



202310250053

10/25/2023 03:56 PM Pages: 1 of 10 Fees: \$212.50
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 8516

OCT 25 2023

Amount Paid \$ 0
Skagit Co. Treasurer
By *CT* Deputy

Quitclaim Deed
(Boundary Line Adjustment)

Grantor: Wayne E. Palmer

Grantee: Howard Holman & Cheron Holman, h/w

Legal Description: ptn Lot 32, Rancho San Juan Del Mar Div. 1

Assessor's Property Tax Parcel or Account Nos.: P68218; P68228

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE is made this 26th day of SEPTEMBER 2023, between Wayne E. Palmer, a married person as his separate property, Grantor, and Howard Holman & Cheron Holman, h/w, Grantees.

Recitals

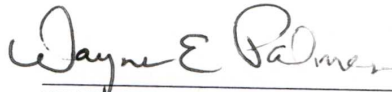
- a. Grantor is the owner of the property bearing Skagit County Assessor's parcel no. P68218, more particularly described in the attached Exhibit A.
- b. Grantees are the owners of the property bearing Skagit County Assessor's parcel no. P68228, more particularly described in the attached Exhibit B.

- 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 Grantees' property.
- d. The adjusted description of Grantor's 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, grantor does hereby QUIT CLAIM to the grantees 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.

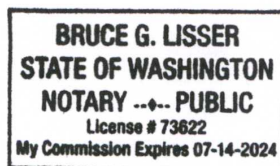


WAYNE E. PALMER

STATE OF WASHINGTON)
 :SS
COUNTY OF SKAGIT)

On this day personally appeared before me Wayne E. Palmer, to me known to be the individual 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 26th day of Sept., 2023.




NOTARY PUBLIC in and for the State of Washington, residing at

1111 1st Ave
My commission expires: 7-14-24
Name: Bruce G. Lisser

Exhibit "A"

**Wayne E. Palmer, a married man, as his separate property, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-68218)**

Parcel "A"

That portion of Lot 32 lying Northeasterly of that certain 10-foot strip conveyed to Del Mar Community Service, Inc., by Deed recorded January 9, 1963, under Auditor's File No. 630693, records of Skagit County, Washington, "Rancho San Juan Del Mar, Subdivision No. 1", according to the plat thereof recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington.

Parcel "B"

That portion of Lot 33, "Rancho San Juan Del Mar, Subdivision No. 1", according to the plat thereof recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington, as follows:

BEGINNING at a point on the Northwestern line of said lot a distance of 164.7 feet Northeasterly from the most Westerly corner thereof;
thence South 39°24' West a distance of 67.1 feet, more or less, to the Northeasterly line of that certain 10-foot strip conveyed to Del Mar Community Services, Inc., by Deed recorded January 9, 1963, under Auditor's File No. 630693, records of Skagit County, Washington;
thence Northerly along said line to the Northwestern line of said Lot 33;
thence North 50°26' East along said lot line to the POINT OF BEGINNING.

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

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



9-10-23

Exhibit "B"

**Howard H. Holman and Cheron A. Holman, husband and wife, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-68228)**

Parcel "A"

That portion of Lot 33, "Rancho San Juan Del Mar, Subdivision No. 1", according to the plat thereof recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington, lying Northeasterly of a line 10 feet Northeasterly of the high water line of Lake Chiquita, as it existed on February 17, 1951, said line being measured at right angles from the high water line of said Lake Chiquita;

EXCEPT that portion of Lot 33 described as follows:

BEGINNING at a point on the Northerly line of said lot, 164.7 feet Easterly from the Northwest corner thereof;
thence South 39°24' West 67.1 feet to a point 10 feet from the high water line of Lake Chiquita;
thence following Northerly a line 10 feet from said high water line to the Northerly line of said Lot 33;
thence North 50°26' East along said lot line to the POINT OF BEGINNING.

Parcel "B"

That portion of Lot C, "Rancho San Juan Del Mar, Subdivision No. 1", according to the plat thereof recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington, described as follows:

BEGINNING at a point on the Southerly line of Lot 33 of said subdivision 200.95 feet Easterly from the Southwest corner thereof;
thence South 36°13' West 58.22 feet to a point 10 feet from the high water line of Lake Chiquita;
thence following Northerly a line 10.0 feet from said high water line to the Southerly line of said Lot 33;
thence North 50°26' East along said line to the POINT OF BEGINNING.

