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01/10/2024 04:12 PM Pages: 1 of 12 Fees: \$314.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20249310
JAN 10 2024

Amount Paid ☒
By Skagit Co. Treasurer Deputy
Kli

When recorded return to:

Craig Sjoström
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Quitclaim Deed

(Boundary Line Adjustment)

Grantors: Mount Vernon Manor Annex

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

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

Recitals

- a. Grantor/ Grantee is the owner of the property bearing Skagit County Assessor's parcel nos. P25019; P25029; P25030; P25034; and P130229, more particularly described in the attached Exhibits A and B.
- b. Grantor/ Grantee wishes to combine the subject parcels, with the adjusted and combined description set forth in the attached Exhibit C.
- c. A diagram showing the adjusted boundaries of the two parcels is attached as Exhibit D.

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.

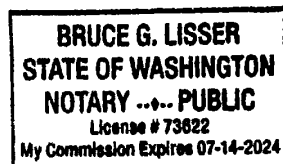
MOUNT VERNON MANOR ANNEX

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

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 6TH day of DECEMBER, 2023, before me personally appeared JAMES M. VANDERMEER to me known to be the ~~the~~ PRESIDENT of Mount Vernon Manor Annex, 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.

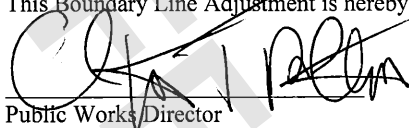


Notary Public in and for the State of Washington,
residing at Novato, VERNON
My commission expires 7-14-26
Printed Name: BRUCE G. LUSHER

APPROVAL

The property as described on Exhibit "C" will be combined or aggregated into a single property owned by Mount Vernon Manor Annex, a Washington non-profit corporation. 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~~X~~⁴

Exhibit "A"

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



11-22-23

Exhibit "B"

**Mount Vernon Manor Annex, a Washington non-profit corporation Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-25019)**

All that portion of the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 34 North, Range 4 East, W.M., lying North of the North line of Tract 4, Short Plat MV-17-81, as recorded in Volume 5 of Short Plats, page 128, lying East of the Easterly line of Austin Lane as shown on said Short Plat, and lying South of the following described line:

BEGINNING at the Northeast corner of Tract "B", Short Plat MV-3-81, as recorded in Volume 5 of Short Plats, page 24;
thence South 00°33'01" East and along the East line of said Tract "B" and its Southerly extension for a distance of 305 feet to the TRUE POINT OF BEGINNING of this line description;
thence South 89°47'35" West for a distance of 393.13 feet to the terminus of this line description.

TOGETHER WITH that portion of the below described Tract X lying Southerly and Easterly of the following described line:

BEGINNING at the Northeast corner of said Lot B, Mount Vernon Short Plat No. MV-3-81, being a point on the East line of the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 34 North, Range 4 East, W.M.;
thence South 0°04'45" West (shown as South 0°33'01" East on said Short Plat No. MV-3-81) along the East line of said Lot B, also being the East line of said Northwest 1/4 of the Northwest 1/4 for a distance of 117.35 feet;
thence North 89°34'47" West, parallel with the North line of said Lot B, for a distance of 185.00 feet;
thence South 0°04'45" West for a distance of 156.00 feet;
thence North 89°35'09" West for a distance of 125.00 feet;
thence South 38°51'37" West for a distance of 22.21 feet, more or less, to a point on a non-tangent curve;
thence along the arc of said curve to the right, concave to the Southwest, having an initial tangent bearing of South 51°08'23" East a radius of 50.00 feet, through a central angle 21°39'32", an arc distance of 18.90 feet, more or less, to the South line of the above-described tract and being the terminus of said line.

Tract X

All 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 Northwest corner of Tract "B", Short Plat No. MV-3-81, approved January 15, 1981, recorded in the Auditor's Office of Skagit County, Washington;
thence North 89°47'35" East and along the North line of said Tract "B", for a distance of 393.70 feet to the Northeast corner of said Tract "B";
thence South 00°33'01" East and along the East line of said Tract "B" and its Southerly extension for a distance of 305.00 feet;
thence South 89°47'35" West, for a distance of 393.13 feet to a point on the West line of said Tract "B" extended Southerly;
thence North 00°39'29" West along said extension and the West line of Tract "B", a distance of 305.01 feet to the POINT OF BEGINNING.

AND ALSO EXCEPT that portion thereof lying within Austin Lane, as dedicated for street purposes by Short Plat No. MV-17-81, approved September 16, 1981.

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"

**Mount Vernon Manor Annex, a Washington non-profit corporation Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-25019 and Portions of
P-25029, P-25030, P-25034 and P-130229)**

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:

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;
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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;
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 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:

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 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;
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 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;
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Parcel "B"

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 thence South 00°33'01" East and along the East line of said Tract "B" and its Southerly extension for a distance of 305 feet to the TRUE POINT OF BEGINNING of this line description;
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TOGETHER WITH that portion of the below described Tract X lying Southerly and Easterly of the following described line:

BEGINNING at the Northeast corner of said Lot B, Mount Vernon Short Plat No. MV-3-81, being a point on the East line of the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 34 North, Range 4 East, W.M.; thence South 0°04'45" West (shown as South 0°33'01" East on said Short Plat No. MV-3-81) along the East line of said Lot B, also being the East line of said Northwest 1/4 of the Northwest 1/4 for a distance of 117.35 feet; thence North 89°34'47" West, parallel with the North line of said Lot B, for a distance of 185.00 feet; thence South 0°04'45" West for a distance of 156.00 feet; thence North 89°35'09" West for a distance of 125.00 feet; thence South 38°51'37" West for a distance of 22.21 feet, more or less, to a point on a non-tangent curve; thence along the arc of said curve to the right, concave to the Southwest, having an initial tangent bearing of South 51°08'23" East a radius of 50.00 feet, through a central angle 21°39'32", an arc distance of 18.90 feet, more or less, to the South line of the above-described tract and being the terminus of said line.

