



202401240030

01/24/2024 11:40 AM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20240124
JAN 24 2024

Amount Paid \$0
By Skagit Co. Treasurer
K0 Deputy

When recorded return to:
Denise Hollister
8330 Ershig Rd., Bow, WA 98232

Filed for record at request of:
Denise Hollister & Junior Farms LLC
Land Title No: M-22709

Quit Claim Deed

THE GRANTORS

Denise L. Hollister and Junior Farms, LLC, a Washington Limited Liability Company

for and in consideration of **Boundary Line Adjustment, 458-61A-109(2)(b)**
grants and conveys to

THE GRANTEES

Denise L. Hollister and Junior Farms, LLC, a Washington Limited Liability Company

the following described real estate, situated in the County of **Skagit**, State of Washington,
together with all after acquired title of the grantor(s) therein, described as follows:

See attached 'EXHIBIT A' for Legal Descriptions Before BLA
See attached 'EXHIBIT B' for Legal Descriptions After BLA

Abbrev.: Portion of SE/NE; Section 14-35-3

Tax Parcel: (P34276) 350314-0-008-0002; (P34307) 350314-1-009-0009;
(P34323) 350314-4-001-0001

The herein described property will be combined or aggregated with contiguous property owned by the parties. This boundary adjustment is not for the purposes of creating an additional building lot.

Denise L. Hollister
Denise L. Hollister

Date: 12-18-2023

Junior Farms LLC
Junior Farms LLC,
a Washington Limited Liability Company

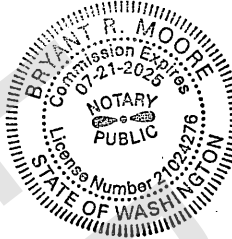
Date: 12-22-23

APPROVED

Reviewed and approved in accordance with Skagit County Code, Chapter 14.18.700, Skagit County:

BY: Araceli RoederTitle: Senia PlankDate: 12/18/2023State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that **Denise L. Hollister** is the individual who appeared before me, and said individual acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument

Dated this 18th day of DECEMBER, 2023Bryant R. MooreNotary Public in and for the
State of Washington, residing atSEDRO Woolley, WAMy appointment expires 7-21-25.State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Anthony Wisdom is the individual who appeared before me, and said individual acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument; with full authority as MANAGER, on behalf of Junior Farms LLC, a Washington Limited Liability Company.

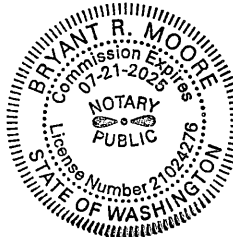
Dated this 22 day of DECEMBER, 2023Bryant R. MooreNotary Public in and for the
State of Washington, residing atSEDRO - Woolley, WAMy appointment expires 7-21-25.

EXHIBIT 'A'
Parcel Legal Descriptions *Before BLA*

Denise Hollister parcel: (P34276)

The East 150 feet of the North 280 feet of the following-described tract:

“The East half of the Southeast Quarter of the Northeast Quarter of Section 14, Township 35 North, Range 3 East, W.M., except the North 330 feet thereof, and except that portion conveyed to Skagit County for road purposes by deed dated April 29, 1898 and recorded May 5, 1898, in Volume 34 of Deeds, page 347.”

Situate in the County of Skagit, State of Washington.

Junior Farms LLC parcel (E 1/2 P34307 AND P34323):

A portion of the East 1/2 of the Southeast 1/4 of the Northeast 1/4, Except the North 330 feet thereof, Section 14, Township 35 North, Range 3 East, W.M., and the East 1/2 of the North 330 feet of the Northeast 1/4 of the Southeast 1/4 of Section 14, Township 35 North, Range 3 East, W.M., Except the East 150 feet of the North 280 feet of said portion of said Southeast 1/4 of the Northeast 1/4 lying West of the County road running along the East side of said subdivision,

Also Except the East 30 feet of said tract conveyed to Skagit County for road purposes by deed recorded May 5, 1898, under Auditor's File No. 28466.

Situate in the County of Skagit, State of Washington.

EXHIBIT 'B'
Parcel Legal Descriptions After BLA

NEW P34276

A portion of the Southeast 1/4 of the Northeast 1/4 of Section 14, Township 35 North, Range 3 East, W.M., described as follows:

Commencing at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of said Section 14;

Thence South 0°57'48" West, along the East line of said Section 14 and the centerline of the county road known as Ershig Road, a distance of 330.08 feet to a point 330 feet South of the North line of said Southeast 1/4 of the Northeast 1/4 and the **TRUE POINT OF BEGINNING**;

Thence North 87°48'41" West, parallel with the North line of said Southeast 1/4 of the Northeast 1/4, a distance of 169.93 feet;

Thence South 0°48'49" West a distance of 291.10 feet;

Thence South 89°17'07" East a distance of 169.13 feet, more or less, to the East line of said Section 14;

Thence North 0°57'48" East a distance of 286.73 feet along said east line to the **TRUE POINT OF BEGINNING**.

