



202411010025

11/01/2024 11:41 AM 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 2793
NOV 01 2024

Amount Paid \$ 725.00
Skagit Co. Treasurer
By Deputy
LT

Quitclaim Deed

(Boundary Line Adjustment)

Grantor: Jason Irvin Dvorak

Grantee: Rooney's Cin, LLC

Legal Description: ptns Lots 7-13, Block 172; ptns Lots 1-12, Block 191; vac 2nd Ave, Fidalgo City

Assessor's Property Tax Parcel or Account Nos. P73300; P73326

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE is made this 18 day of October, 2024, between Jason Irvin Dvorak, as his separate property, Grantor, and Rooney's Cin, LLC, a Washington limited liability company, Grantee.

Recitals

- a. Grantor is the owner of the property bearing Skagit County Assessor's parcel no. P73326, described in the attached Exhibit A.
- b. Grantee is the owner of the property bearing Skagit County Assessor's parcel no. P73300, described in the attached Exhibit B.
- c. The parties wish to adjust the boundaries between the said parcels, with a portion of Grantor's property (described in the attached Exhibit C), being incorporated into Grantee's property.
- d. The adjusted description of Grantor's property is attached hereto as Exhibit D.
- e. The adjusted description of Grantee's property is attached hereto as Exhibit E.

- d. A diagram showing the adjustment is attached hereto as Exhibit F.

Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, and for other good and valuable consideration in hand paid, grantor does hereby QUIT CLAIM to the grantee all of his 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 conveyance is not for the purpose of creating an additional building lot.


JASON IRVIN DVORAK

STATE OF WASHINGTON)

:ss

COUNTY OF SKAGIT)

On this day personally appeared before me Jason Irvin Dvorak, to me known to be the person 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 18 day of OCTOBER, 2024.




NOTARY PUBLIC in and for the State of Washington, residing at

MOUNT VERNON.

My commission expires: 3-15-26

Name: KEVIN LISSLER

Exhibit "A"

**Jason Irvin Dvorak, as his separate property, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number. P-73326)**

Parcel "A"

Lots 7 through 13, inclusive, Block 172, "Map of Fidalgo City, Skagit Co., Washington," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington.

TOGETHER WITH the East 1/2 of the vacated alley abutting said lots;

ALSO TOGETHER WITH the North 1/2 of vacated Second Street and the West 1/2 of vacated Fidalgo Avenue abutting said lots;

Lots 1 through 12, inclusive, and Lots 15 through 26, inclusive, Block 191, of "Map of Fidalgo City, Skagit Co., Washington," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington.

ALSO TOGETHER WITH the South 1/2 of vacated Second Street and the East 1/2 of vacated Carlyle Avenue and the vacated alley in Block 191, of said plat, abutting said lots.

EXCEPT the West 1/2 of vacated Fidalgo Avenue adjoining Lots 7 through 13, inclusive, Block 172, "Map of Fidalgo City, Skagit Co., Washington", as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington, being the East 50 feet of the North 232.50 feet of that parcel delineated on that survey recorded under Auditor's File No. 201811200087, records of Skagit County, Washington.

Parcel "A-1"

An easement for ingress, egress and utilities over, across and under the West 80 feet of the following described Tract:

Lots 13 and 14, Block 191, "Map of Fidalgo City, Skagit Co., Washington," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington.

TOGETHER WITH the vacated alley through Block 191 abutting said lots;

ALSO TOGETHER WITH Lots 1 through 6, inclusive, and Lots 21 through 26, inclusive, and the West 30 feet of Lots 14 through 20, inclusive, Block 212, of said plat;

ALSO TOGETHER WITH that portion of vacated alley through Block 212, lying North of the South lines of Lots 6 and 21, extended through said alley;

ALSO TOGETHER WITH that portion of vacated First Street lying between Carlyle Avenue and Fidalgo Avenue butting said lots;

ALSO TOGETHER WITH that portion of the West 1/2 of vacated Fidalgo Avenue lying between the South line of Lot 6, Block 212, extended East, and the centerline of First Street;

ALSO TOGETHER WITH the East 1/2 of vacated Carlyle Avenue lying between the North line of Front Street and the North line of Lot 14, Block 191, extended West.