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AND ALSO EXCEPT that portion thereof lying within Austin Lane, as dedicated for street purposes by Short Plat No. MV-17-81, approved September 16, 1981.

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

Containing 158,292 sq ft, 3.63 acres

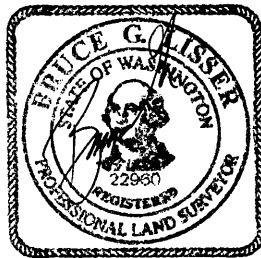
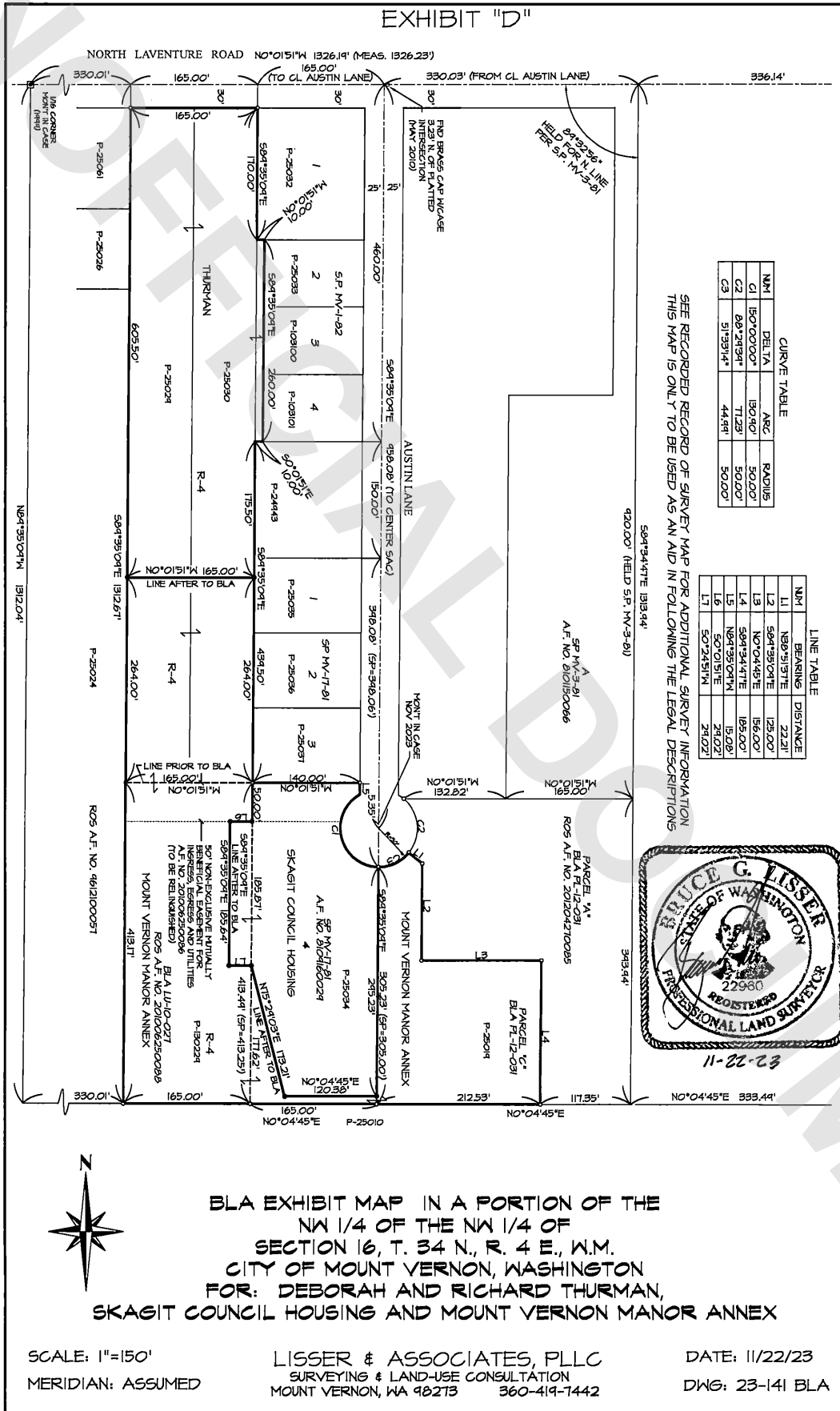




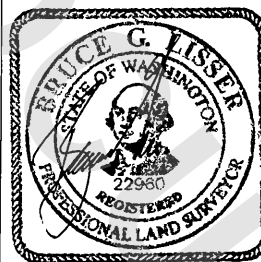


EXHIBIT "D"



NAME	DELTA	ARC	RADIUS
C1	150°00'00"	150.00'	50.00'
C2	68°21'34"	71.23'	50.00'
C3	51°39'14"	44.94'	50.00'

NAME	BEARING	DISTANCE
L1	N89°51'37"E	22.21'
L2	S84°35'04"E	125.00'
L3	N0°04'45"E	156.00'
L4	S84°34'47"E	185.00'
L5	N84°35'07"W	15.08'
L6	S07°01'51"E	24.02'
L7	S07°24'51"W	24.02'



SEE RECORDED RECORD OF SURVEY MAP FOR ADDITIONAL SURVEY INFORMATION
THIS MAP IS ONLY TO BE USED AS AN AID IN FOLLOWING THE LEGAL DESCRIPTIONS