



202410170013

10/17/2024 09:35 AM Pages: 1 of 8 Fees: \$310.50
Skagit County Auditor

After recording, return to:
WOLF LEE HURST & SLATTERY, PLLP
230 EAST CHAMPION STREET
BELLINGHAM, WA 98225

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024 2584
OCT 17 2024

Amount Paid \$ 0
Skagit Co. Treasurer
By *CT* Deputy

DOCUMENT TITLE:	QUIT CLAIM DEED
GRANTOR:	JODY BOERINGA
GRANTEE:	JODY BOERINGA
ABBREVIATED LEGAL DESCRIPTION:	PORTION OF NE 1/4 SE 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.
ASSESSOR'S TAX PARCEL NUMBERS:	COMPLETE LEGAL DESCRIPTION IS SET FORTH BELOW P118224 / 360417-4-001-0100; P49285 / 360417-0-003-0002

QUIT CLAIM DEED

This Quit Claim Deed is made this 3rd day of October 2024, by Jody Boeringa ("Boeringa") as both Grantor and Grantee for the purpose of a boundary line adjustment WAC 458-610-109(2)(a)(iv) and is made pursuant to the following facts:

- A. Boeringa is the owner of two adjacent parcels of real property bearing Skagit County Assessor's Parcel Numbers P118224 ("Lot A") and P49285 ("Lot B"), which are legally described in the attached Exhibits A and B, respectively, and depicted on the map attached hereto as Exhibit C.
- B. Boeringa wishes to adjust the boundaries between the two above-described properties such that the new legal descriptions of Lot A and Lot B will be as set forth in the attached Exhibits D and E, respectively, and as depicted on the map attached hereto as Exhibit F.

THEREFORE, for and in consideration of said boundary line adjustments, and for no monetary consideration, the Grantor does hereby convey and quitclaim to the Grantee, the real property legally described in Exhibits D and E and depicted on Exhibit F, including any interest therein which Grantor may hereafter acquire.

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

GRANTOR/GRANTEE:

Jody Boeringa

STATE OF WASHINGTON)
) ss.
County of Skagit)

On this 3rd day of October, 2024, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared JODY BOERINGA, to me known to be the individual described in, and who executed the within instrument for himself and acknowledged to me that he signed and sealed the same as his own free and voluntary act and deed for himself.

Witness my hand and official seal hereto affixed the day and year first above written.



Carly Parce
Printed Name: Carly Parce
Notary Public in and for the state of
Washington, residing at Bellingham
My commission expires: 04/13/27



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 Phone 360.671.7387 Facsimile 360.671.4685 Email info@psurvey.com

EXHIBIT 'A'
LOT A PRE-BLA LEGAL DESCRIPTION

P118224:

LOT 3, SKAGIT COUNTY SHORT PLAT NO. PL-00-0739, APPROVED JULY 18, 2001 AND RECORDED JULY 18, 2001 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200107180017, BEING A PORTION OF THE NORTHEAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.

EXCEPT THAT PORTION OF LOT 3, SKAGIT COUNTY SHORT PLAT NO. PL-00-0739, APPROVED JULY 18, 2001 AND RECORDED JULY 18, 2001, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200107180017, BEING A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3, SKAGIT COUNTY SHORT PLAT NO. PL-00-0739; THENCE SOUTH 89°21'34" EAST ALONG THE SOUTH LINE OF SAID LOT 3 FOR A DISTANCE OF 409.26 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL CONVEYED TO RONALD L. WALDEN AND LANA D. WALDEN, HUSBAND AND WIFE, BY REAL ESTATE CONTRACT RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201010180105;

THENCE NORTH 00°38'26" EAST (CALLED NORTH IN PREVIOUS DESCRIPTIONS) FOR A DISTANCE OF 600.00 FEET TO THE NORTHWEST CORNER OF SAID WALDEN PARCEL;

