



202401100065

01/10/2024 04:12 PM Pages: 1 of 13 Fees: \$315.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20249308
JAN 10 2024

Amount Paid \$0
By Skagit Co. Treasurer
Deputy
K&

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Quitclaim Deed

(Boundary Line Adjustment)

Grantors: Mount Vernon Manor Annex

Grantee: Skagit Council Housing

Legal Description: ptn NW ¼ NW ¼ 16-34N-4EWM

Assessor's Property Tax Parcel or Account Nos.: P25029; P25030; P25034; P130229

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE is made this 6TH day of December, 2023,
between Mount Vernon Manor Annex, a Washington nonprofit corporation, Grantor, and Skagit
Council Housing, a Washington nonprofit corporation, Grantee.

Recitals

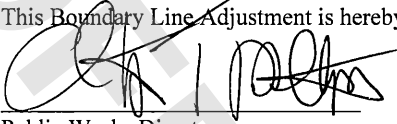
- a. Grantor is the owner of the property bearing Skagit County Assessor's parcel nos. P25029, P25030, and P130229, more particularly described in the attached Exhibit A.
- b. Grantee is the owner of the property bearing Skagit County Assessor's parcel no. P25034, more particularly described in the attached 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.

Notary Public in and for the State of Washington,
residing at MONT VERNON
My commission expires 7-14-26
Printed Name: BRIAN G. GERALD

APPROVAL

The property as described will be combined or aggregated with contiguous property to the North (P-25034) 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, 2024

Exhibit "A"**Mount Vernon Manor Annex, a Washington non-profit corporation Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-130229 and
Portions of P-25029 and P-25030)**

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.



11-22-23

Exhibit "B"**Skagit Council Housing, a Washington non-profit corporation Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-25034)**

Tract 4, 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. 8109160089, being a portion of the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 34 North, Range 4 East, W.M.

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 Mount Vernon Manor Annex,
a Washington non-profit corporation Parcel
(Skagit County Assessor's Parcel No. P-130229 and
Portions of P-25029 and P-25030)
to be Boundary Line Adjusted to
Skagit Council Housing, a Washington non-profit corporation Parcel
(Skagit County Assessor's Parcel No. P-25034)**

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 the Southwest corner of Tract 4, 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. 8109160089; thence South 89°35'09" East (called North 89°47'35" East on said Short Plat No. MV-17-81) along the South line of said Tract 4 for a distance of 50.00 feet to the TRUE POINT OF BEGINNING; thence continue South 89°35'09" East along said South line for a distance of 185.87 feet; thence South 0°24'51" West for a distance of 29.02 feet; thence North 89°35'09" West for a distance of 185.64 feet to a point bearing South 0°01'51" East from the TRUE POINT OF BEGINNING; thence North 0°01'51" West for a distance of 29.02 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 5,390 sq. ft., 0.12 acres



Exhibit "D"

**Mount Vernon Manor Annex, a Washington non-profit corporation Parcel
After Boundary Line Adjustment
(Portions of Skagit County Assessor's Parcel No. P-130229,
P-25029 and P-25030)**

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.

EXCEPT that portion of the above parcel described as follows:

BEGINNING at the Southwest corner of Tract 4, 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. 8109160089;
thence South 89°35'09" East (called North 89°47'35" East on said Short Plat No. MV-17-81) along the South line of said Tract 4 for a distance of 50.00 feet to the TRUE POINT OF BEGINNING;
thence continue South 89°35'09" East along said South line for a distance of 185.87 feet;
thence South 0°24'51" West for a distance of 29.02 feet;
thence North 89°35'09" West for a distance of 185.64 feet to a point bearing South 0°01'51" East from the TRUE POINT OF BEGINNING;
thence North 0°01'51" West for a distance of 29.02 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 106,370 sq ft, 2.44 acres



11-22-23

Exhibit "E"**Skagit Council Housing, a Washington non-profit corporation Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-25034 and portion of P-130229)**

Tract 4, 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. 8109160089, being a portion of the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 34 North, Range 4 East, W.M.

