



202404230076

04/23/2024 02:34 PM Pages: 1 of 14 Fees: \$316.50  
Skagit County Auditor

When recorded return to:

Craig Sjostrom  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2024 0354  
APR 23 2024

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

### *Quitclaim Deed*

(Boundary Line Adjustment)

Grantors: Brannon L. Hopke & Angel M. Hopke, h/w  
Grantee: Robert Cushen  
Legal Description: ptn Govt Lot 6, 1-34N-4EWM  
Assessor's Property Tax Parcel or Account Nos.: P23313; P23318; P90011  
Reference Nos of Documents Assigned or Released: N/A

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

### *Recitals*

- a. Grantors are the owners of the property bearing Skagit County Assessor's parcel no. P23118, more particularly described in the attached Exhibit A.
- b. Grantee is the owner of the property bearing Skagit County Assessor's parcel nos. P23313 and P90011, 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 Grantors' property, described in the attached Exhibit C, to be incorporated into Grantee's property.
- d. The adjusted description of Grantors' 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, grantors do hereby QUIT CLAIM to the grantee all of their 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.

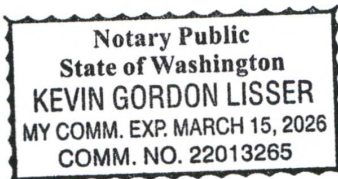
  
BRANNON L. HOPKE


  
ANGEL M. HOPKE

STATE OF WASHINGTON )  
 )  
 )  
COUNTY OF SKAGIT )

On this day personally appeared before me Brannon L. Hopke, to me known to be one of the individuals 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.

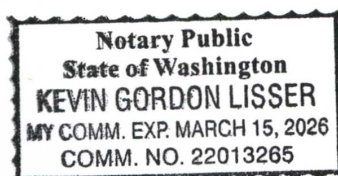



  
NOTARY PUBLIC in and for the State of Washington, residing at  
MOUNT VERNON, WA.  
My commission expires: 3-15-26  
Name: KEVIN LISSER

STATE OF WASHINGTON )  
 )  
 )  
COUNTY OF SKAGIT )

On this day personally appeared before me Angel M. Hopke, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her 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"**

**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  $15^{\circ}18'$  East parallel with paved road 222.4 feet;  
thence North  $80^{\circ}45'$  East 87.35 feet to the West line of the Northern Pacific railroad right of way;  
thence North  $5^{\circ}45'$  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  $5^{\circ}35'25''$  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  $84^{\circ}25'31''$  West for a distance of 64.43 feet;  
thence South  $5^{\circ}09'31''$  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  $86^{\circ}26'00''$  West from the POINT OF BEGINNING;  
thence South  $89^{\circ}26'00''$  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.



4-16-24

**Exhibit "B"****Robert Cushen, an unmarried individual, Parcel  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel Numbers P-23313 and 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 Parcels A and B, 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.

**Parcel "C"**

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.

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 "C"**

**Brannon L. Hopke and Angel M. Hopke, a married couple, Parcel  
(Skagit County Assessor's Parcel Number P-23318)  
To be Boundary Line Adjusted into  
Portion of Robert Cushen, an unmarried individual, Parcel  
(Skagit County Assessor's Parcel Numbers P-23313 and P-90011)**

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 the property described on said Statutory Warranty deed recorded under Auditor's File No. 201401210108 and being the TRUE POINT OF BEGINNING;  
thence North 89°26'00" West, along the said South line, or South line extended, for a distance of 150.62 feet, more or less, to a point on a non-tangent curve along the Easterly margin of State Route 9;  
thence along a curve to the right along said Easterly margin of State Route 9, having a radial bearing of South 65°48'10" West, through a central angle of 2°15'22", for an arc length of 17.30 feet, more or less, to a point bearing South 84°16'27" West from the TRUE POINT OF BEGINNING;  
thence North 84°16'27" East for a distance of 144.56 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 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 north (Parcel No. P-23313 and P-90011) owned by the Grantee and will also combine Cushen Parcels P-23313 and P-90011 resulting in one consolidated Cushen property.

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: Brannon L. Hopke  
Title: Associate Planner

Date: 4/23/2024



4-16-24



**Exhibit "D"**

**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.

AND EXCEPT 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 the property described on said Statutory Warranty deed recorded under Auditor's File No. 201401210108 and being the TRUE POINT OF BEGINNING;  
thence North 89°26'00" West, along the said South line, or South line extended, for a distance of 150.62 feet, more or less, to a point on a non-tangent curve along the Easterly margin of State Route 9;  
thence along a curve to the right along said Easterly margin of State Route 9, having a radial bearing of South 65°48'10" West, through a central angle of 2°15'22", for an arc length of 17.30 feet, more or less, to a point bearing South 84°16'27" West from the TRUE POINT OF BEGINNING;  
thence North 84°16'27" East for a distance of 144.56 feet, more or less, to the TRUE POINT OF BEGINNING.

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.



4-16-24

**Exhibit "E"**

**Robert Cushen, an unmarried individual, Parcel  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel Numbers P-23313 and 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 Parcels A and B, 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  $5^{\circ}35'25''$  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  $84^{\circ}25'31''$  West for a distance of 64.43 feet;  
thence South  $5^{\circ}09'31''$  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  $86^{\circ}26'00''$  West from the POINT OF BEGINNING;  
thence South  $89^{\circ}26'00''$  East, along said South line of for a distance of 64.92 feet, more or less, to the POINT OF BEGINNING.



4-16-24



**Parcel "C"**

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.

