

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241106
Jun 26 2024
Amount Paid \$2805.00
Skagit County Treasurer
By Lena Thompson Deputy

FILED FOR RECORD AT REQUEST OF:

Shultz Law Offices PLLC
317 S. 2nd Street, Suite 101
Mount Vernon, WA 98273
212230-LT

QUIT CLAIM DEED (BOUNDARY LINE ADJUSTMENT)

GRANTOR: ESTATE OF AARON P. BRADSHAW and JULEE L. BRADSHAW, a single woman

GRANTEE: JEREMY M. OLIVER, a single man

LEGAL DESCRIPTION: Ptns. of the NE ¼ of Section 15, Township 34N, Range 3E, W.M.
(See Exhibit "A" for complete before/after legal descriptions and site map)

ASSESSOR'S PROPERTY TAX PARCEL OR ACCOUNT NUMBER: P22000 and P21999

REFERENCE NUMBER OF DOCUMENT ASSIGNED OR RELEASED: N/A

THE GRANTOR, ESTATE OF AARON P. BRADSHAW and JULEE L. BRADSHAW, a single woman, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, quit claims and conveys without warranty to JEREMY M. OLIVER, a

single man, all right, title, ownership, and interest in the following described real estate, situated in the County of Skagit, State of Washington:

SEE BEFORE-AFTER LEGAL DESCRIPTION AND SITE MAP ATTACHED
HERETO AS EXHIBITS "A"

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

DATED this 25th day of June, 2024.

GRANTOR:

Julce L. Bradshaw
Estate of Aaron P. Bradshaw, co-tenant

Julce L. Bradshaw
Julce L. Bradshaw, co-tenant

GRANTEE:

Jeremy M. Oliver
Jeremy M. Oliver

APPROVED

Boundary Line Adjustment reviewed and approved in accordance with S.C. Code Chapter
14.12.14.18.700

SKAGIT COUNTY PLANNING DEPARTMENT

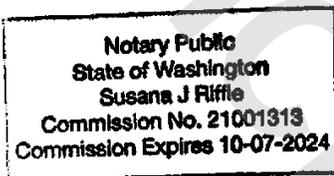
By: Deepti Khanna
Name: Deepti Khanna
Date: 25-June-2024

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 25th day of June, 2024, before me personally appeared JULEE L. BRADSHAW, a single woman, to me known to be the individual named herein, who executed the within and foregoing instrument, and acknowledged the said instrument to be his free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

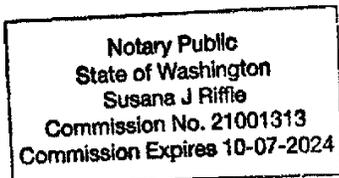


Signature: [Handwritten Signature]
Print Name: Susana J Riffle
Notary Public for Washington
Residing in: Mount Vernon
My Appointment Expires: 10/07/2024

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 25th day of June, 2024, before me personally appeared JULEE L. BRADSHAW to me known to be the successor and authorized signor of the ESTATE OF AARON P. BRADSHAW, Grantor named herein, who executed the within and foregoing instrument, and acknowledged the 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 was authorized to execute the said instrument, and that the seal affixed is the corporate seal of said special purpose district.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Signature: [Handwritten Signature]
Print Name: Susana J Riffle
Notary Public for Washington
Residing in: Mount Vernon
My Appointment Expires: 10/07/2024

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STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 25th day of June, 2024, before me personally appeared JEREMY L. OLIVER, a single man, to me known to be the individual named herein, who executed the within and foregoing instrument, and acknowledged the said instrument to be his free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public
State of Washington
Susana J Riffle
Commission No. 21001313
Commission Expires 10-07-2024

Signature: [Handwritten Signature]
Print Name: Susana J. Riffle
Notary Public for Washington
Residing in: Mount Vernon
My Appointment Expires: 10/07/2024

BOUNDARY LINE ADJUSTMENT
PORTION OF THE NE 1/4 SECTION 15 T 34 N R 3 E WM

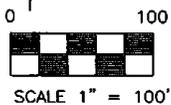
N 89° 13' 41" W 2600.10' FND REBAR IN MON CASE 10
5-6-2024
TO N 1/4 SR 536 73/69 15 14