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

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



9-12-23

Exhibit "C"

**Portion of Wayne E. Palmer, a married man, as his separate property, Parcel
(Skagit County Assessor's Parcel Number P-68218)**

To be Boundary Line Adjusted into

**Howard H. Holman and Cheron A. Holman, husband and wife, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-68228)**

That portion of Lot 32, "Rancho San Juan Del Mar, Subdivision No. 1", according to the plat thereof recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington, being more particularly described as follows:

BEGINNING at the Easterly most corner of said Lot 32;
thence South 50°26'00" West along the Southeasterly line of said Lot 32, being a common line with Lot 33, said plat of "Rancho San Juan Del Mar, Subdivision No. 1", for a distance of 24.51 feet;
thence North 56°09'10" West for a distance of 5.13 feet;
thence North 34°51'22" East for a distance of 23.72 feet, more or less, to the Northeasterly line of said Lot 32, also being the Southwesterly right-of-way margin of Marine Drive;
thence South 55°23'00" East along said Northeasterly line for a distance of 0.84 feet to a point of curvature;
thence along said curve to the right, concave to the Southwest, having a radius of 924.93 feet, through a central angle of 0°40'24", an arc distance of 10.87 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 199 sq ft., 0.00 acres

The above described property is to be combined or aggregated with contiguous property to the southeast owned by the Grantee (Parcel No. P-68228).

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: Heidi Roeder
Title: Senior Planner

Date: 9/29/2023



9-12-23

Exhibit "D"

**Wayne E. Palmer, a married man, as his separate property, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-68218)**

Parcel "A"

That portion of Lot 32 lying Northeasterly of that certain 10-foot strip conveyed to Del Mar Community Service, Inc., by Deed recorded January 9, 1963, under Auditor's File No. 630693, records of Skagit County, Washington, "Rancho San Juan Del Mar, Subdivision No. 1", according to the plat thereof recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington.

EXCEPT that portion thereof described as follows:

BEGINNING at the Easterly most corner of said Lot 32;
thence South 50°26'00" West along the Southeasterly line of said Lot 32, being a common line with Lot 33, said plat of "Rancho San Juan Del Mar, Subdivision No. 1", for a distance of 24.51 feet;
thence North 56°09'10" West for a distance of 5.13 feet;
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thence South 55°23'00" East along said Northeasterly line for a distance of 0.84 feet to a point of curvature;
thence along said curve to the right, concave to the Southwest, having a radius of 924.93 feet, through a central angle of 0°40'24", an arc distance of 10.87 feet, more or less, to the POINT OF BEGINNING.

Parcel "B"

That portion of Lot 33, "Rancho San Juan Del Mar, Subdivision No. 1", according to the plat thereof recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington, as follows:

BEGINNING at a point on the Northwestern line of said lot a distance of 164.7 feet Northeasterly from the most Westerly corner thereof;
thence South 39°24' West a distance of 67.1 feet, more or less, to the Northeasterly line of that certain 10-foot strip conveyed to Del Mar Community Services, Inc., by Deed recorded January 9, 1963, under Auditor's File No. 630693, records of Skagit County, Washington;
thence Northerly along said line to the Northwestern line of said Lot 33;
thence North 50°26' East along said lot line to the POINT OF BEGINNING.

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

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



9-12-29

Exhibit "E"

**Howard H. Holman and Cheron A. Holman, husband and wife, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-68228)**

Parcel "A"

That portion of Lot 33, "Rancho San Juan Del Mar, Subdivision No. 1", according to the plat thereof recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington, lying Northeasterly of a line 10 feet Northeasterly of the high water line of Lake Chiquita, as it existed on February 17, 1951, said line being measured at right angles from the high water line of said Lake Chiquita;

EXCEPT that portion of Lot 33 described as follows:

BEGINNING at a point on the Northerly line of said lot, 164.7 feet Easterly from the Northwest corner thereof;
thence South 39°24' West 67.1 feet to a point 10 feet from the high water line of Lake Chiquita;
thence following Northerly a line 10 feet from said high water line to the Northerly line of said Lot 33;
thence North 50°26' East along said lot line to the POINT OF BEGINNING.

Parcel "B"

That portion of Lot C, "Rancho San Juan Del Mar, Subdivision No. 1", according to the plat thereof recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington, described as follows:

BEGINNING at a point on the Southerly line of Lot 33 of said subdivision 200.95 feet Easterly from the Southwest corner thereof;
thence South 36°13' West 58.22 feet to a point 10 feet from the high water line of Lake Chiquita;
thence following Northerly a line 10.0 feet from said high water line to the Southerly line of said Lot 33;
thence North 50°26' East along said line to the POINT OF BEGINNING.