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:

BEGINNING at the Southwest corner of Tract 4, 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. 8109160089;
thence South 89°35'09" East (called North 89°47'35" East on said Short Plat No. MV-17-81) along the South line of said Tract 4 for a distance of 50.00 feet to the TRUE POINT OF BEGINNING;
thence continue South 89°35'09" East along said South line for a distance of 185.87 feet;
thence South 0°24'51" West for a distance of 29.02 feet;
thence North 89°35'09" West for a distance of 185.64 feet to a point bearing South 0°01'51" East from the TRUE POINT OF BEGINNING;
thence North 0°01'51" West for a distance of 29.02 feet, more or less, to the TRUE POINT OF BEGINNING.

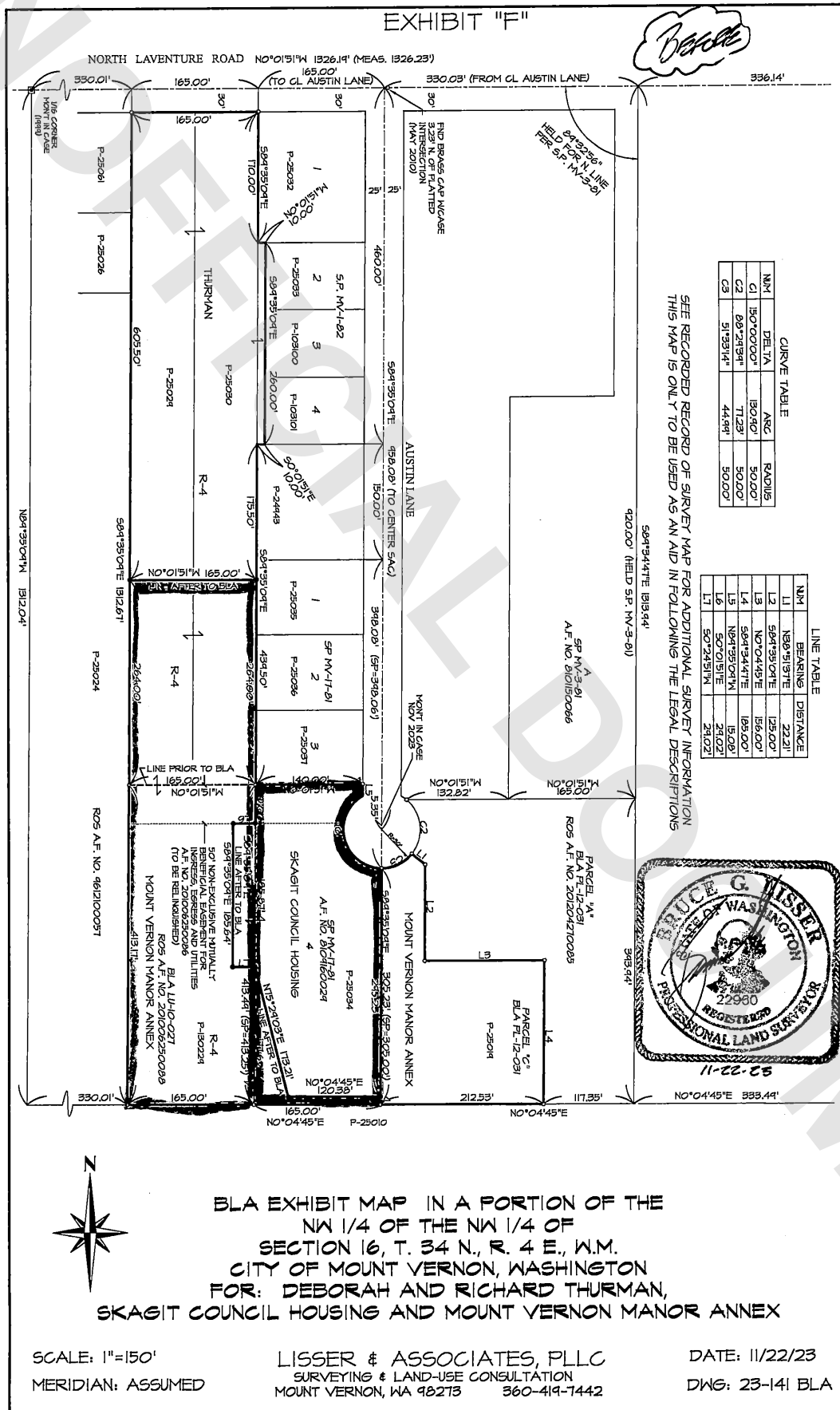
SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