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 the property described on said Statutory Warranty deed recorded under Auditor's File No. 201401210108 and being the TRUE POINT OF BEGINNING;  
 thence North 89°26'00" West, along the said South line, or South line extended, for a distance of 150.62 feet, more or less, to a point on a non-tangent curve along the Easterly margin of State Route 9;  
 thence along a curve to the right along said Easterly margin of State Route 9, having a radial bearing of South 65°48'10" West, through a central angle of 2°15'22", for an arc length of 17.30 feet, more or less, to a point bearing South 84°16'27" West from the TRUE POINT OF BEGINNING;  
 thence North 84°16'27" East for a distance of 144.56 feet, more or less, to the TRUE 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.

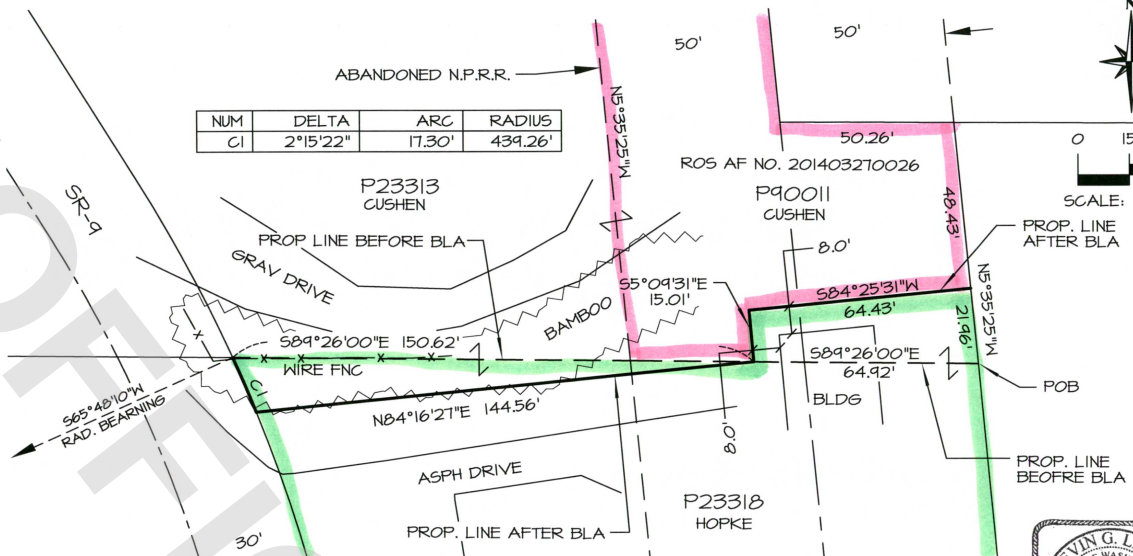
All of the above situate in the County of Skagit, State of Washington.



4-16-24



0 15 30  
SCALE: 1" = 30'

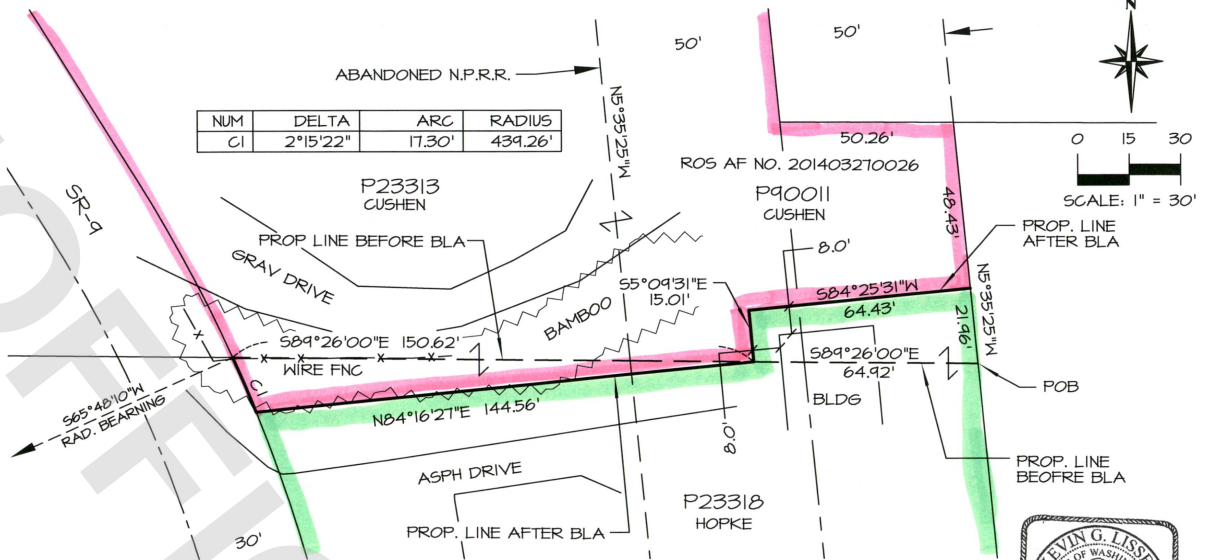


SURVEY IN A PORTION OF GOV'T LOT 6  
(SW 1/4 OF NE 1/4) OF SECTION 1, T. 34 N., R. 4 E., W.M.  
SKAGIT COUNTY, WASHINGTON  
FOR: ROBERT CUSHEN, BRENNEN AND ANGEL HOPKE



4-16-24  
DWG: 23-156 BLA

EXHIBIT F  
AFTER BLA



LISSE & ASSOCIATES, PLLC  
SURVEYING & LAND-USE CONSULTATION  
320 MILWAUKEE STREET  
MOUNT VERNON, WA 98273 360-419-1442

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

NUM	DELTA	ARC	RADIUS
CI	2°15'22"	17.30'	439.26'

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



DWG: 23-156 BLA