Parcel "C"

That portion of Lot 32, "Rancho San Juan Del Mar, Subdivision No. 1", according to the plat thereof recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington, being more particularly described as follows:

BEGINNING at the Easterly most corner of said Lot 32;
thence South 50°26'00" West along the Southeasterly line of said Lot 32, being a common line with Lot 33, said plat of "Rancho San Juan Del Mar, Subdivision No. 1", for a distance of 24.51 feet;
thence North 56°09'10" West for a distance of 5.13 feet;
thence North 34°51'22" East for a distance of 23.72 feet, more or less, to the Northeasterly line of said Lot 32, also being the Southwesterly right-of-way margin of Marine Drive;
thence South 55°23'00" East along said Northeasterly line for a distance of 0.84 feet to a point of curvature;
thence along said curve to the right, concave to the Southwest, having a radius of 924.93 feet, through a central angle of 0°40'24", an arc distance of 10.87 feet, more or less, to the POINT OF BEGINNING.

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



EXHIBIT "F"

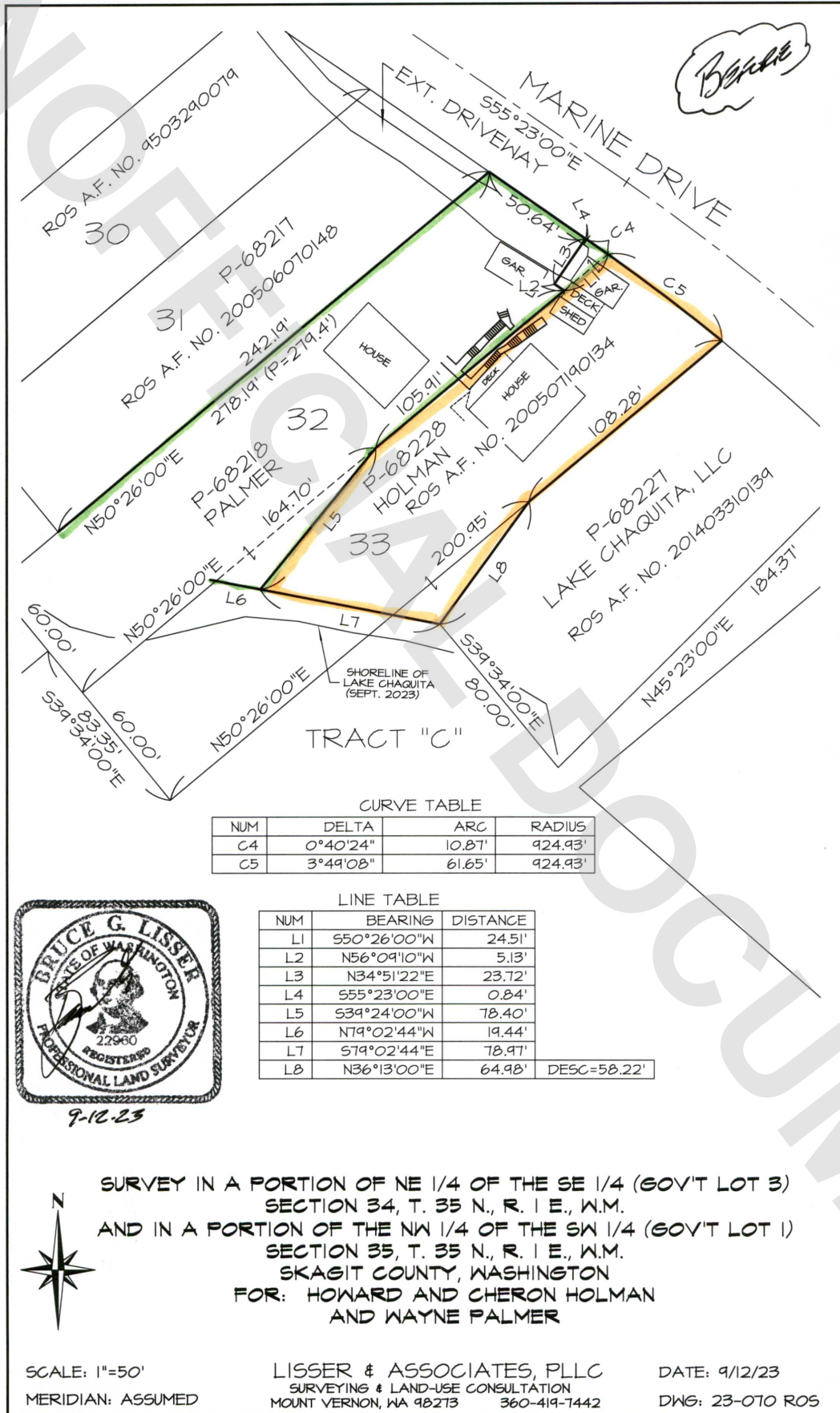
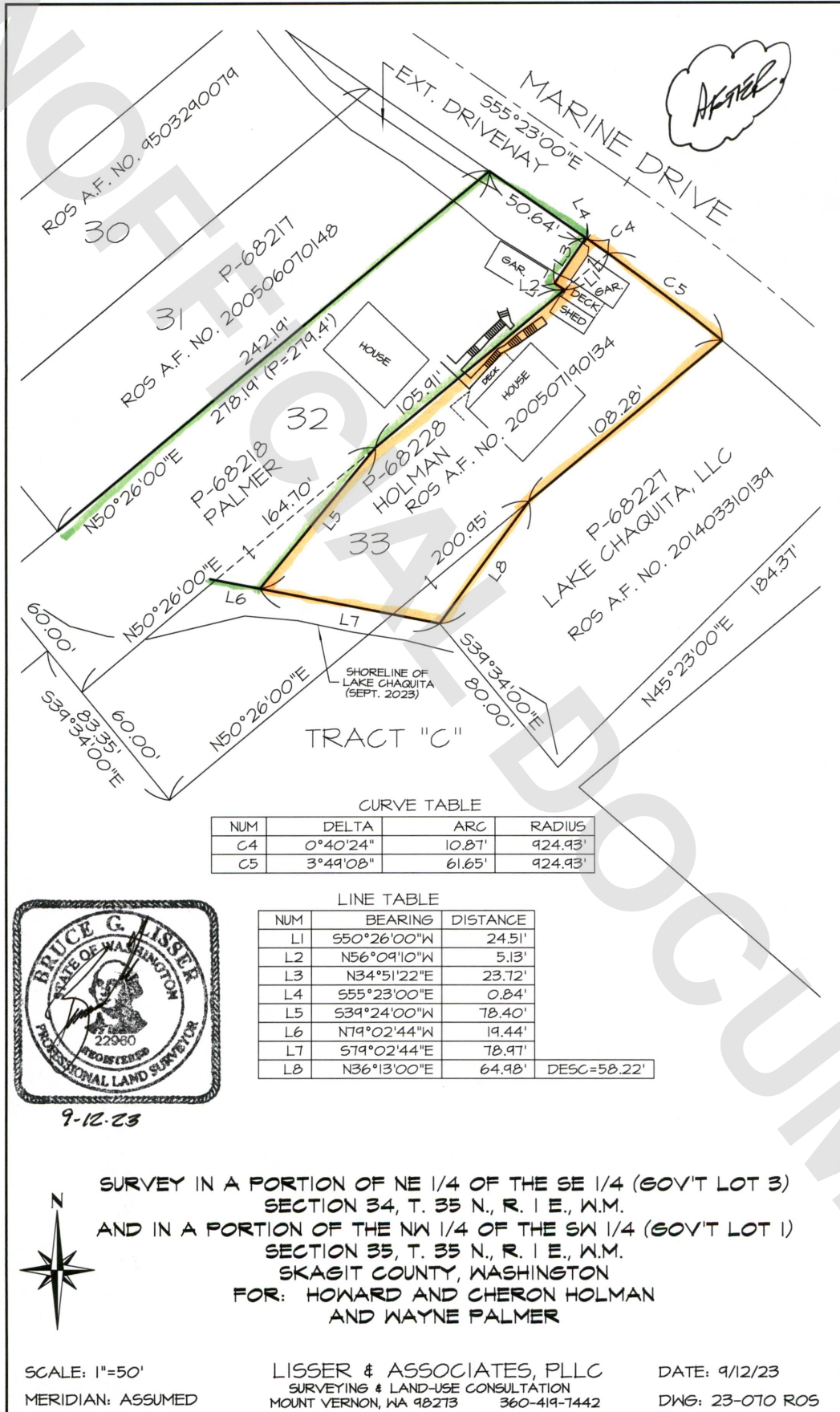


