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01/10/2024 04:12 PM Pages: 1 of 14 Fees: \$316.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20249307
JAN 10 2024

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: Richard M. Thurman & Deborah E. Thurman h/w
Grantee: Mount Vernon Manor Annex
Legal Description: ptn NW ¼ NW ¼ 16-34N-4EWM
Assessor's Property Tax Parcel or Account Nos.: P25029; P25030; P130229
Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE is made this 6th day of December, 2023,
between Richard M. Thurman & Deborah E. Thurman, h/w, Grantors, and Mount Vernon Manor
Annex, a Washington nonprofit corporation, Grantee.

Recitals

- a. Grantors are the owners of the property bearing Skagit County Assessor's parcel nos. P25029 and P25030, more particularly described in the attached Exhibit A.
- b. Grantee is the owner of the property bearing Skagit County Assessor's parcel no. P130229, 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 Grantee's property.
- d. The adjusted description of Grantors' property is set forth in the attached Exhibit D.

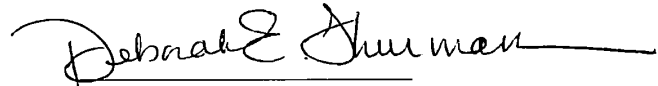
- e. The adjusted description of Grantee's property is set forth in the attached Exhibit E.
- f. A diagram showing the adjusted boundaries of the two parcels is attached as Exhibit F.

Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, and for other good and valuable consideration in hand paid, grantors do hereby QUIT CLAIM to the grantee 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.

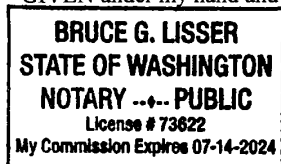

RICHARD M. THURMAN

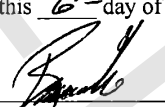

DEBORAH E. THURMAN

STATE OF WASHINGTON)
)
)
COUNTY OF SKAGIT)

On this day personally appeared before me Richard M. Thurman, 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 6th day of DECEMBER, 2023.



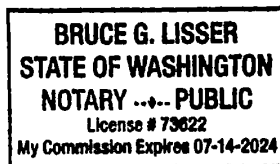

NOTARY PUBLIC in and for the State of Washington, residing at

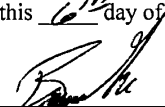
1100 1st Ave
My commission expires: 7-14-24
Name: BRUCE G. LISSER

STATE OF WASHINGTON)
)
)
COUNTY OF SKAGIT)

On this day personally appeared before me Deborah E. Thurman, 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 6th day of DECEMBER, 2023.



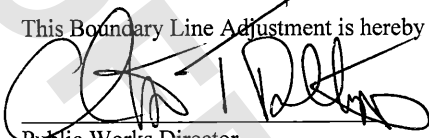

NOTARY PUBLIC in and for the State of Washington, residing at

1100 1st Ave
My commission expires: 7-14-24
Name: BRUCE G. LISSER

APPROVAL

The property as described will be combined or aggregated with contiguous property to the East (P-130229) owned by the grantee. This Boundary Line Adjustment is not for the purpose of creating an additional building lot.

This Boundary Line Adjustment is hereby approved.


Public Works Director

Dated this 10TH day of JANUARY, 202X-4

Exhibit "A"**Richard M. Thurman and Deborah E. Thurman, husband and wife, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-25029 and P-25030)****Parcel "A"**

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at a point 330 feet North of the Southwest corner of the Northwest 1/4 of the Northwest 1/4;
thence North 165 feet;
thence East to the East line of said subdivision;
thence South 165 feet;
thence West to the POINT OF BEGINNING,

EXCEPT that portion thereof lying within the boundaries of LaVenture Road running along the West line thereof.

Parcel "B"

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at a point 495 feet North of the Southwest corner of the Northwest 1/4 of the Northwest 1/4;
thence East 200 feet to the POINT OF BEGINNING;
thence North 10 feet;
thence East 260 feet;
thence South 10 feet;
thence West 260 feet to the POINT OF BEGINNING.