EXCEPT County Road.

Situate in the County of Skagit, State of Washington.

NEW E1/2 of P34307 and P34323

The East 1/2 of the Southeast 1/4 of the Northeast 1/4, **EXCEPT** the North 330 feet thereof, of Section 14, Township 35 North, Range 3 East, W.M., and the East 1/2 of the North 330 feet of the Northeast 1/4 of the Southeast 1/4 of said Section 14;

EXCEPT A portion of the Southeast 1/4 of the Northeast 1/4 of Section 14, Township 35 North, Range 3 East, W.M., described as follows:

Commencing at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of said Section 14;

Thence South 0°57'48" West, along the East line of said Section 14 and the centerline of the county road known as Ershig Road, a distance of 330.08 feet to a point 330 feet South of the North line of said Southeast 1/4 of the Northeast 1/4 and the **TRUE POINT OF BEGINNING**;

Thence North 87°48'41" West, parallel with the North line of said Southeast 1/4 of the Northeast 1/4, a distance of 169.93 feet;

Thence South 0°48'49" West a distance of 291.10 feet;

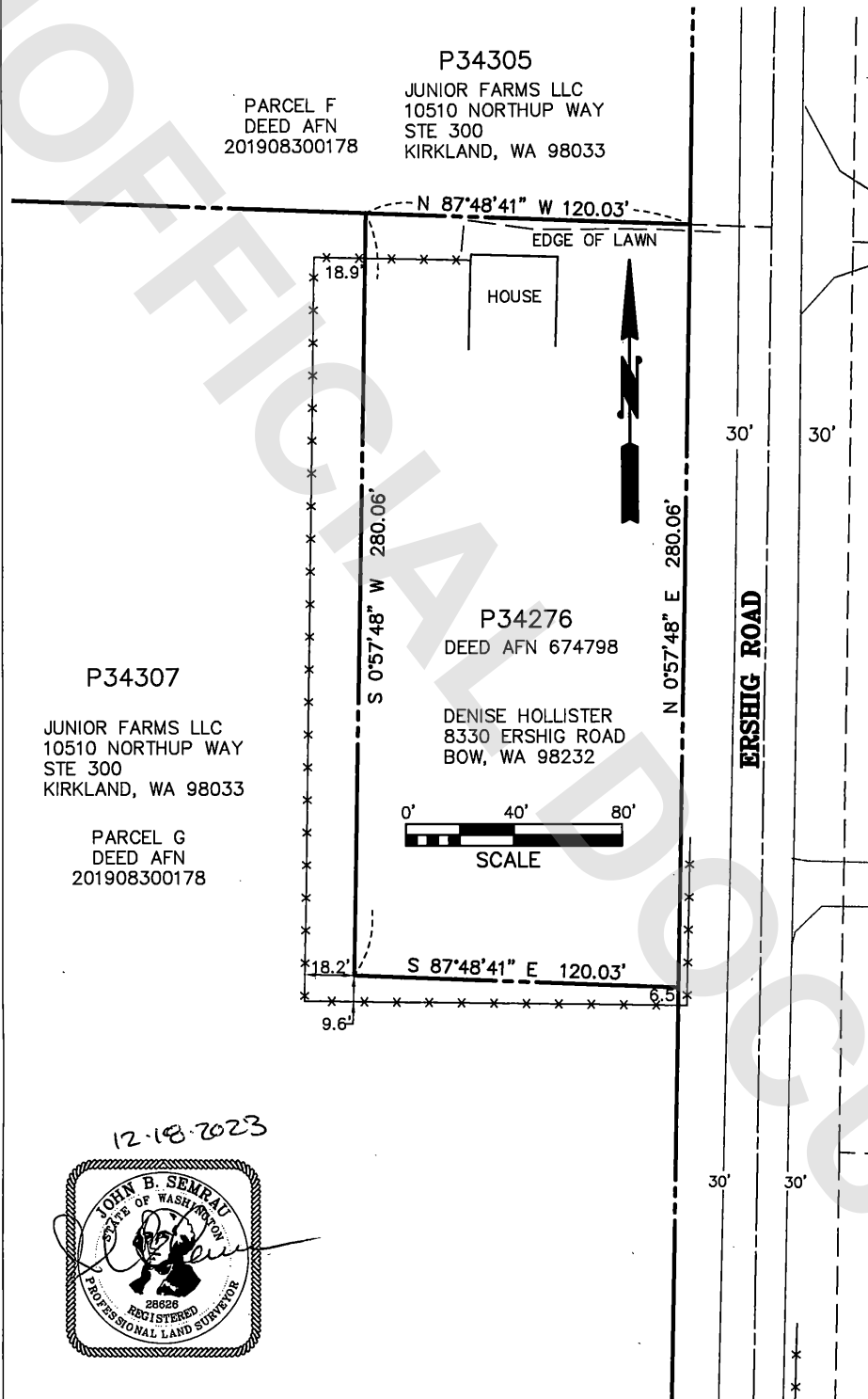
Thence South 89°17'07" East a distance of 169.13 feet, more or less, to the East line of said Section 14;

Thence North 0°57'48" East a distance of 286.73 feet along said east line to the **TRUE POINT OF BEGINNING**.

