



202401250030

01/25/2024 03:24 PM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20249420
JAN 25 2024

Amount Paid \$
Skagit Co. Treasurer
By *KO* Deputy

When recorded return to:
Daniel Silva and Alicia Silva
18527 Peter Johnson Rd
Mount Vernon, WA 98273

Legal Description: SW 1/4 of the, SE 1/4, of Section 7, Township 33N Range 4E, W.M.
Tax Parcel Number(s): P16482/330407-4-004-0008 and P16483/ 330407-4-005-0007

QUIT CLAIM DEED

THE GRANTOR(S) DANMAR INVESTMENTS LLC, a Washington Limited Liability Company for and in consideration of Boundary Line Adjustment WAC 458-61A-109 (2) (a) (iv) without monetary consideration conveys and quit claims to Daniel Silva and Alicia Silva, husband, and wife the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

Beginning at a point 20 feet East and 154 feet North of the Southwest corner of said subdivision, Thence North 1°43'19" East, parallel to the West line of said subdivision, a distance of 178.52 feet; Thence South 88°13'23" East, parallel with the South line of said subdivision, a distance 122.00 feet; Thence South 1°43'19" West a distance of 178.52 feet to a point 154 feet North and 140 feet East of said subdivision; Thence North 88°13'23" West a distance of 122.00 to the Point of Beginning.

Situate in the County of Skagit, state of Washington.

See attached Exhibit A for Grantor's legal description and Exhibit B for Grantee's legal description.

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

This boundary line adjustment is approved by *Heidi Borden* of the Skagit County Planning Department
12/29/2023

Dated:

DANMAR INVESTMENTS LLC, a Washington Limited Liability Company

BY: *Brian Walgren*

AS: *Director*

STATE OF WASHINGTON }
 }ss
County of Skagit }

I certify that I know or have satisfactory evidence that **Brian Waltner** is the individual who appeared before me and said individual acknowledged that **he** signed this instrument and acknowledged it to be **his** free and voluntary act for the uses and purposes mentioned in this instrument with full authority in his capacity as **Governor of Danmar Investments LLC**.

Dated this 22nd day of January, 2024.



Notary Public in and for the
State of Washington, residing at SEDO-wood ky, WA
My appointment expires 7-21-25.

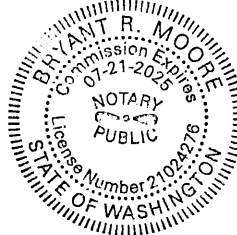


Exhibit A

DANMAR INVESTMENTS BEFORE:

The Southwest 1/4 of the Southeast 1/4, Section 7, Township 33 North, Range 4 East, W.M.
EXCEPT the West 142 feet of the South 154 feet thereof;
ALSO EXCEPT Peter Johnson Road and the Great Northern Railroad right of way;
FURTHER EXCEPTING THEREFROM Drainage District No. 17 rights-of-way along the South and East lines thereof.

Situate in the County of Skagit, State of Washington.

DANMAR INVESTMENTS AFTER:

The Southwest 1/4 of the Southeast 1/4, Section 7, Township 33 North, Range 4 East, W.M.
EXCEPT the West 142 feet of the South 154 feet thereof;
ALSO EXCEPT Peter Johnson Road and the Great Northern Railroad right of way;
FURTHER EXCEPTING THEREFROM Drainage District No. 17 rights-of-way along the South and East lines thereof.

AND EXCEPT that portion of the Southwest 1/4 of the Southeast 1/4 of said Section 7, described as follows:

Beginning at a point 20 feet East and 154 feet North of the Southwest corner of said subdivision,
Thence North $1^{\circ}43'19''$ East, parallel to the West line of said subdivision, a distance of 178.52 feet;
Thence South $88^{\circ}13'23''$ East, parallel with the South line of said subdivision, a distance 122.00 feet;
Thence South $1^{\circ}43'19''$ West a distance of 178.52 feet to a point 154 feet North and 140 feet East of said subdivision;
Thence North $88^{\circ}13'23''$ West a distance of 122.00 to the Point of Beginning.

Situate in the County of Skagit, state of Washington.

Exhibit B

SILVA BEFORE:

The West 142 feet of the South 154 feet of the Southwest 1/4 of the Southeast 1/4 of Section 7, Township 33 North, Range 4 East, W.M.,
EXCEPT the County Road along the South side thereof known as Peter Johnson Road;
AND EXCEPT right of way for Drainage District No. 17 as acquired by law under Skagit County Court Case 17539;
Subject to covenants, easements, restrictions, and agreements of record.
Situate in the County of Skagit, State of Washington.

SILVA AFTER:

The West 142 feet of the South 154 feet of the Southwest 1/4 of the Southeast 1/4 of Section 7, Township 33 North, Range 4 East, W.M.,
EXCEPT the County Road along the South side thereof known as Peter Johnson Road;
AND EXCEPT right of way for Drainage District No. 17 as acquired by law under Skagit County Court Case 17539;
Subject to covenants, easements, restrictions, and agreements of record.

TOGETHER WITH that portion of the Southwest 1/4 of the Southeast 1/4 of said Section 7, described as follows:

Beginning at a point 20 feet East and 154 feet North of the Southwest corner of said subdivision,
Thence North $1^{\circ}43'19''$ East, parallel to the West line of said subdivision, a distance of 178.52 feet;
Thence South $88^{\circ}13'23''$ East, parallel with the South line of said subdivision, a distance 122.00 feet;
Thence South $1^{\circ}43'19''$ West a distance of 178.52 feet to a point 154 feet North and 140 feet East of said subdivision;
Thence North $88^{\circ}13'23''$ West a distance of 122.00 to the Point of Beginning.

Situate in the County of Skagit, state of Washington.

