lot 104, Block 1, Lake Cavanaugh Subdivision Div. 3

Assessor's Property Tax Parcel or Account Nos.: P66879; P66881

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE is made this 13TH day of JULY, 2023, between 33072 Properties LLC, a Washington limited liability company, Grantor, and Elfstrom Family Cabin LLC, a Washington limited liability company, Grantee.

Recitals

- a. Grantor is the owner of the property bearing Skagit County Assessor's parcel no. P66881, more particularly described in the attached Exhibit A.
- b. Grantee is the owner of the property bearing Skagit County Assessor's parcel no. P66879, 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 QUIT CLAIM to the grantee all of his 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.

By: Clark Schaefer
CLARK SCHAEFER, Governor

STATE OF WASHINGTON)
 : ss.
COUNTY OF SKAGIT)

On this 13th day of July, 2023, before me personally appeared Clark Schaefer, to me known to be a governor of 33072 Properties 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 the 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.



Shelly Blackford
NOTARY PUBLIC in and for the State of Washington,
residing at Arlington.
My commission expires: 3-8-24
Name: Shelly Blackford

Exhibit "A"

**33072 Properties, LLC, a Washington Limited Liability Company, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-66881)**

That portion of Lot 105, Block 1, Lake Cavanaugh Subdivision, Division No. 3, as per plat recorded in Volume 6 of Plats, pages 25 to 31, inclusive, records of Skagit County, described as follows:

BEGINNING at a point on the Northwesterly line of said Lot 105, located 30.00 feet Northeasterly of the most Westerly corner of said Lot;
thence 30.00 feet Southwesterly along the Northwesterly line of said Lot to the most Westerly corner of said Lot 105;
thence South 60°04'00" East along the Southwesterly line of said Lot a distance of 226.30 feet to the most Southerly corner of said Lot;
thence North 48°47'00" East along the Southeasterly line of said Lot, 60.00 feet;
thence Northwesterly in a straight line to the POINT OF BEGINNING.

TOGETHER WITH that portion of Lot 104, Block 1, Lake Cavanaugh Subdivision, Division No. 3, as per plat recorded in Volume 6 of Plats, page 25 to 31, inclusive, records of Skagit County, Washington being more particularly described as follows:

BEGINNING at the Northerly most corner of said Lot 104;
thence South 29°56'00" West along the Northwesterly line thereof, also being the Southeasterly right-of-way margin of Deer Park Lane, for a distance of 4.50 feet;
thence South 61°12'21" East for a distance of 226.36 feet, more or less, to the Easterly most corner of said Lot 104, common to said Lot 105, at a point bearing South 60°04'00" East from the POINT OF BEGINNING;
thence North 60°04'00" West along the line common to said Lots 104 and 105 for a distance of 226.32 (shown as 226.30 feet on the recorded Plat) 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 10,620 sq. ft.

This description corrects scrivener's error on that certain Exhibit "V" recorded under Skagit County Auditor's File Number 200611070081.



8-11-23

Exhibit "B"

**Elfstrom Family Cabin, LLC, a Washington Limited Liability Company, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-66879)**

Lot 104 and the North 12.00 feet (as measured parallel with and perpendicular to said North line) of Lot 103, Block 1, Lake Cavanaugh Subdivision, Division No. 3, as per plat recorded in Volume 6 of Plats, pages 25 to 31, inclusive, records of Skagit County, Washington.

EXCEPT the following described Tract:

That portion of Lot 104, Block 1, Lake Cavanaugh Subdivision, Division No. 3, as per plat recorded in Volume 6 of Plats, page 25 to 31, inclusive, records of Skagit County, Washington being more particularly described as follows:

BEGINNING at the Northerly most corner of said Lot 104;
thence South 29°56'00" West along the Northwesterly line thereof, also being the Southeasterly right-of-way margin of Deer Park Lane, for a distance of 4.50 feet;
thence South 61°12'21" East for a distance of 226.36 feet, more or less, to the Easterly most corner of said Lot 104, common to said Lot 105, at a point bearing South 60°04'00" East from the POINT OF BEGINNING;
thence North 60°04'00" West along the line common to said Lots 104 and 105 for a distance of 226.32 (shown as 226.30 feet on the recorded Plat) 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 13,888 sq. ft.