EXHIBIT A

STDF SEPTIC TANK / DRAINFIELD AREA
 BEFORE BOUNDARY LINE ADJUSTMENT
 AFTER BOUNDARY LINE ADJUSTMENT

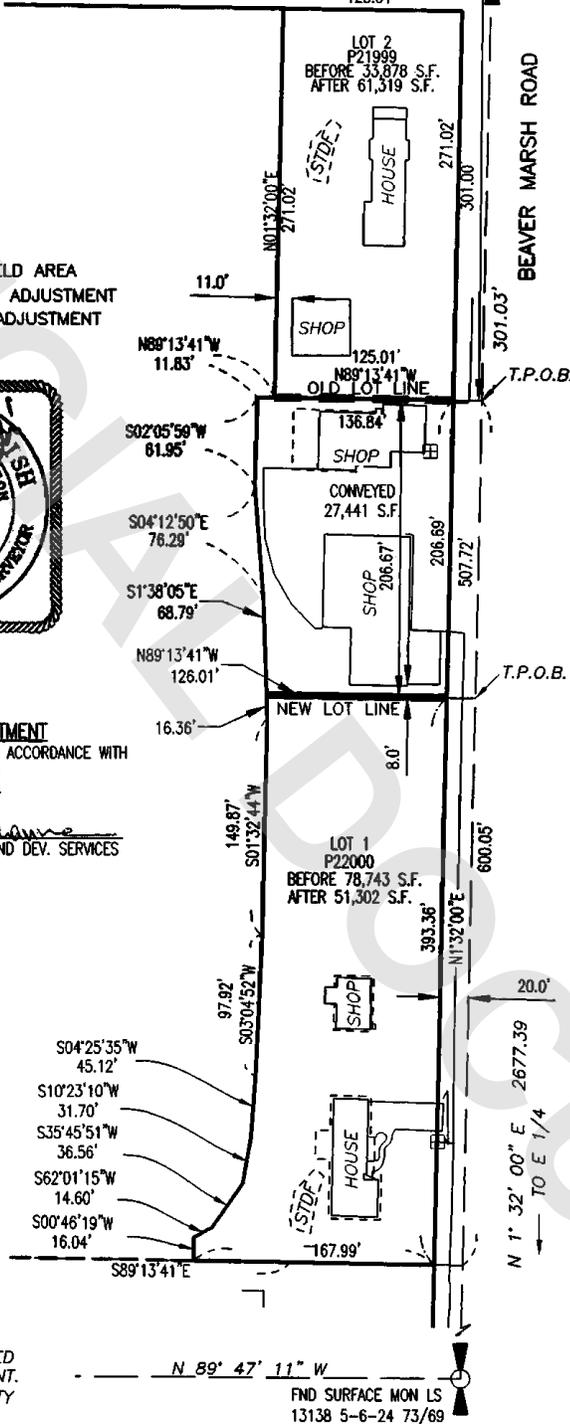


BOUNDARY LINE ADJUSTMENT
REVIEWED AND APPROVED IN ACCORDANCE WITH
SCC CHAPTER 14.18.700 ON
25 June 2024
Deepti Wame
SKAGIT COUNTY PLANNING AND DEV. SERVICES



LEGEND
STDF SEPTICTANK/DRAINFIELD
OHP OVERHEAD POWER

1. THE STDF (SEPTIC TANK DRAINFIELD) LOCATIONS ARE BASED ON INFORMATION FROM THE CLIENT.
2. WATER IS FROM SKAGIT COUNTY PUD NO. 1.



DRAWN BY: MJS	BRADSHAW / OLIVER	PO BOX 1705
DATE: 06-19-2024	BOUNDARY LINE ADJUSTMENT	MOUNT VERNON, WASHINGTON 98273
DWG. NO.: 24035BLA	SECTION 15, TOWNSHIP 34 NORTH,	(360) 404-2010 JOB # 24035
APPROVED BY:	RANGE 3 EAST, W.M.	

Lot 1 Before Adjustment
Tax Parcel P22000

That portion of the Northeast Quarter of the Northeast Quarter of Section 15, Township 34 North, Range 3 East, WM described as follows:

Commencing at the Northeast corner of said Section 15; Thence South 1° 32' 00" West, along the East line of said Northeast Quarter, 301.03 feet to the South line of the North 301.00 feet of said Northeast Quarter and **THE TRUE POINT OF BEGINNING**; Thence North 89° 13' 41" West, along said South line 156.84 feet; Thence South 2° 05' 59" West 61.95 feet; Thence South 4° 12' 50" East 76.29 feet; Thence South 1° 38' 05" East 85.15 feet; Thence South 1° 32' 44" West 149.87 feet; Thence South 3° 04' 52" West 97.92 feet; Thence South 4° 25' 35" West 45.12 feet; Thence South 10° 23' 10" West 31.70 feet; Thence South 35° 45' 51" West 36.56 feet; Thence South 62° 01' 15" West 14.60 feet; Thence South 0° 46' 19" West 16.04 feet, more or less to, to intersect the South line extended Westerly, of that certain parcel as described under Auditors File No. 200703140098; Thence Easterly along said South line 188.00 feet, more or less to the East line of said Northeast Quarter; Thence North 1° 32' 00" East 600.05 feet to the **TRUE POINT OF BEGINNING**.