EXCEPT from the above described Parcels "A" and "B", the following described tract:

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the Southwest corner of said Northwest 1/4 of the Northwest 1/4
thence North 0°01'51" West along the West line of said subdivision for a distance of 495.01 feet;
thence South 89°35'09" East parallel with the South line of said Northwest 1/4 of the Northwest 1/4 for a distance of 30.00 feet, more or less, to the Easterly right-of-way margin of LaVenture Road, being the Northwest corner of that certain Parcel "A" conveyed to Richard and Deborah Thurman, husband and wife, by Statutory Warranty Deed recorded under Skagit County Auditor's File No. 9003150088;
thence continue South 89°35'09" East along the North line of said Parcel "A" of the Thurman Tract for a distance of 869.50 feet, more or less, to the Southwest corner of Tract 4, City of Mount Vernon Short Plat No. MV-17-81, approved September 16, 1981, and recorded September 16, 1981 in Volume 5 of Short Plats, page 128 under Auditor's File No. 8109160029 and being the TRUE POINT OF BEGINNING;
thence continue South 89°35'09" East along the North line of said Thurman Tract, also being the South line of said Tract 4, City of Mount Vernon Short Plat No. MV-17-81, for a distance of 413.49 feet, more or less, to the East line of said Northwest 1/4 of the Northwest 1/4, being the Northeast corner of said Thurman Tract and the Southeast corner of said Tract 4, City of Mount Vernon Short Plat No. MV-17-81;
thence South 0°04'45" West along the East line of said Northwest 1/4 of the Northwest 1/4, also being the East line of said Thurman Tract for a distance of 165.00 feet, to the Southeast corner of said Thurman Tract;

thence North 89°35'09" West along the South line of said Thurman Tract for a distance of 413.17 feet, more or less, to a point bearing South 0°01'51" East from the TRUE POINT OF BEGINNING;

thence North 0°01'51" West parallel with the West line of said Northwest 1/4 of the Northwest 1/4 for a distance of 165.00 feet, more or less, to the TRUE POINT OF BEGINNING.

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

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

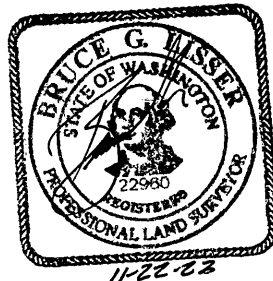


Exhibit "B"

**Mount Vernon Manor Annex, a Washington non-profit corporation Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-130229)**

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the Southwest corner of said Northwest 1/4 of the Northwest 1/4 thence North 0°01'51" West along the West line of said subdivision for a distance of 495.01 feet;
thence South 89°35'09" East parallel with the South line of said Northwest 1/4 of the Northwest 1/4 for a distance of 30.00 feet, more or less, to the Easterly right-of-way margin of LaVenture Road, being the Northwest corner of that certain Parcel "A" conveyed to Richard and Deborah Thurman, husband and wife, by Statutory Warranty Deed recorded under Skagit County Auditor's File No. 9003150088;
thence continue South 89°35'09" East along the North line of said Parcel "A" of the Thurman Tract for a distance of 869.50 feet, more or less, to the Southwest corner of Tract 4, City of Mount Vernon Short Plat No. MV-17-81, approved September 16, 1981, and recorded September 16, 1981 in Volume 5 of Short Plats, page 128 under Auditor's File No. 81091600829 and being the TRUE POINT OF BEGINNING;
thence continue South 89°35'09" East along the North line of said Thurman Tract, also being the South line of said Tract 4, City of Mount Vernon Short Plat No. MV-17-81, for a distance of 413.49 feet, more or less, to the East line of said Northwest 1/4 of the Northwest 1/4, being the Northeast corner of said Thurman Tract and the Southeast corner of said Tract 4, City of Mount Vernon Short Plat No. MV-17-81;
thence South 0°04'45" West along the East line of said Northwest 1/4 of the Northwest 1/4, also being the East line of said Thurman Tract for a distance of 165.00 feet, to the Southeast corner of said Thurman Tract;
thence North 89°35'09" West along the South line of said Thurman Tract for a distance of 413.17 feet, more or less, to a point bearing South 0°01'51" East from the TRUE POINT OF BEGINNING;
thence North 0°01'51" West parallel with the West line of said Northwest 1/4 of the Northwest 1/4 for a distance of 165.00 feet, more or less, to the TRUE POINT OF BEGINNING.

