



202404230075

04/23/2024 02:34 PM Pages: 1 of 12 Fees: \$314.50
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024 0353
APR 23 2024

Amount Paid \$ 0
Skagit Co. Treasurer
By Deputy

Quitclaim Deed
(Boundary Line Adjustment)

Grantors: Robert Cushen
Grantees: Brannon L. Hopke & Angel M. Hopke, h/w
Legal Description: ptn Govt Lot 6, 1-34N-4EWM
Assessor's Property Tax Parcel or Account Nos.: P23318; P90011
Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE is made this 22 day of April, 2024,
between Robert Cushen, an unmarried person, Grantor, and Brannon L. Hopke & Angel M.
Hopke, h/w, Grantees.

Recitals

- a. Grantor is the owner of the property bearing Skagit County Assessor's parcel no. P90011, more particularly described in the attached Exhibit A.
- b. Grantees are the owners of the property bearing Skagit County Assessor's parcel no. P23318, 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 Grantees' property.
- d. The adjusted description of Grantor's property is set forth in the attached Exhibit D.

- ## Conveyance

This boundary adjustment is not for the purposes of creating an additional building lot.



On this day personally appeared before me Robert Cushen, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 22 day of APRIL, 2024.

NOTARY PUBLIC in and for the State of Washington, residing at
MOUNT VERNON WA
My commission expires: 3-15-26
Name: KEVIN LISSER

Exhibit "A"

**Robert Cushen, an unmarried individual, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-90011)**

Parcel "A"

That portion of the West 50 feet of the real estate described as Tract "X" below, lying between the North and South boundaries of the hereinafter described Tract A, extended Easterly 50 feet, more or less, to the center line of the real estate described as Tract "X" below:

Tract A

That portion of Government Lot 6 of Section 1, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the Easterly line of the state road 200 feet South (measured at right angles) of the North line of said subdivision;
thence Southerly along said road to a point which is 320 feet (measured at right angles) South of the North line of Lot 6;
thence East to the Westerly line of the right of way of the Northern Pacific Railway Company;
thence Northerly along said right of way to a point East of the POINT OF BEGINNING;
thence West to the POINT OF BEGINNING.

Parcel "B"

That portion of the East 50 feet of the real estate described as Tract "X" below, lying between the South boundary of Tract A aforescribed extended East to the East line of said Tract "X" and the North boundary of Tract B hereinafter described, extended Westerly to the East line of said Tract "X":

Tract B

A tract of land in Government Lot 6 of Section 1, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the intersection of the West boundary line of Front Street with the North boundary line of School Drive;
thence North 5°50' West along the West boundary of Front Street 260.0 feet;
thence West 50.0 feet, more or less, to a point on the East right of way line of Puget Sound and Cascade Railway, said point being the TRUE POINT OF BEGINNING;
thence North 5°50' West along said East right of way line 280.0 feet;
thence West 50.0 feet to a point on the West right of way line of said Puget Sound and Cascade Railway;
thence South 5°50' East along said West right of way line 280.0 feet;
thence East 50.0 feet to the true POINT OF BEGINNING.

Tract "X"

That portion of Government Lots 2 and 6, Section 1, Township 34 North, Range 4 East, W.M., and that portion of the Southwest 1/4 of the Southeast 1/4 and of the East 1/2 of the Southwest 1/4 and of the Southeast 1/4 of the Northwest 1/4, all in Section 36, Township 35 North, Range 4 East, W.M., in Skagit County, Washington, described as follows:

A strip of land 100.00 feet in width as conveyed to the Seattle Lake Shore and Eastern Railway Company by instruments recorded in Volume 10 of Deeds, page 32, on January 22, 1890, and recorded in Volume 11 of Deeds, page 427, on May 12, 1890, and as conveyed to the S and I Railway Company by instrument recorded in Volume 37, page 227, on March 21, 1899, records of said county,

EXCEPT any portion conveyed to Robert L. Mumford by instrument recorded in Volume 532 of Deeds, page 70, under Auditor's File No. 8309290021, records of Skagit County, Washington.

ALL OF THE ABOVE PARCELS BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

All of the above being situate in the County of Skagit, State of Washington.



4-16-24

Exhibit "B"**Brannon L. Hopke and Angel M. Hopke, a married couple, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-23318)**

Tract "E" in the Northwest corner of the Southwest 1/4 of the Northeast 1/4, Section 1, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at a point which is 320 feet South and 127 feet East of the intersection of the centerlines of Pickering Road (Day Creek Road) and the State Paved Road in Section 1;
thence South 15°18' East parallel with paved road 222.4 feet;
thence North 80°45' East 87.35 feet to the West line of the Northern Pacific railroad right of way;
thence North 5°45' West along said right of way 202 feet;
thence West 123.16 feet, more or less, to the PLACE OF BEGINNING.

EXCEPT any right of way including along paved highway.

TOGETHER WITH that portion of the abandoned Burlington Northern Railway right of way lying between the North and South boundaries of the above said tract extended Easterly 100 feet, more or less, as deeded by Quit Claim deed recorded June 26, 1990 under Auditor's File No. 9006260013, records of Skagit County, Washington.