AND EXCEPT the East 30 feet of said Southeast 1/4 of the Northeast 1/4 conveyed to Skagit County for road purposes by deed recorded May 5, 1898, under Auditors File No. 28466.

Situate in the County of Skagit, State of Washington.

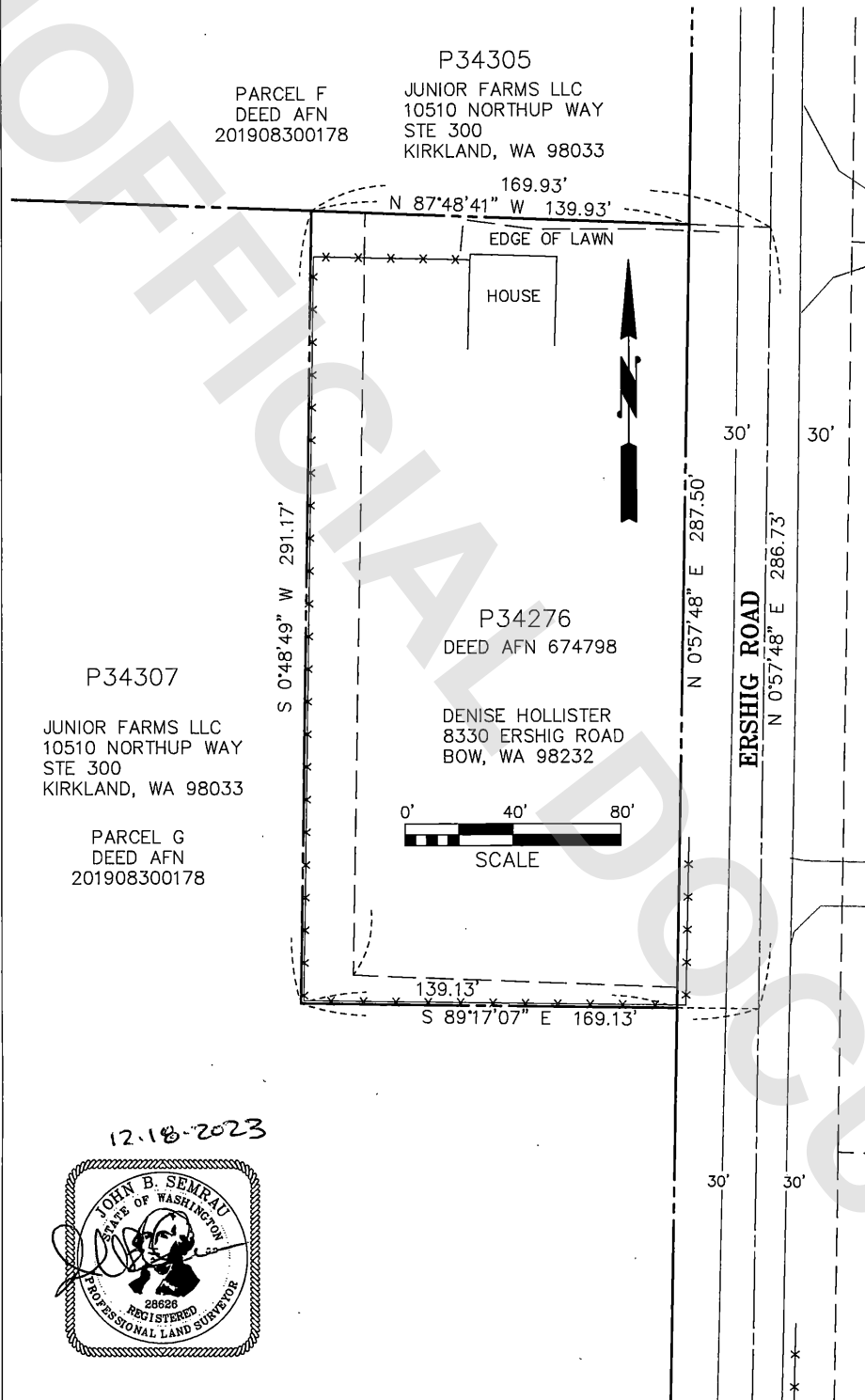
BEFORE BLA EXHIBIT



A PORTION OF THE SE 1/4 OF THE NE 1/4
SECTION 14, T. 35 N., R. 3 E., W.M.

SCALE: 1"= 50'	SEMRAU ENGINEERING & SURVEYING SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566	DWG: 6390BEFORE.dwg JOB: 6390 12/18/23
MERIDIAN: WSPN		

AFTER BLA EXHIBIT



A PORTION OF THE SE 1/4 OF THE NE 1/4
SECTION 14, T. 35 N., R. 3 E., W.M.

SCALE: 1" = 50'	SEMRAU ENGINEERING & SURVEYING SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566	DWG: 6390AFTER.dwg JOB: 6390 12/18/23
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