THENCE NORTH 89°21'34" WEST (CALLED WEST IN PREVIOUS DESCRIPTIONS) ON A WESTERLY PROJECT OF THE NORTH LINE OF SAID WALDEN PARCEL FOR A DISTANCE OF 190.23 FEET, MORE OR LESS, TO THE WESTERLY LINE OF SAID LOT 3, SKAGIT COUNTY SHORT PLAT NO. PL-00-0739, ALSO BEING THE EASTERLY RIGHT OF WAY MARGIN OF BUTLER CREEK ROAD, AND ALSO BEING A POINT ON A NON-TANGENT CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT (ALSO BEING THE WESTERLY LINE OF SAID LOT 3 AND THE EASTERLY RIGHT OF WAY MARGIN OF BUTLER CREEK ROAD), CONCAVE TO THE NORTHWEST, HAVING AN INITIAL TANGENT BEARING OF SOUTH 06°40'47" WEST, A RADIUS OF 1,318.68 FEET, THROUGH A CENTRAL ANGLE OF 28°01'52", AN ARC DISTANCE OF 645.14 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.





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EXHIBIT 'B'
LOT B PRE-BLA LEGAL DESCRIPTION

P49285:

THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 17, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON, BEING A TRACT OF LAND 600 FEET BY 500 FEET, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE SOUTH 84°43' EAST 482.2 FEET TO THE CENTER LINE OF STATE ROAD NO. 1, LAKE SAMISH BRANCH AT HIGHWAY ENGINEER'S STATION 444+82.4; THENCE NORTH 50°54' EAST 839.2 FEET; THENCE NORTH 52°24' EAST 129.6 FEET; THENCE NORTH 62°29' EAST 168.8 FEET; THENCE NORTH 62°29' EAST 1,020.5 FEET; THENCE NORTH 47°59' EAST 524.3 FEET; THENCE NORTH 45°28'30" EAST 455.6 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 600 FEET; THENCE EAST 500 FEET; THENCE SOUTH 600 FEET; THENCE WEST 500 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF LOT 3, SKAGIT COUNTY SHORT PLAT NO. PL-00-0739, APPROVED JULY 18, 2001 AND RECORDED JULY 18, 2001, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200107180017, BEING A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3, SKAGIT COUNTY SHORT PLAT NO. PL-00-0739; THENCE SOUTH 89°21'34" EAST ALONG THE SOUTH LINE OF SAID LOT 3 FOR A DISTANCE OF 409.26 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL CONVEYED TO RONALD L. WALDEN AND LANA D. WALDEN, HUSBAND AND WIFE, BY REAL ESTATE CONTRACT RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201010180105;

THENCE NORTH 00°38'26" EAST (CALLED NORTH IN PREVIOUS DESCRIPTIONS) FOR A DISTANCE OF 600.00 FEET TO THE NORTHWEST CORNER OF SAID WALDEN PARCEL;

THENCE NORTH 89°21'34" WEST (CALLED WEST IN PREVIOUS DESCRIPTIONS) ON A WESTERLY PROJECT OF THE NORTH LINE OF SAID WALDEN PARCEL FOR A DISTANCE OF 190.23 FEET, MORE OR LESS, TO THE WESTERLY LINE OF SAID LOT 3, SKAGIT COUNTY SHORT PLAT NO. PL-00-0739, ALSO BEING THE EASTERLY RIGHT OF WAY MARGIN OF BUTLER CREEK ROAD, AND ALSO BEING A POINT ON A NON-TANGENT CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT (ALSO BEING THE WESTERLY LINE OF SAID LOT 3 AND THE EASTERLY RIGHT OF WAY MARGIN OF BUTLER CREEK ROAD), CONCAVE TO THE NORTHWEST, HAVING AN INITIAL TANGENT BEARING OF SOUTH 06°40'47" WEST, A RADIUS OF 1,318.68 FEET, THROUGH A CENTRAL ANGLE OF 28°01'52", AN ARC DISTANCE OF 645.14 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.