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

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



Exhibit "B"**Rooney's Cin, LLC, a Washington Limited Liability Company, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-73300)**

Lot "B" of that certain Boundary Line Adjustment Survey recorded August 21, 2003, under Auditor's File No. 200308210049, and being a portion of Blocks 173 and 190, "Map of Fidalgo City, Skagit Co., Washington," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington, and portions of vacated streets and alleys adjacent thereto,

TOGETHER WITH that portion of Lots 6, 7, 8, 9, 10, 11, 12 and 13, Block 173, "Map of Fidalgo City, Skagit Co., Washington," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington;

TOGETHER WITH those portions of vacated alley, vacated Second Street and vacated Commercial Avenue, lying Southerly of a line drawn parallel with and 200.00 feet South of the centerline of said vacated Third Street;

EXCEPT that portion of Lot "B" of that certain Boundary Line Adjustment Survey recorded August 21, 2003, under Auditor's File No. 200308210049, and being more particularly described as Lots 21, 22, 23, 24, 25 and 26, Block 173, "Map of Fidalgo City, Skagit Co., Washington," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington. TOGETHER WITH those portions of vacated alley, vacated Third Street and vacated Fidalgo Avenue, lying Northerly of a line drawn parallel with and 185.56 feet South of the centerline of said vacated Third Street.

ALSO TOGETHER WITH the West 1/2 of vacated Fidalgo Avenue adjoining Lots 7 through 13, inclusive, Block 172, "Map of Fidalgo City, Skagit Co., Washington," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington, being the East 50 feet of the North 232.50 feet of that parcel delineated on that survey recorded under Auditor's File No. 201811200087, 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.



9-18-24

Exhibit "C"

**Portion of Jason Irvin Dvorak, as his separate property, Parcel
(Skagit County Assessor's Parcel Number. P-73326)
To be Boundary Line Adjusted into
Rooney's Cin, LLC, a Washington Limited Liability Company, Parcel
(Skagit County Assessor's Parcel Number P-73300)**

Those portions of Lots 7 through 13, Block 172, Lots 1 through 12, Block 191 and vacated Second Avenue, all in the Map of Fidalgo City, Skagit County, WA as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington being more particularly described as follows:

BEGINNING at the Southwest corner of Lot B of Boundary Line Adjustment Survey approved August 21, 2003 and recorded August 21, 2003 under Auditor's File No. 200308210049, records of Skagit County, Washington, also being on the centerline of vacated First Avenue;
thence North 00°00'00" East along the West line of said Lot B, Boundary Line Adjustment Survey, for a distance of 82.50 feet, more or less, to the Southeast corner of said Lot 12, Block 191, Map of Fidalgo City, and being the TRUE POINT OF BEGINNING;
thence South 90°00'00" West along the South line of said Lot 12 for a distance of 9.00 feet;
thence North 0°55'52" East for a distance of 234.00 feet;
thence South 90°00'00" West for a distance of 6.00 feet;
thence North 01°01'10" East for a distance of 123.55 feet, more or less, to the centerline of said vacated Second Avenue;
thence South 90°00'00" West along the centerline of said vacated Second Avenue for a distance of 54.31 feet;
thence North 00°00'00" East parallel with the West line of said Lot B, Boundary Line Adjustment Survey for a distance of 232.50 feet, more or less, to the North line of said Lot 7, Block 172, Map of Fidalgo City;
thence North 90°00'00" East along said North line of Lot 7 for a distance of 63.31 feet, more or less, to the Northeast corner of said Lot 7, also being the West line of said Lot B, Boundary Line Adjustment Survey, at a point bearing North 00°00'00" East from the TRUE POINT OF BEGINNING;
thence South 00°00'00" West along said West line of Lot B, Boundary Line Adjustment Survey for a distance of 590.00 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 17,628 sq. ft., 0.4 acres

The above described property is to be combined or aggregated with contiguous property to the east (Parcel No. P-73300) 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: Jeanna Cunniff
Title: Associate Planner

Date: 10/14/2024

Per Skagit County Planning & Development Services, by virtue of recording this Boundary Line Adjustment, both newly configured lots shall be considered Lots of Record for individual conveyance and development purposes unless otherwise restricted.