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

Containing 69,499 sq ft, 1.59 acres



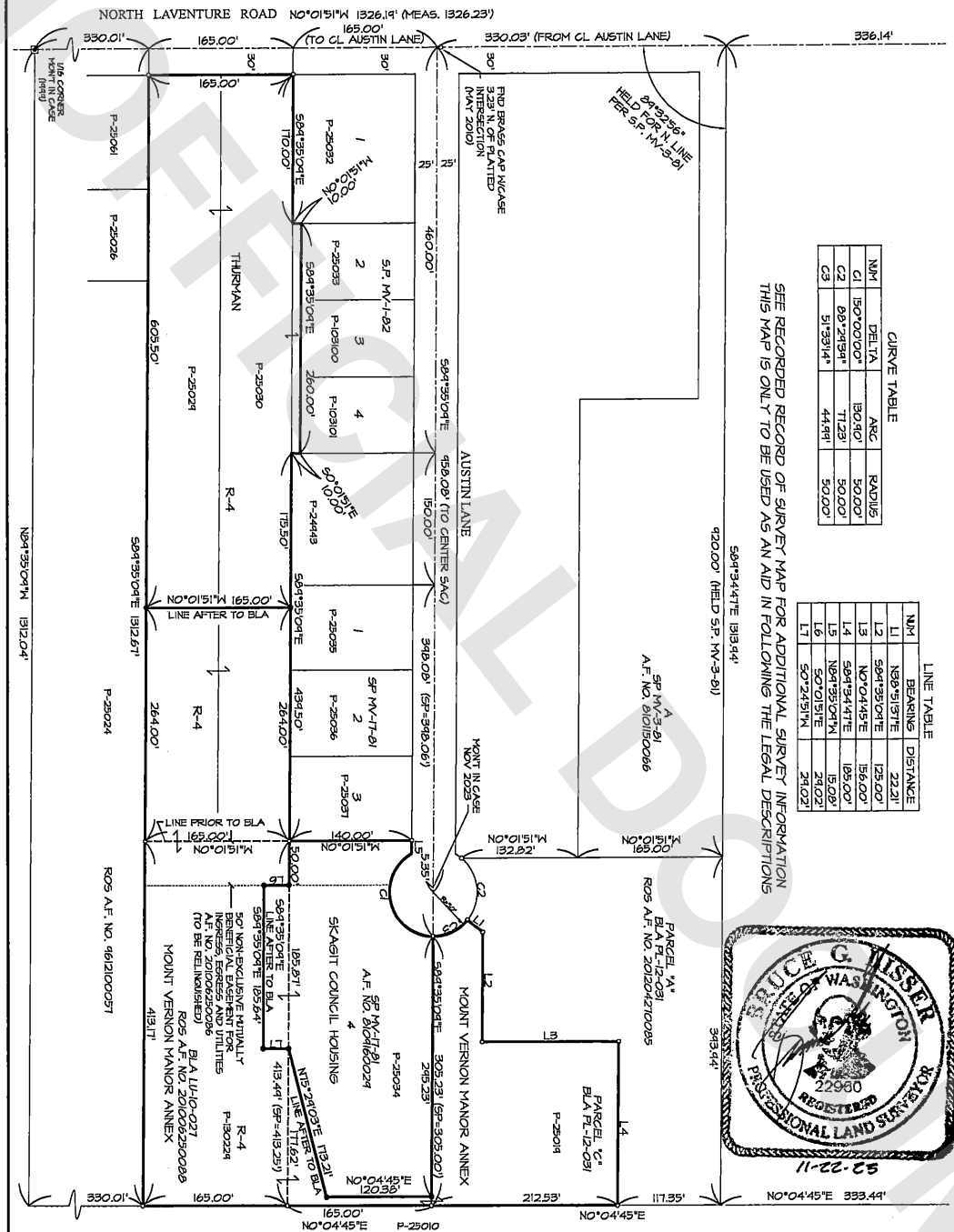
Before



After



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

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

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