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

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



Exhibit "C"

**Portion of Richard M. Thurman and Deborah E. Thurman,
husband and wife, Parcel
(Skagit County Assessor's Parcel Numbers P-25029 and P-25030)
to be Boundary Line Adjusted to
Mount Vernon Manor Annex, a Washington non-profit corporation Parcel
(Skagit County Assessor's Parcel No. P-130229)**

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the Southwest corner of said Northwest 1/4 of the Northwest 1/4
thence North 0°01'51" West along the West line of said subdivision for a distance
of 495.01 feet;
thence South 89°35'09" East parallel with the South line of said Northwest 1/4 of
the Northwest 1/4 for a distance of 30.00 feet, more or less, to the Easterly right-
of-way margin of LaVenture Road, being the Northwest corner of that certain
Parcel "A" conveyed to Richard and Deborah Thurman, husband and wife, by
Statutory Warranty Deed recorded under Skagit County Auditor's File No.
9003150088;
thence continue South 89°35'09" East along the North line of said Parcel "A" of
the Thurman Tract for a distance of 869.50 feet, more or less, to the Southwest
corner of Tract 4, City of Mount Vernon Short Plat No. MV-17-81, approved
September 16, 1981, and recorded September 16, 1981 in Volume 5 of Short
Plats, page 128 under Auditor's File No. 81091600829 and also being the
Northwest corner of that certain tract conveyed to Mount Vernon Manor Annex,
and described as Parcel "B" on Exhibit "A" of Statutory Warranty Deed recorded
under Skagit County Auditor's File No. 202106300094 and being the TRUE
POINT OF BEGINNING;
thence North 89°35'09" West along said North line of the Thurman tract for a
distance of 264.00 feet;
thence South 0°01'51" East for a distance of 165.00 feet, more or less, to the
South line of said Thurman tract;
thence South 89°35'09" East along said South line for a distance of 264.00 feet,
more or less, to the Southwest corner of said Mount Vernon Manor Annex tract
at a point bearing South 0°01'51" East from the TRUE POINT OF BEGINNING;
thence North 0°01'51" West along the West line of said Mount Vernon Manor
Annex tract for a distance of 165.00 feet, more or less, to the TRUE POINT OF
BEGINNING.

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

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Containing 43,560 sq. ft., 1.0 acres



Exhibit "D"**Richard M. Thurman and Deborah E. Thurman, husband and wife, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-25029 and P-25030)****Parcel "A"**

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at a point 330 feet North of the Southwest corner of the Northwest 1/4 of the Northwest 1/4;
thence North 165 feet;
thence East to the East line of said subdivision;
thence South 165 feet;
thence West to the POINT OF BEGINNING,

EXCEPT that portion thereof lying within the boundaries of LaVenture Road running along the West line thereof.

Parcel "B"

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at a point 495 feet North of the Southwest corner of the Northwest 1/4 of the Northwest 1/4;
thence East 200 feet to the POINT OF BEGINNING;
thence North 10 feet;
thence East 260 feet;
thence South 10 feet;
thence West 260 feet to the POINT OF BEGINNING.

EXCEPT from the above described Parcels "A" and "B", the following described tract:

