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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20249309  
JAN 10 2024

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

When recorded return to:

Craig Sjostrom  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

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***Quitclaim Deed***  
(Boundary Line Adjustment)

Grantors: Skagit Council Housing  
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; P25034; P130229  
Reference Nos of Documents Assigned or Released: N/A

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

***Recitals***

- a. Grantor is the owner of the property bearing Skagit County Assessor's parcel nos. P25034 and a portion of P130229, more particularly described in the attached Exhibit A.
- b. Grantee is the owner of the property bearing Skagit County Assessor's parcel nos. P25029; P25030; and a portion of 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 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 its 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.

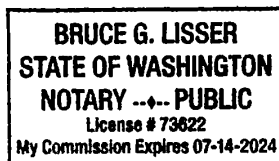
SKAGIT COUNCIL HOUSING

By: *James M. Vander Mey*  
James M. Vander Mey, President  
 (Printed Name & Title)

STATE OF WASHINGTON )  
   : ss.  
 COUNTY OF SKAGIT        )

On this 6<sup>th</sup> day of DECEMBER, 2023, before me personally appeared James M. Vander Mey to me known to be the PRESIDENT of Skagit Council Housing, the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument and that the seal affixed, if any, is the corporate seal of said corporation.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



*Bruce G. Lisser*  
 Notary Public in and for the State of Washington,  
 residing at Shaw's Vacation  
 My commission expires 7-14-24  
 Printed Name: Bruce G. Lisser

**APPROVAL**

The property as described will be combined or aggregated with contiguous property to the South and 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, 202~~3~~<sup>4</sup>

**Exhibit "A"****Skagit Council Housing, a Washington non-profit corporation Parcel  
Prior to 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.



**Exhibit "B"**

**Mount Vernon Manor Annex, a Washington non-profit corporation Parcel  
Prior to 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.



**Exhibit "C"**

**Portion of Skagit Council Housing, a Washington non-profit corporation Parcel  
(Skagit County Assessor's Parcel No. P-25034)  
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 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. described as follows:

BEGINNING at the Southwest corner of said Tract 4, Short Plat No. MV-17-81; thence South 89°35'09" East (called North 89°47'35" East on said Short Plat No. MV-17-81) for a distance of 235.87 feet to the TRUE POINT OF BEGINNING; thence North 75°29'03" East for a distance of 173.21 feet, more or less, to a point 10.00 feet Westerly, as measured perpendicular to the East line of said Tract 4; thence North 0°04'45" East (called North 0°33'01" West on said Short Plat No. MV-17-81) parallel with the East line of said Tract 4 for a distance of 120.38 feet, more or less, to the North line of said Tract 4; thence South 89°35'09" East (called North 89°47'35" East on said Short Plat No. MV-17-81) along said North line for a distance of 10.00 feet, more or less, to the Northeast corner of said Tract 4; thence South 0°04'45" West along the East line of said Lot 4 for a distance of 165.00 feet to the Southeast corner thereof at a point bearing South 89°35'09" East from the TRUE POINT OF BEGINNING; thence North 89°35'09" West along the South line of said Tract 4 for a distance of 177.62 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"**

**Skagit Council Housing, a Washington non-profit corporation Parcel  
After Boundary Line Adjustment  
(Portions of Skagit County Assessor's Parcel Numbers P-25034 and 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.

EXCEPT that portion thereof described as follows:

BEGINNING at the Southwest corner of said Tract 4, Short Plat No. MV-17-81; thence South 89°35'09" East (called North 89°47'35" East on said Short Plat No. MV-17-81) for a distance of 235.87 feet to the TRUE POINT OF BEGINNING; thence North 75°29'03" East for a distance of 173.21 feet, more or less, to a point 10.00 feet Westerly, as measured perpendicular to the East line of said Tract 4; thence North 0°04'45" East (called North 0°33'01" West on said Short Plat No. MV-17-81) parallel with the East line of said Tract 4 for a distance of 120.38 feet, more or less, to the North line of said Tract 4; thence South 89°35'09" East (called North 89°47'35" East on said Short Plat No. MV-17-81) along said North line for a distance of 10.00 feet, more or less, to the Northeast corner of said Tract 4; thence South 0°04'45" West along the East line of said Lot 4 for a distance of 165.00 feet to the Southeast corner thereof at a point bearing South 89°35'09" East from the TRUE POINT OF BEGINNING; thence North 89°35'09" West along the South line of said Tract 4 for a distance of 177.62 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:

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 64,060 sq ft, 1.47 acres





**Exhibit "E"**

**Mount Vernon Manor Annex, a Washington non-profit corporation Parcel  
After Boundary Line Adjustment  
(Portions of Skagit County Assessor's Parcel Numbers  
P-25029, P-25030, P-25034 and 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.

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.