Except the right of way of Beaver Marsh Road.

Situate in the County of Skagit, State of Washington.

Lot 2 Before Adjustment
Tax Parcel P21999

The North 301 feet of the East 145 feet of the Northeast Quarter of Section 15, Township 34 North, Range 3 East of the Willamette Meridian,
Except County road;

AND EXCEPT that portion deeded to the state of Washington for road purposes by deed dated July 5, 1938 and recorded September 8, 1938, in Volume 175 of Deeds, page 302, records of Skagit County, Washington.

Situated in Skagit County, Washington.



EXHIBIT "A"

Lot 1 After Adjustment
Tax Parcel P22000

That portion of the Northeast Quarter of the Northeast Quarter of Section 15, Township 34 North, Range 3 East, WM described as follows:
Commencing at the Northeast corner of said Section 15; Thence South 1° 32' 00" West, along the East line of said Northeast Quarter, 507.72 feet to the South line of the North 507.67 feet of said Northeast Quarter and **THE TRUE POINT OF BEGINNING**;
Thence North 89° 13' 41" West, along said South line 146.01 feet; Thence South 1° 38' 05" East 16.36 feet; Thence South 1° 32' 44" West 149.87 feet; Thence South 3° 04' 52" West 97.92 feet; Thence South 4° 25' 35" West 45.12 feet; Thence South 10° 23' 10" West 31.70 feet; Thence South 35° 45' 51" West 36.56 feet; Thence South 62° 01' 15" West 14.60 feet; Thence South 0° 46' 19" West 16.04 feet, more or less, to intersect the South line extended Westerly, of that certain parcel as described under Auditors File No. 200703140098; Thence Easterly along said South line 188.00 feet, more or less to the East line of said Northeast Quarter; Thence North 1° 32' 00" East 393.36 feet to the **TRUE POINT OF BEGINNING**.

Except the right of way of Beaver Marsh Road.

Situate in the County of Skagit, State of Washington.

Lot 2 After Adjustment
Tax Parcel P21999

The North 301 feet of the East 145 feet of the Northeast Quarter of Section 15, Township 34 North, Range 3 East of the Willamette Meridian,

Together with the following described tract; Commencing at the Northeast corner of said Section 15; Thence South 1° 32' 00" West, along the East line of said Northeast Quarter, 301.03 feet to the South line of the North 301.00 feet of said Northeast Quarter and **THE TRUE POINT OF BEGINNING**; Thence North 89° 13' 41" West, along said South line 156.84 feet; Thence South 2° 05' 59" West 61.95 feet; Thence South 4° 12' 50" East 76.29 feet; Thence South 1° 38' 05" East 68.79 feet to the South line of the North 507.67 feet of said Northeast Quarter; thence along said South line South 89° 13' 41" East 146.01 feet more or less to the East line of said Northeast quarter; Thence north 1° 32' 00" East 206.69 feet to **THE TRUE POINT OF BEGINNING**;

Except County road;

AND EXCEPT that portion deeded to the state of Washington for road purposes by deed dated July 5, 1938 and recorded September 8, 1938, in Volume 175 of Deeds, page 302, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT A



Conveyed area

That portion of the Northeast Quarter of Section 15, Township 34 North, Range 3 East of the Willamette Meridian,

Commencing at the Northeast corner of said Section 15; Thence South $1^{\circ} 32' 00''$ West, along the East line of said Northeast Quarter, 301.03 feet to the South line of the North 301.00 feet of said Northeast Quarter and **THE TRUE POINT OF BEGINNING**; Thence North $89^{\circ} 13' 41''$ West, along said South line 156.84 feet; Thence South $2^{\circ} 05' 59''$ West 61.95 feet; Thence South $4^{\circ} 12' 50''$ East 76.29 feet; Thence South $1^{\circ} 38' 05''$ East 68.79 feet to the South line of the North 507.67 feet of said Northeast Quarter; thence along said South line South $89^{\circ} 13' 41''$ East 146.01 feet more or less to the East line of said Northeast quarter; Thence north $1^{\circ} 32' 00''$ East 206.69 feet to **THE TRUE POINT OF BEGINNING**;

Except County road;

Situated in Skagit County, Washington.



EXHIBIT A