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the Southwest corner of said Northwest 1/4 of the Northwest 1/4
thence North 0°01'51" West along the West line of said subdivision for a distance of 495.01 feet;
thence South 89°35'09" East parallel with the South line of said Northwest 1/4 of the Northwest 1/4 for a distance of 30.00 feet, more or less, to the Easterly right-of-way margin of LaVenture Road, being the Northwest corner of that certain Parcel "A" conveyed to Richard and Deborah Thurman, husband and wife, by Statutory Warranty Deed recorded under Skagit County Auditor's File No. 9003150088;
thence continue South 89°35'09" East along the North line of said Parcel "A" of the Thurman Tract for a distance of 869.50 feet, more or less, to the Southwest corner of Tract 4, City of Mount Vernon Short Plat No. MV-17-81, approved September 16, 1981, and recorded September 16, 1981 in Volume 5 of Short Plats, page 128 under Auditor's File No. 8109160029 and being the TRUE POINT OF BEGINNING;
thence continue South 89°35'09" East along the North line of said Thurman Tract, also being the South line of said Tract 4, City of Mount Vernon Short Plat No. MV-17-81, for a distance of 413.49 feet, more or less, to the East line of said Northwest 1/4 of the Northwest 1/4, being the Northeast corner of said Thurman Tract and the Southeast corner of said Tract 4, City of Mount Vernon Short Plat No. MV-17-81;
thence South 0°04'45" West along the East line of said Northwest 1/4 of the Northwest 1/4, also being the East line of said Thurman Tract for a distance of 165.00 feet, to the Southeast corner of said Thurman Tract;

thence North 89°35'09" West along the South line of said Thurman Tract for a distance of 413.17 feet, more or less, to a point bearing South 0°01'51" East from the TRUE POINT OF BEGINNING;

thence North 0°01'51" West parallel with the West line of said Northwest 1/4 of the Northwest 1/4 for a distance of 165.00 feet, more or less, to the TRUE POINT OF BEGINNING.

AND ALSO EXCEPT that portion of the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the Southwest corner of said Northwest 1/4 of the Northwest 1/4 thence North 0°01'51" West along the West line of said subdivision for a distance of 495.01 feet;

thence South 89°35'09" East parallel with the South line of said Northwest 1/4 of the Northwest 1/4 for a distance of 30.00 feet, more or less, to the Easterly right-of-way margin of LaVenture Road, being the Northwest corner of that certain Parcel "A" conveyed to Richard and Deborah Thurman, husband and wife, by Statutory Warranty Deed recorded under Skagit County Auditor's File No. 9003150088;

thence continue South 89°35'09" East along the North line of said Parcel "A" of the Thurman Tract for a distance of 869.50 feet, more or less, to the Southwest corner of Tract 4, City of Mount Vernon Short Plat No. MV-17-81, approved September 16, 1981, and recorded September 16, 1981 in Volume 5 of Short Plats, page 128 under Auditor's File No. 81091600829 and also being the Northwest corner of that certain tract conveyed to Mount Vernon Manor Annex, and described as Parcel "B" on Exhibit "A" of Statutory Warranty Deed recorded under Skagit County Auditor's File No. 202106300094 and being the TRUE POINT OF BEGINNING;

thence North 89°35'09" West along said North line of the Thurman tract for a distance of 264.00 feet;

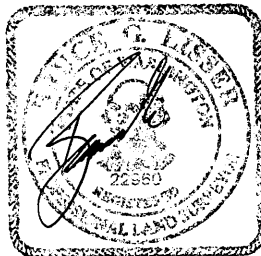
thence South 0°01'51" East for a distance of 165.00 feet, more or less, to the South line of said Thurman tract;

thence South 89°35'09" East along said South line for a distance of 264.00 feet, more or less, to the Southwest corner of said Mount Vernon Manor Annex tract at a point bearing South 0°01'51" East from the TRUE POINT OF BEGINNING; thence North 0°01'51" West along the West line of said Mount Vernon Manor Annex tract for a distance of 165.00 feet, more or less, to the TRUE POINT OF BEGINNING.

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

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Containing 102,504 sq ft, 2.35 acres



11-22-11

Exhibit "E"**Mount Vernon Manor Annex, a Washington non-profit corporation Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-130229)**