9-18-24

Exhibit "D"**Jason Irvin Dvorak, as his separate property, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number. P-73326)****Parcel "A"**

Lots 7 through 13, inclusive, Block 172, "Map of Fidalgo City, Skagit Co., Washington," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington.

TOGETHER WITH the East 1/2 of the vacated alley abutting said lots;

ALSO TOGETHER WITH the North 1/2 of vacated Second Street and the West 1/2 of vacated Fidalgo Avenue abutting said lots;

Lots 1 through 12, inclusive, and Lots 15 through 26, inclusive, Block 191, of "Map of Fidalgo City, Skagit Co., Washington," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington.

ALSO TOGETHER WITH the South 1/2 of vacated Second Street and the East 1/2 of vacated Carlyle Avenue and the vacated alley in Block 191, of said plat, abutting said lots.

EXCEPT the West 1/2 of vacated Fidalgo Avenue adjoining Lots 7 through 13, inclusive, Block 172, "Map of Fidalgo City, Skagit Co., Washington", as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington, being the East 50 feet of the North 232.50 feet of that parcel delineated on that survey recorded under Auditor's File No. 201811200087, records of Skagit County, Washington.

ALSO EXCEPT FROM THE ABOVE those portions of Lots 7 through 13, Block 172, Lots 1 through 12, Block 191 and vacated Second Avenue, all in the Map of Fidalgo City, Skagit County, WA as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington being more particularly described as follows:

BEGINNING at the Southwest corner of Lot B of Boundary Line Adjustment Survey approved August 21, 2003 and recorded August 21, 2003 under Auditor's File No. 200308210049, records of Skagit County, Washington, also being on the centerline of vacated First Avenue;
thence North 00°00'00" East along the West line of said Lot B, Boundary Line Adjustment Survey, for a distance of 82.50 feet, more or less, to the Southeast corner of said Lot 12, Block 191, Map of Fidalgo City, and being the TRUE POINT OF BEGINNING;
thence South 90°00'00" West along the South line of said Lot 12 for a distance of 9.00 feet;
thence North 0°55'52" East for a distance of 234.00 feet;
thence South 90°00'00" West for a distance of 6.00 feet;
thence North 01°01'10" East for a distance of 123.55 feet, more or less, to the centerline of said vacated Second Avenue;
thence South 90°00'00" West along the centerline of said vacated Second Avenue for a distance of 54.31 feet;
thence North 00°00'00" East parallel with the West line of said Lot B, Boundary Line Adjustment Survey for a distance of 232.50 feet, more or less, to the North line of said Lot 7, Block 172, Map of Fidalgo City;
thence North 90°00'00" East along said North line of Lot 7 for a distance of 63.31 feet, more or less, to the Northeast corner of said Lot 7, also being the West line of said Lot B, Boundary Line Adjustment Survey, at a point bearing North 00°00'00" East from the TRUE POINT OF BEGINNING;
thence South 00°00'00" West along said West line of Lot B, Boundary Line Adjustment Survey for a distance of 590.00 feet, more or less, to the TRUE POINT OF BEGINNING.

Parcel "A-1"

An easement for ingress, egress and utilities over, across and under the West 80 feet of the following described Tract:

Lots 13 and 14, Block 191, "Map of Fidalgo City, Skagit Co., Washington," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington.

TOGETHER WITH the vacated alley through Block 191 abutting said lots;

ALSO TOGETHER WITH Lots 1 through 6, inclusive, and Lots 21 through 26, inclusive, and the West 30 feet of Lots 14 through 20, inclusive, Block 212, of said plat;

ALSO TOGETHER WITH that portion of vacated alley through Block 212, lying North of the South lines of Lots 6 and 21, extended through said alley;

ALSO TOGETHER WITH that portion of vacated First Street lying between Carlyle Avenue and Fidalgo Avenue butting said lots;

ALSO TOGETHER WITH that portion of the West 1/2 of vacated Fidalgo Avenue lying between the South line of Lot 6, Block 212, extended East, and the centerline of First Street;

ALSO TOGETHER WITH the East 1/2 of vacated Carlyle Avenue lying between the North line of Front Street and the North line of Lot 14, Block 191, extended West.