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

Situate in the County of Skagit, State of Washington.



4-16-24

Exhibit "C"

**Portion of Robert Cushen, an unmarried individual, Parcel
(Skagit County Assessor's Parcel No. P-90011)
To be Boundary Line Adjusted into
Brannon L. Hopke and Angel M. Hopke, a married couple, Parcel
(Skagit County Assessor's Parcel Number P-23318)**

That portion of Government Lot 6 of Section 1, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the Southeast corner of that certain parcel conveyed to Robert Cushen by Statutory Warranty deed recorded under Skagit County Auditor's File No. 201401210108, and also as shown on that certain Record of Survey recorded under Skagit County Auditor's File No. 201403270026;
thence North 5°35'25" West, along the Easterly line of the abandoned right of way of the Northern Pacific Railway Company for a distance of 21.96 feet;
thence South 84°25'31" West for a distance of 64.43 feet;
thence South 5°09'31" East for a distance of 15.01 feet, more or less, to a point on the South line of said parcel described on said Statutory Warranty deed recorded under Auditor's File No. 201401210108, at a point bearing North 86°26'00" West from the POINT OF BEGINNING;
thence South 89°26'00" East, along said South line of for a distance of 64.92 feet, more or less, to the POINT OF BEGINNING.

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

Situate in the County of Skagit, State of Washington.

Containing 1,192 sq. ft.

The above described property is to be combined or aggregated with contiguous property to the south (Parcel No. P-23318) owned by the Grantee.

This Boundary Line Adjustment is not for the purpose of creating an additional building lot.

APPROVED

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

Skagit County

By: Blannem Lundquist
Title: Associate Planner

Date: 4/22/2024



4-16-24

Exhibit "D"

**Robert Cushen, an unmarried individual, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-90011)**

Parcel "A"

That portion of the West 50 feet of the real estate described as Tract "X" below, lying between the North and South boundaries of the hereinafter described Tract A, extended Easterly 50 feet, more or less, to the center line of the real estate described as Tract "X" below:

Tract A

That portion of Government Lot 6 of Section 1, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the Easterly line of the state road 200 feet South (measured at right angles) of the North line of said subdivision;
thence Southerly along said road to a point which is 320 feet (measured at right angles) South of the North line of Lot 6;
thence East to the Westerly line of the right of way of the Northern Pacific Railway Company;
thence Northerly along said right of way to a point East of the POINT OF BEGINNING;
thence West to the POINT OF BEGINNING.

Parcel "B"

That portion of the East 50 feet of the real estate described as Tract "X" below, lying between the South boundary of Tract A aforescribed extended East to the East line of said Tract "X" and the North boundary of Tract B hereinafter described, extended Westerly to the East line of said Tract "X":

Tract B

A tract of land in Government Lot 6 of Section 1, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the intersection of the West boundary line of Front Street with the North boundary line of School Drive;
thence North 5°50' West along the West boundary of Front Street 260.0 feet;
thence West 50.0 feet, more or less, to a point on the East right of way line of Puget Sound and Cascade Railway, said point being the TRUE POINT OF BEGINNING;
thence North 5°50' West along said East right of way line 280.0 feet;
thence West 50.0 feet to a point on the West right of way line of said Puget Sound and Cascade Railway;
thence South 5°50' East along said West right of way line 280.0 feet;
thence East 50.0 feet to the true POINT OF BEGINNING.

Tract "X"

That portion of Government Lots 2 and 6, Section 1, Township 34 North, Range 4 East, W.M., and that portion of the Southwest 1/4 of the Southeast 1/4 and of the East 1/2 of the Southwest 1/4 and of the Southeast 1/4 of the Northwest 1/4, all in Section 36, Township 35 North, Range 4 East, W.M., in Skagit County, Washington, described as follows:

A strip of land 100.00 feet in width as conveyed to the Seattle Lake Shore and Eastern Railway Company by instruments recorded in Volume 10 of Deeds, page 32, on January 22, 1890, and recorded in Volume 11 of Deeds, page 427, on May 12, 1890, and as conveyed to the S and I Railway Company by instrument recorded in Volume 37, page 227, on March 21, 1899, records of said county,

EXCEPT any portion conveyed to Robert L. Mumford by instrument recorded in Volume 532 of Deeds, page 70, under Auditor's File No. 8309290021, records of Skagit County, Washington.

AND EXCEPT from the above described Parcels A and B, that portion of said Government Lot 6 of Section 1, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the Southeast corner of that certain parcel conveyed to Robert Cushen by Statutory Warranty deed recorded under Skagit County Auditor's File No. 201401210108, and also as shown on that certain Record of Survey recorded under Skagit County Auditor's File No. 201403270026;
thence North 5°35'25" West, along the Easterly line of the abandoned right of way of the Northern Pacific Railway Company for a distance of 21.96 feet;
thence South 84°25'31" West for a distance of 64.43 feet;
thence South 5°09'31" East for a distance of 15.01 feet, more or less, to a point on the South line of said parcel described on said Statutory Warranty deed recorded under Auditor's File No. 201401210108, at a point bearing North 86°26'00" West from the POINT OF BEGINNING;
thence South 89°26'00" East, along said South line of for a distance of 64.92 feet, more or less, to the POINT OF BEGINNING.