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the Southwest corner of said Northwest 1/4 of the Northwest 1/4 thence North 0°01'51" West along the West line of said subdivision for a distance of 495.01 feet;
thence South 89°35'09" East parallel with the South line of said Northwest 1/4 of the Northwest 1/4 for a distance of 30.00 feet, more or less, to the Easterly right-of-way margin of LaVenture Road, being the Northwest corner of that certain Parcel "A" conveyed to Richard and Deborah Thurman, husband and wife, by Statutory Warranty Deed recorded under Skagit County Auditor's File No. 9003150088;
thence continue South 89°35'09" East along the North line of said Parcel "A" of the Thurman Tract for a distance of 869.50 feet, more or less, to the Southwest corner of Tract 4, City of Mount Vernon Short Plat No. MV-17-81, approved September 16, 1981, and recorded September 16, 1981 in Volume 5 of Short Plats, page 128 under Auditor's File No. 81091600829 and being the TRUE POINT OF BEGINNING;
thence continue South 89°35'09" East along the North line of said Thurman Tract, also being the South line of said Tract 4, City of Mount Vernon Short Plat No. MV-17-81, for a distance of 413.49 feet, more or less, to the East line of said Northwest 1/4 of the Northwest 1/4, being the Northeast corner of said Thurman Tract and the Southeast corner of said Tract 4, City of Mount Vernon Short Plat No. MV-17-81;
thence South 0°04'45" West along the East line of said Northwest 1/4 of the Northwest 1/4, also being the East line of said Thurman Tract for a distance of 165.00 feet, to the Southeast corner of said Thurman Tract;
thence North 89°35'09" West along the South line of said Thurman Tract for a distance of 413.17 feet, more or less, to a point bearing South 0°01'51" East from the TRUE POINT OF BEGINNING;
thence North 0°01'51" West parallel with the West line of said Northwest 1/4 of the Northwest 1/4 for a distance of 165.00 feet, more or less, to the TRUE POINT OF BEGINNING.

TOGETHER WITH that portion of the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the Southwest corner of said Northwest 1/4 of the Northwest 1/4 thence North 0°01'51" West along the West line of said subdivision for a distance of 495.01 feet;
thence South 89°35'09" East parallel with the South line of said Northwest 1/4 of the Northwest 1/4 for a distance of 30.00 feet, more or less, to the Easterly right-of-way margin of LaVenture Road, being the Northwest corner of that certain Parcel "A" conveyed to Richard and Deborah Thurman, husband and wife, by Statutory Warranty Deed recorded under Skagit County Auditor's File No. 9003150088;
thence continue South 89°35'09" East along the North line of said Parcel "A" of the Thurman Tract for a distance of 869.50 feet, more or less, to the Southwest corner of Tract 4, City of Mount Vernon Short Plat No. MV-17-81, approved September 16, 1981, and recorded September 16, 1981 in Volume 5 of Short Plats, page 128 under Auditor's File No. 81091600829 and also being the Northwest corner of that certain tract conveyed to Mount Vernon Manor Annex, and described as Parcel "B" on Exhibit "A" of Statutory Warranty Deed recorded under Skagit County Auditor's File No. 202106300094 and being the TRUE POINT OF BEGINNING;
thence North 89°35'09" West along said North line of the Thurman tract for a distance of 264.00 feet;

thence South 0°01'51" East for a distance of 165.00 feet, more or less, to the South line of said Thurman tract;
thence South 89°35'09" East along said South line for a distance of 264.00 feet, more or less, to the Southwest corner of said Mount Vernon Manor Annex tract at a point bearing South 0°01'51" East from the TRUE POINT OF BEGINNING;
thence North 0°01'51" West along the West line of said Mount Vernon Manor Annex tract for a distance of 165.00 feet, more or less, to the TRUE POINT OF BEGINNING.

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

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Containing 111,760 sq ft, 2.57 acres