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

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

Containing 109,209 sq ft, 2.51 acres

Per Skagit County Planning & Development Services, by virtue of recording this Boundary Line Adjustment, this newly configured lot shall be considered a Lot of Record for individual conveyance and development purposes unless otherwise restricted.



9-18-24

Exhibit "E"

**Rooney's Cin, LLC, a Washington Limited Liability Company, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-73300)**

Lot "B" of that certain Boundary Line Adjustment Survey recorded August 21, 2003, under Auditor's File No. 200308210049, and being a portion of Blocks 173 and 190, "Map of Fidalgo City, Skagit Co., Washington," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington, and portions of vacated streets and alleys adjacent thereto,

TOGETHER WITH that portion of Lots 6, 7, 8, 9, 10, 11, 12 and 13, Block 173, "Map of Fidalgo City, Skagit Co., Washington," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington;

TOGETHER WITH those portions of vacated alley, vacated Second Street and vacated Commercial Avenue, lying Southerly of a line drawn parallel with and 200.00 feet South of the centerline of said vacated Third Street;

ALSO TOGETHER WITH the West 1/2 of vacated Fidalgo Avenue adjoining Lots 7 through 13, inclusive, Block 172, "Map of Fidalgo City, Skagit Co., Washington," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington, being the East 50 feet of the North 232.50 feet of that parcel delineated on that survey recorded under Auditor's File No. 201811200087, records of Skagit County, Washington.

AND ALSO TOGETHER WITH those portions of Lots 7 through 13, Block 172, Lots 1 through 12, Block 191 and vacated Second Avenue, all in the Map of Fidalgo City, Skagit County, WA as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington being more particularly described as follows:

BEGINNING at the Southwest corner of Lot B of Boundary Line Adjustment Survey approved August 21, 2003 and recorded August 21, 2003 under Auditor's File No. 200308210049, records of Skagit County, Washington, also being on the centerline of vacated First Avenue;
thence North 00°00'00" East along the West line of said Lot B, Boundary Line Adjustment Survey, for a distance of 82.50 feet, more or less, to the Southeast corner of said Lot 12, Block 191, Map of Fidalgo City, and being the TRUE POINT OF BEGINNING;
thence South 90°00'00" West along the South line of said Lot 12 for a distance of 9.00 feet;
thence North 0°55'52" East for a distance of 234.00 feet;
thence South 90°00'00" West for a distance of 6.00 feet;
thence North 01°01'10" East for a distance of 123.55 feet, more or less, to the centerline of said vacated Second Avenue;
thence South 90°00'00" West along the centerline of said vacated Second Avenue for a distance of 54.31 feet;
thence North 00°00'00" East parallel with the West line of said Lot B, Boundary Line Adjustment Survey for a distance of 232.50 feet, more or less, to the North line of said Lot 7, Block 172, Map of Fidalgo City;
thence North 90°00'00" East along said North line of Lot 7 for a distance of 63.31 feet, more or less, to the Northeast corner of said Lot 7, also being the West line of said Lot B, Boundary Line Adjustment Survey, at a point bearing North 00°00'00" East from the TRUE POINT OF BEGINNING;
thence South 00°00'00" West along said West line of Lot B, Boundary Line Adjustment Survey for a distance of 590.00 feet, more or less, to the TRUE POINT OF BEGINNING.

EXCEPT FROM ALL OF THE ABOVE that portion of Lot "B" of that certain Boundary Line Adjustment Survey recorded August 21, 2003, under Auditor's File No. 200308210049, and being more particularly described as Lots 21, 22, 23, 24, 25 and 26, Block 173, "Map of Fidalgo City, Skagit Co., Washington," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington. TOGETHER WITH those portions of vacated alley,

vacated Third Street and vacated Fidalgo Avenue, lying Northerly of a line drawn parallel with and 185.56 feet South of the centerline of said vacated Third Street.