ALL OF THE ABOVE PARCELS BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

All of the above situate in the County of Skagit, State of Washington.



4-16-24

Exhibit "E"

**Brannon L. Hopke and Angel M. Hopke, a married couple, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-23318)**

Tract "E" in the Northwest corner of the Southwest 1/4 of the Northeast 1/4, Section 1, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at a point which is 320 feet South and 127 feet East of the intersection of the centerlines of Pickering Road (Day Creek Road) and the State Paved Road in Section 1;
thence South 15°18' East parallel with paved road 222.4 feet;
thence North 80°45' East 87.35 feet to the West line of the Northern Pacific railroad right of way;
thence North 5°45' West along said right of way 202 feet;
thence West 123.16 feet, more or less, to the PLACE OF BEGINNING.

EXCEPT any right of way including along paved highway.

TOGETHER WITH that portion of the abandoned Burlington Northern Railway right of way lying between the North and South boundaries of the above said tract extended Easterly 100 feet, more or less, as deeded by Quit Claim deed recorded June 26, 1990 under Auditor's File No. 9006260013, records of Skagit County, Washington.

AND TOGETHER WITH that portion of Government Lot 6 of Section 1, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the Southeast corner of that certain parcel conveyed to Robert Cushen by Statutory Warranty deed recorded under Skagit County Auditor's File No. 201401210108, and also as shown on that certain Record of Survey recorded under Skagit County Auditor's File No. 201403270026;
thence North 5°35'25" West, along the Easterly line of the abandoned right of way of the Northern Pacific Railway Company for a distance of 21.96 feet;
thence South 84°25'31" West for a distance of 64.43 feet;
thence South 5°09'31" East for a distance of 15.01 feet, more or less, to a point on the South line of said parcel described on said Statutory Warranty deed recorded under Auditor's File No. 201401210108, at a point bearing North 86°26'00" West from the POINT OF BEGINNING;
thence South 89°26'00" East, along said South line of for a distance of 64.92 feet, more or less, to the POINT OF BEGINNING.

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

Situate in the County of Skagit, State of Washington.

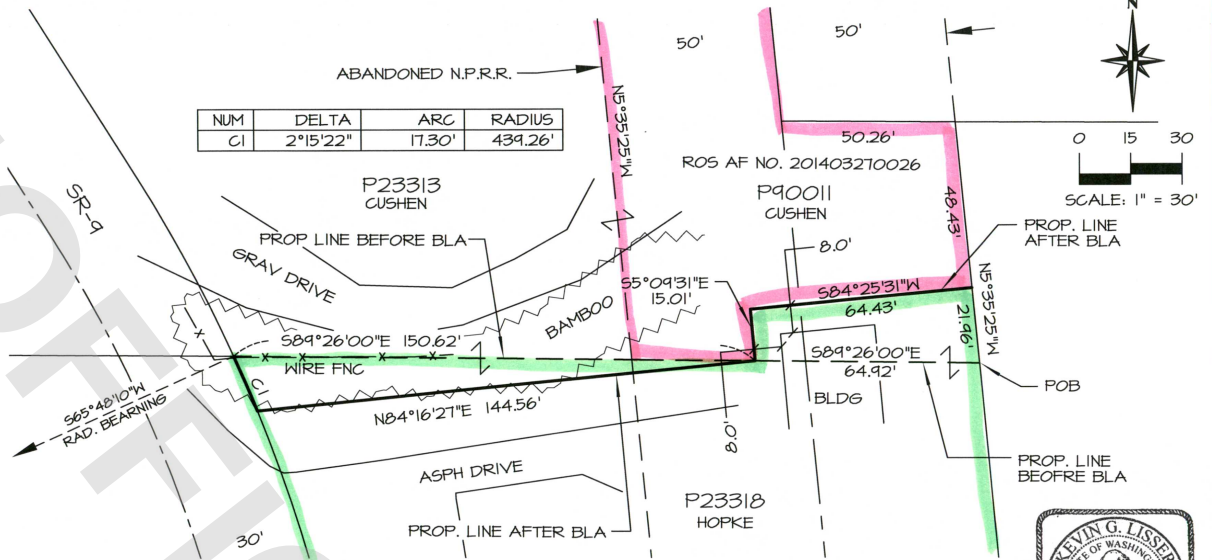




SURVEY IN A PORTION OF GOV'T LOT 6
(SW 1/4 OF NE 1/4) OF SECTION 1, T. 34 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: ROBERT CUSHEN, BRENNEN AND ANGEL HOPKE

DWG: 23-156 BLA

EXHIBIT F
AFTER BLA



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

SURVEY IN A PORTION OF GOV'T LOT 6
(SW 1/4 OF NE 1/4) OF SECTION 1, T. 34 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: ROBERT CUSHEN, BRENNEN AND ANGEL HOPKE



4-16-24

DWG: 23-156 BLA