EXHIBIT "F"



TRACT "C"

CURVE TABLE

NUM	DELTA	ARC	RADIUS
C4	0°40'24"	10.87'	924.93'
C5	3°49'08"	61.65'	924.93'

LINE TABLE

NUM	BEARING	DISTANCE
L1	S50°26'00"W	24.51'
L2	N56°09'10"W	5.13'
L3	N34°51'22"E	23.72'
L4	S55°23'00"E	0.84'
L5	S39°24'00"W	78.40'
L6	N79°02'44"W	19.44'
L7	S79°02'44"E	78.97'
L8	N36°13'00"E	64.98'

DESC=58.22'

BRUCE G. LISSER
STATE OF WASHINGTON
PROFESSIONAL LAND SURVEYOR
27940
9-12-23

SURVEY IN A PORTION OF NE 1/4 OF THE SE 1/4 (GOV'T LOT 3) SECTION 34, T. 35 N., R. 1 E., W.M.
AND IN A PORTION OF THE NW 1/4 OF THE NW 1/4 (GOV'T LOT 1) SECTION 35, T. 35 N., R. 1 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: HOWARD AND CHERON HOLMAN
AND WAYNE PALMER

SCALE: 1"=50'
MERIDIAN: ASSUMED

LISSER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-419-1442

DATE: 9/12/23
DWG: 23-070 ROS