Exhibit "C"

**Portion of 33072 Properties, LLC, a Washington Limited Liability Company, Parcel
(Skagit County Assessor's Parcel No. P-66881)
To be Boundary Line Adjusted into
Elfstrom Family Cabin, LLC, a Washington Limited Liability Company, Parcel,
(Skagit County Assessor's Parcel Number P-66879)**

That portion of Lot 104, Block 1, Lake Cavanaugh Subdivision, Division No. 3, as per plat recorded in Volume 6 of Plats, page 25 to 31, inclusive, records of Skagit County, Washington being more particularly described as follows:

BEGINNING at the Northerly most corner of said Lot 104;
thence South 29°56'00" West along the Northwesterly line thereof, also being the Southeasterly right-of-way margin of Deer Park Lane, for a distance of 4.50 feet;
thence South 61°12'21" East for a distance of 226.36 feet, more or less, to the Easterly most corner of said Lot 104, common to said Lot 105, at a point bearing South 60°04'00" East from the POINT OF BEGINNING;
thence North 60°04'00" West along the line common to said Lots 104 and 105 for a distance of 226.32 (shown as 226.30 feet on the recorded Plat) feet, more or less, to the POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH non-exclusive and mutually beneficial shared uses of the concrete walls, rock walls, trails, decks, stairs and shed as shown along the Southwesterly line of the above-described parcel for the mutual benefit of the grantor and grantee until such time as the shared uses are removed or have formal easements covering their use.

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 509 sq. ft.

The above described property is to be combined or aggregated with contiguous property to the Southwest owned by the Grantee (Parcel No. P-66879). This boundary line adjustment reverses the previous boundary line adjustment recorded under Skagit County Auditor's File No. 200611070081.

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

APPROVED

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

Skagit County

By:

Title:

Grace Roeder
Senia Plannen

Date:

8/22/2023



8-11-25

Exhibit "D"

**33072 Properties, LLC, a Washington Limited Liability Company, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-66881)**

That portion of Lot 105, Block 1, Lake Cavanaugh Subdivision, Division No. 3, as per plat recorded in Volume 6 of Plats, pages 25 to 31, inclusive, records of Skagit County, described as follows:

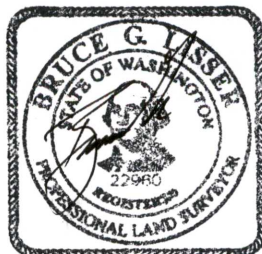
BEGINNING at a point on the Northwestern line of said Lot 105, located 30.00 feet Northeasterly of the most Westerly corner of said Lot;
thence 30.00 feet Southwesterly along the Northwestern line of said Lot to the most Westerly corner of said Lot 105;
thence South 60°04'00" East along the Southwesterly line of said Lot a distance of 226.30 feet to the most Southerly corner of said Lot;
thence North 48°47'00" East along the Southeasterly line of said Lot, 60.00 feet;
thence Northwesterly in a straight line to the POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH non-exclusive and mutually beneficial shared uses of the concrete walls, rock walls, trails, decks, stairs and shed as shown along the Southwesterly line of the above-described parcel for the mutual benefit of the grantor and grantee until such time as the shared uses are removed or have formal easements covering their use.

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 10,111 sq. ft.



8-11-23

Exhibit "E"

**Elfstrom Family Cabin, LLC, a Washington Limited Liability Company, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-66879)**

Lot 104 and the North 12.00 feet (as measured parallel with and perpendicular to said North line) of Lot 103, Block 1, Lake Cavanaugh Subdivision, Division No. 3, as per plat recorded in Volume 6 of Plats, pages 25 to 31, inclusive, records of Skagit County, Washington.