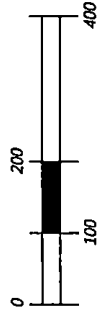


PRE-BLA EXHIBIT 'C'

SITUATE IN A PORTION OF THEN 1/2 OF THE SE 1/4 OF SECTION 17, TOWNSHIP 36 NORTH
RANGE 4 EAST, W.M. SKAGIT COUNTY, WASHINGTON



PARCEL AREA	
P118224 BEFORE	10.38 AC
P49285 BEFORE	10.63 AC



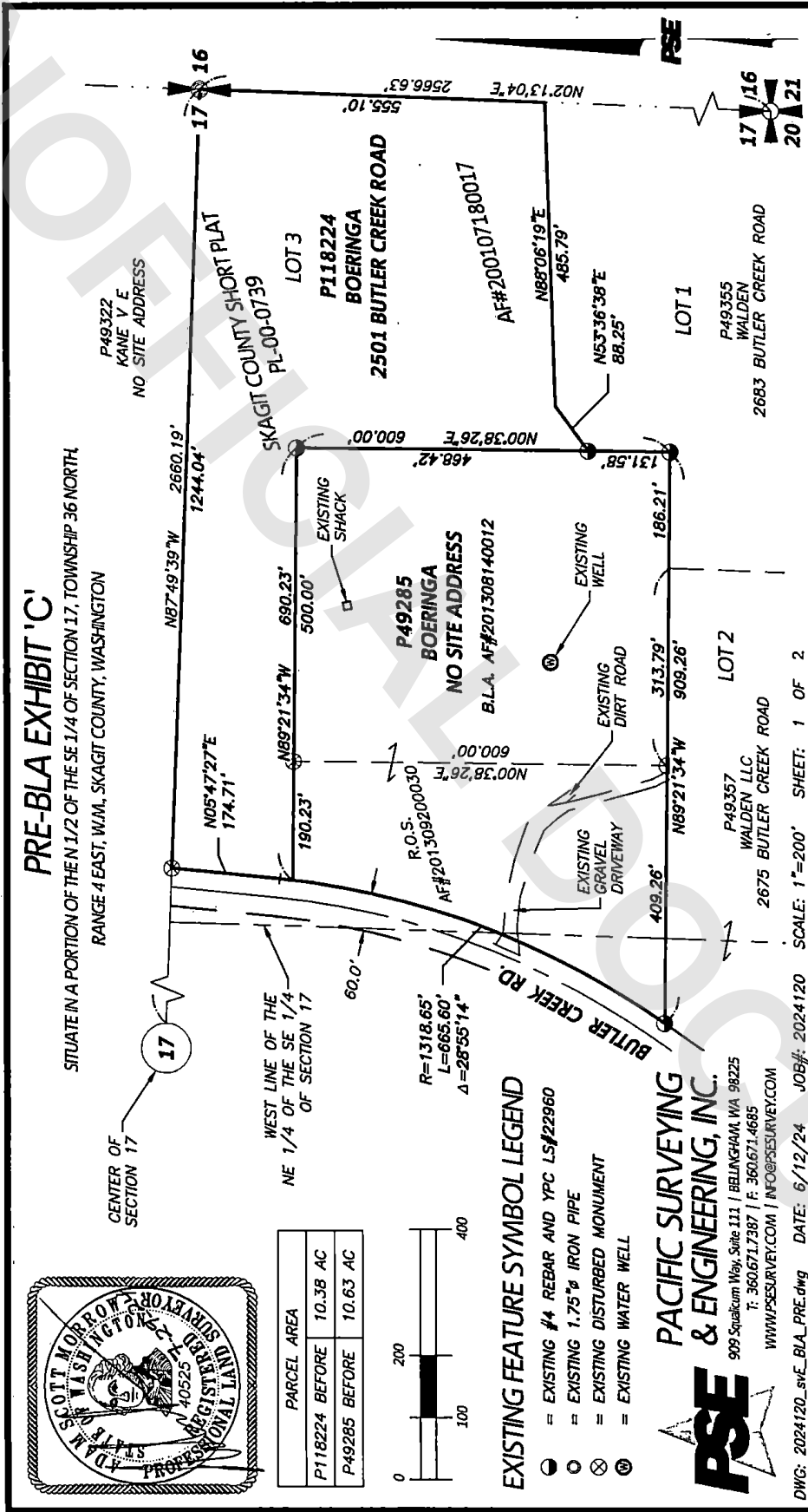
EXISTING FEATURE SYMBOL LEGEND

- = EXISTING #4 REBAR AND YPC LS#22960
- = EXISTING 1.75" IRON PIPE
- ⊗ = EXISTING DISTURBED MONUMENT
- ⊙ = EXISTING WATER WELL

PSE PACIFIC SURVEYING & ENGINEERING, INC.