11-22-23

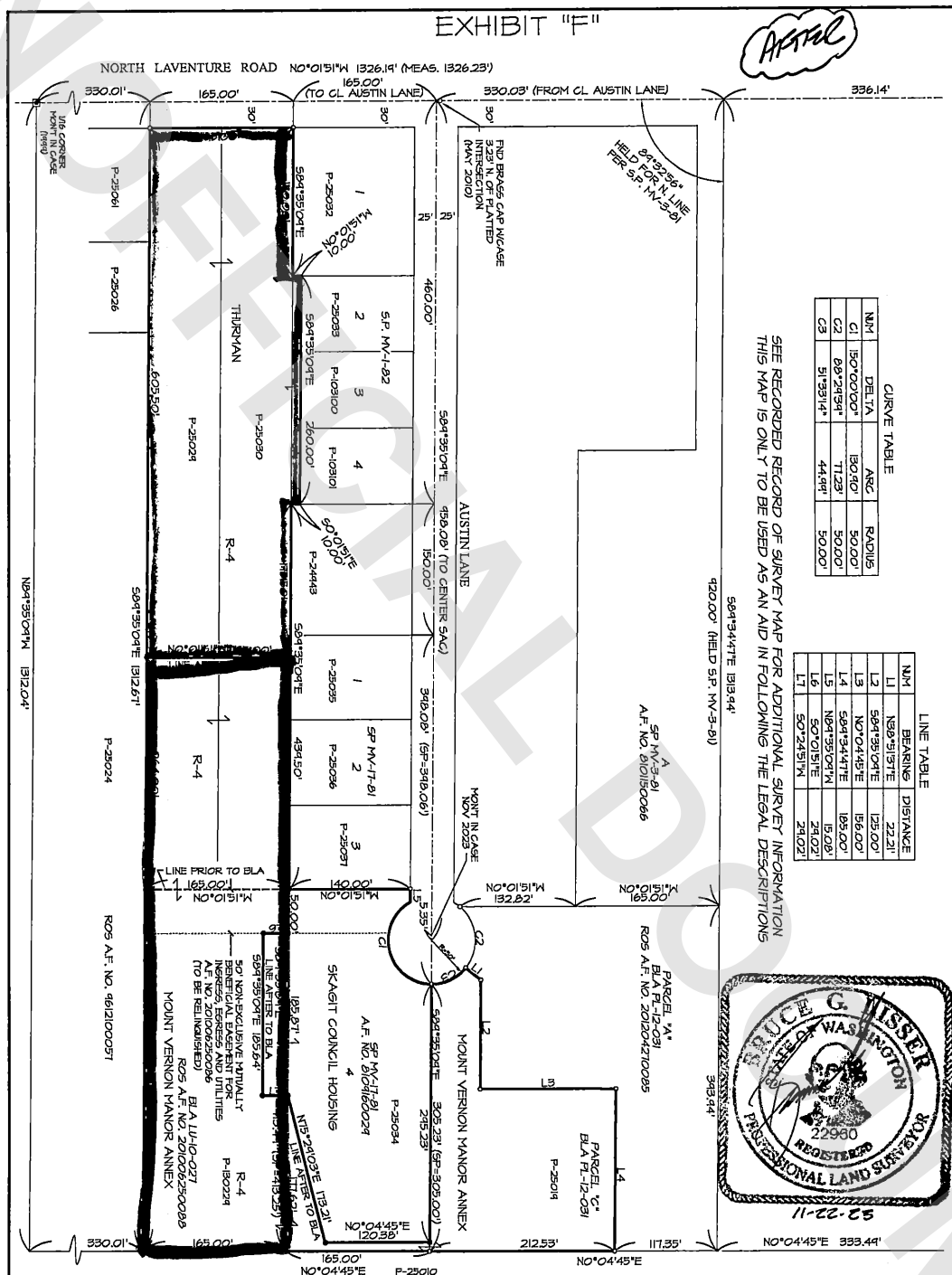
Befolke



SCALE: 1"=150'
MERIDIAN: ASSUMED

DATE: 11/22/23
DWG: 23-141 BLA

EXHIBIT "F"



BLA EXHIBIT MAP IN A PORTION OF THE
NW 1/4 OF THE NW 1/4 OF
SECTION 16, T. 34 N., R. 4 E., W.M.
CITY OF MOUNT VERNON, WASHINGTON
FOR: DEBORAH AND RICHARD THURMAN,
SKAGIT COUNCIL HOUSING AND MOUNT VERNON MANOR ANNEX

SCALE: 1"=150'
MERIDIAN: ASSUMED

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

DATE: 11/22/23
DWG: 23-141 BLA

[illegible]

SCALE: 1"=150'
MERIDIAN: ASSUMED

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

DATE: 11/22/23
DWG: 23-141 BLA