SUBJECT TO and TOGETHER WITH non-exclusive and mutually beneficial shared uses of the concrete walls, rock walls, trails, decks, stairs and shed as shown along the Southwesterly line of the above-described parcel for the mutual benefit of the grantor and grantee until such time as the shared uses are removed or have formal easements covering their use.

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 14,397+/- sq. ft.



8-11-27

EXHIBIT "F"

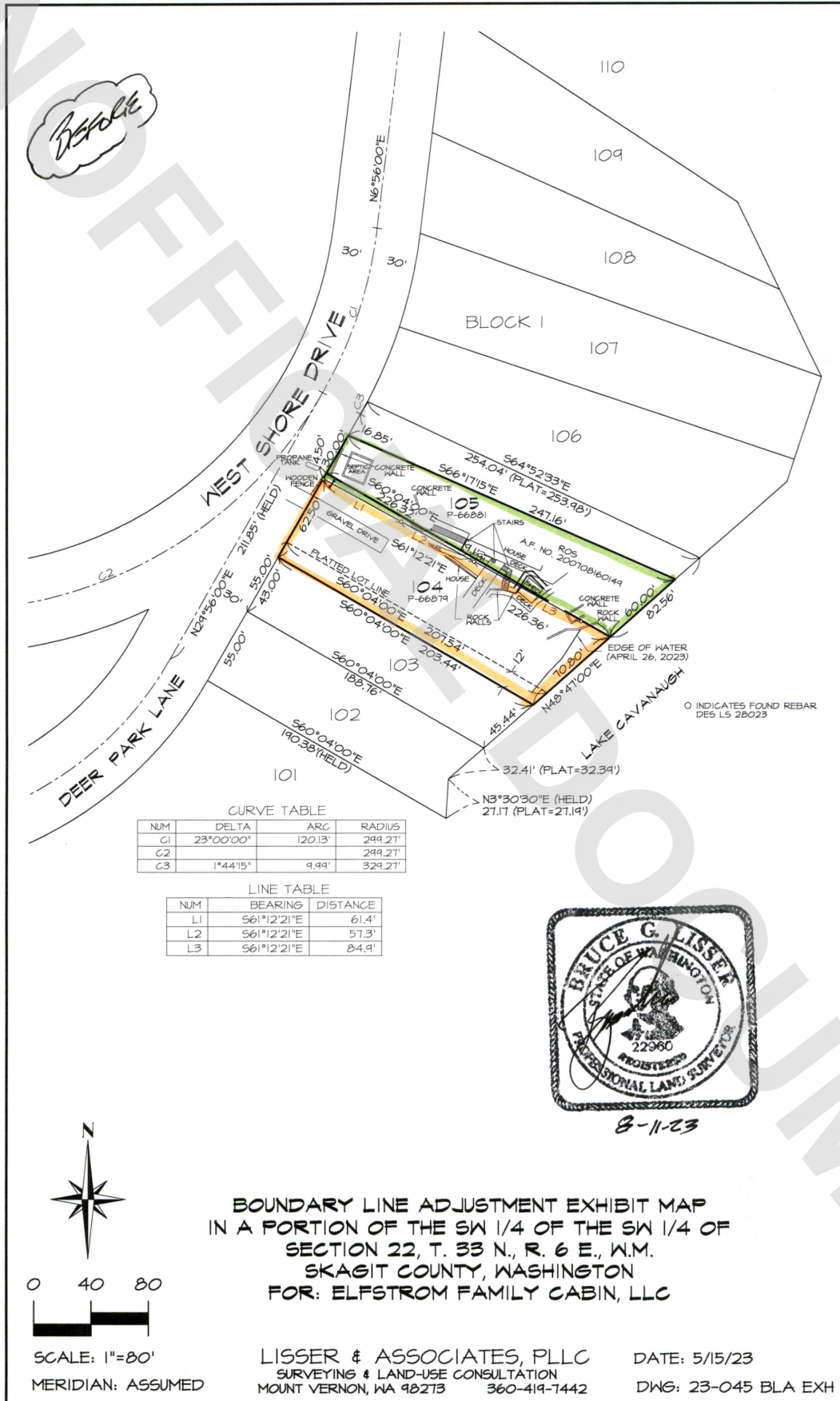


EXHIBIT "F"