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WWW.PSESURVEY.COM | INFO@PSESURVEY.COM

DWG: 2024120_svE_BLA_PRE.dwg DATE: 6/12/24 JOB#: 2024120 SCALE: 1"=200' SHEET: 1 OF 2





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EXHIBIT 'D'
LOT A POST-BLA LEGAL DESCRIPTION

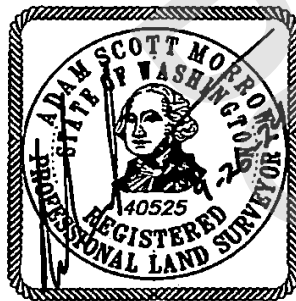
LOT A:

THAT PORTION OF LOT 3, SKAGIT COUNTY SHORT PLAT PL-00-0739, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200107180017, BEING A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 17; THENCE ALONG THE EAST LINE OF SAID SECTION 17 SOUTH $02^{\circ}13'04''$ WEST, 355.41 FEET; THENCE DEPARTING SAID EAST LINE NORTH $88^{\circ}34'21''$ WEST, 1,282.54 FEET MORE OR LESS TO THE EAST MARGIN OF BUTLER CREEK ROAD; THENCE ALONG A NON-TANGENT CURVE, ALSO BEING THE EAST MARGIN OF SAID ROAD, FROM WHICH THE RADIUS POINT BEARS NORTH $75^{\circ}31'34''$ WEST A DISTANCE OF 1,318.65 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $08^{\circ}40'59''$ A DISTANCE OF 199.84 FEET TO THE POINT OF TANGENCY; THENCE NORTH $05^{\circ}47'27''$ EAST, 174.71 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, ALSO BEING A POINT ON THE EAST WEST CENTER LINE OF SAID SECTION; THENCE ALONG SAID EAST WEST CENTER LINE SOUTH $87^{\circ}49'39''$ EAST, 1,244.04 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 10.5 +/- ACRES.

SITUATE IN SKAGIT COUNTY, WASHINGTON.





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EXHIBIT 'E'
LOT B POST-BLA LEGAL DESCRIPTION

LOT B:

THAT PORTION OF LOT 3, SKAGIT COUNTY SHORT PLAT PL-00-0739, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200107180017, BEING A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 17; THENCE ALONG THE EAST LINE OF SAID SECTION 17 SOUTH 02°13'04" WEST, 355.41 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID EAST LINE SOUTH 02°13'04" WEST, 199.69 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID SHORT PLAT; THENCE DEPARTING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID LOT 1 SOUTH 88°06'19" WEST, 485.79 FEET; THENCE SOUTH 53°36'38" WEST, 88.25 FEET; THENCE SOUTH 00°38'26" WEST, 131.58 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 2 OF SAID SHORT PLAT; THENCE ALONG SAID EASTERLY EXTENSION AND SAID NORTH LINE OF LOT 2 NORTH 89°21'34" WEST, 909.26 FEET TO THE NORTHWEST CORNER OF SAID LOT 2 ALSO BEING A POINT ON THE EAST MARGIN OF BUTLER CREEK ROAD; THENCE ALONG A NON-TANGENT CURVE, ALSO BEING THE EAST MARGIN OF SAID ROAD, FROM WHICH THE RADIUS POINT BEARS NORTH 55°17'19" WEST A DISTANCE OF 1,318.65 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°14'16" A DISTANCE OF 465.77 FEET MORE OR LESS TO A POINT THAT BEARS NORTH 88°34'21" WEST, 1,282.54 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 88°34'21" EAST, 1,282.54 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 10.5 +/- ACRES.

SITUATE IN SKAGIT COUNTY, WASHINGTON.