AND ALSO TOGETHER WITH that portion 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, being a 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 said Tract 4, Short Plat No. MV-17-81; thence South 89°35'09" East (called North 89°47'35" East on said Short Plat No. MV-17-81) for a distance of 235.87 feet to the TRUE POINT OF BEGINNING; thence North 75°29'03" East for a distance of 173.21 feet, more or less, to a point 10.00 feet Westerly, as measured perpendicular to the East line of said Tract 4; thence North 0°04'45" East (called North 0°33'01" West on said Short Plat No. MV-17-81) parallel with the East line of said Tract 4 for a distance of 120.38 feet, more or less, to the North line of said Tract 4; thence South 89°35'09" East (called North 89°47'35" East on said Short Plat No. MV-17-81) along said North line for a distance of 10.00 feet, more or less, to the Northeast corner of said Tract 4; thence South 0°04'45" West along the East line of said Lot 4 for a distance of 165.00 feet to the Southeast corner thereof at a point bearing South 89°35'09" East from the TRUE POINT OF BEGINNING; thence North 89°35'09" West along the South line of said Tract 4 for a distance of 177.62 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

Break

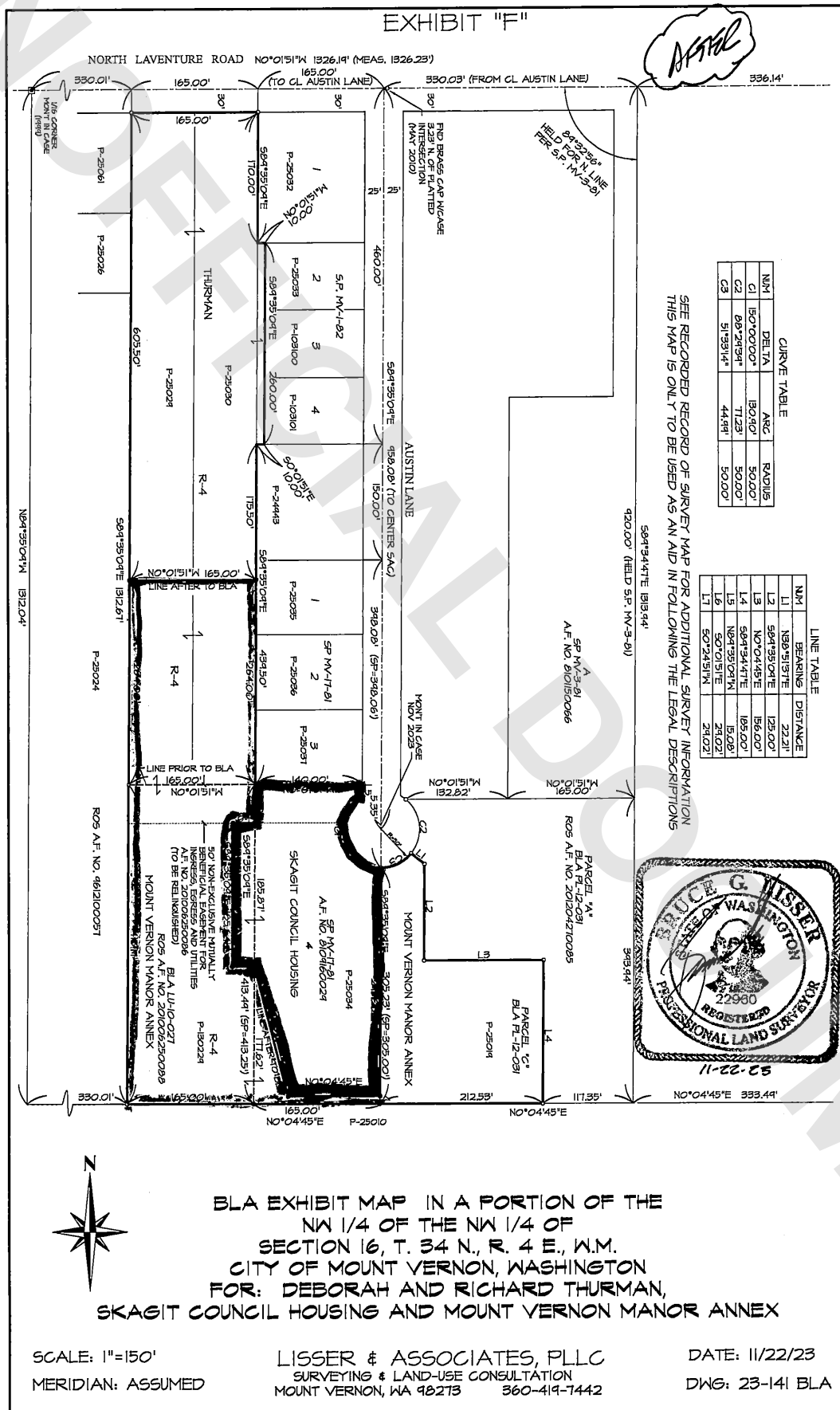


SCALE: 1"=150'  
MERIDIAN: ASSUMED

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

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

APRIL



**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 360-419-7442

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

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