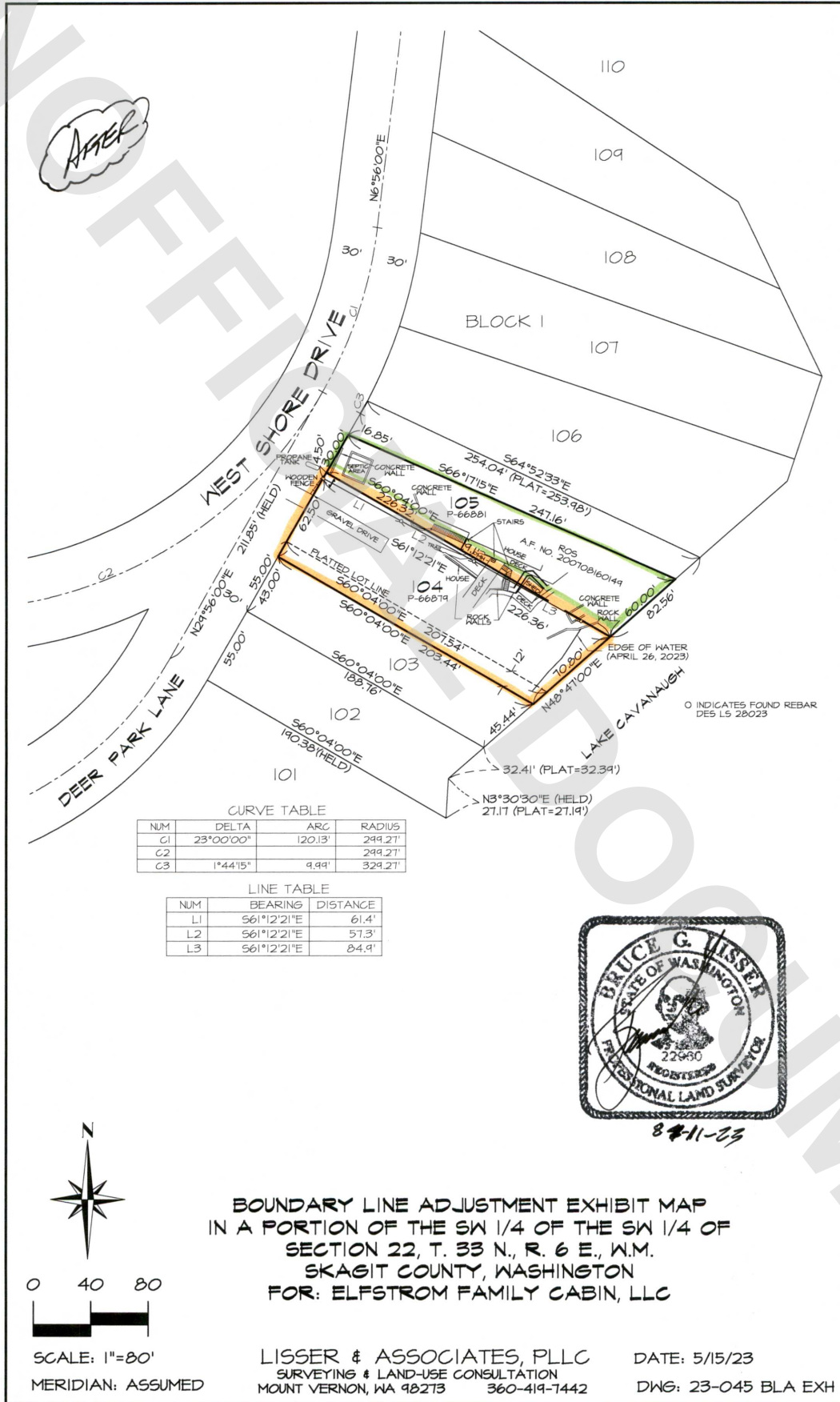


EXHIBIT "F"