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

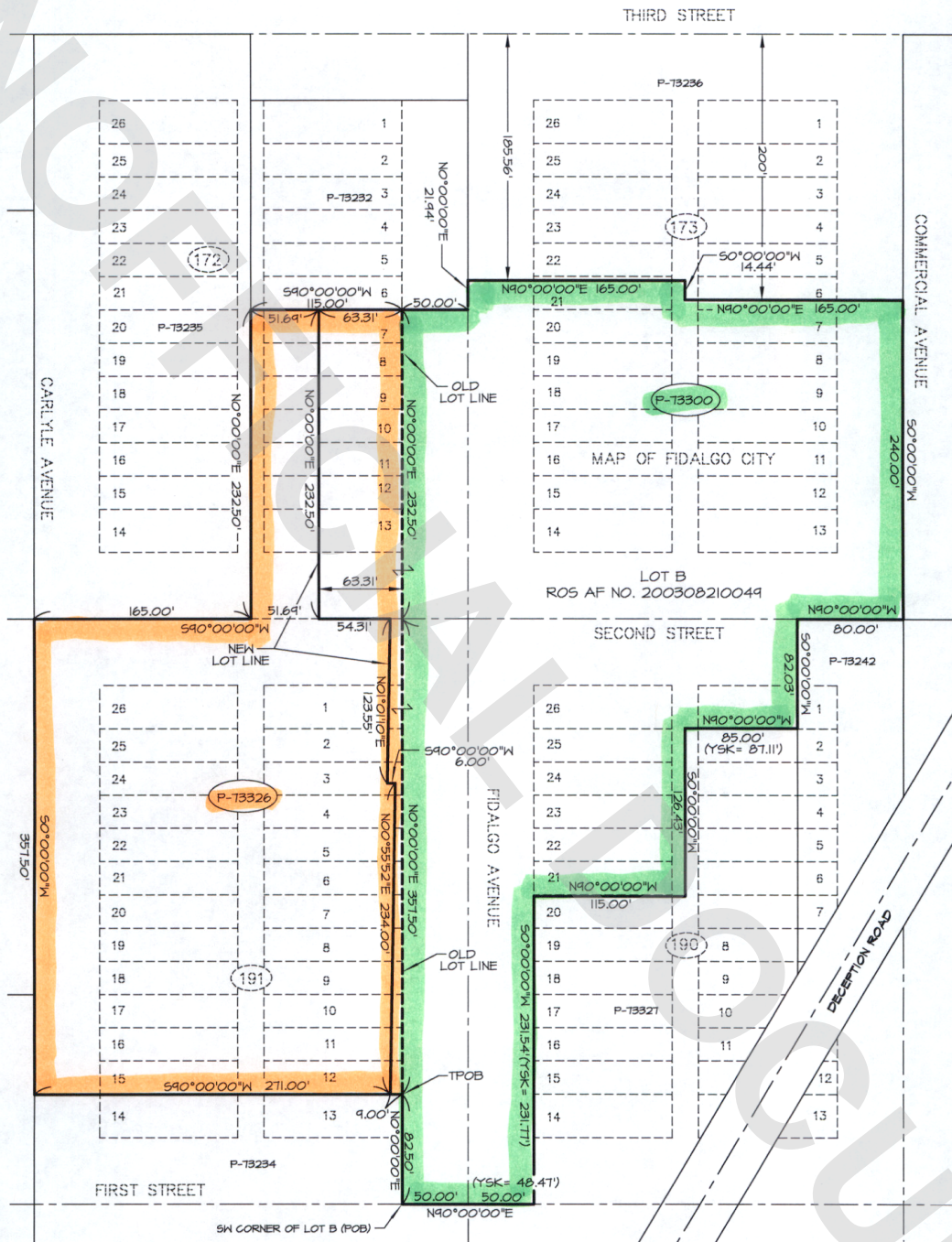
Situate in the County of Skagit, State of Washington.

Containing 185,781 sq ft, 4.3 acres

Per Skagit County Planning & Development Services, by virtue of recording this Boundary Line Adjustment, this newly configured lot shall be considered a Lot of Record for individual conveyance and development purposes unless otherwise restricted.

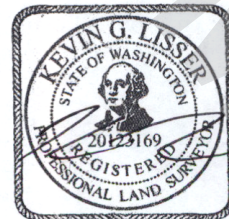


EXHIBIT E BEFORE BLA

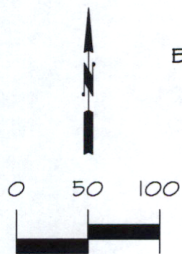


SEE RECORDED SURVEY FOR ADDITIONAL
BOUNDARY AND SECTION SUBDIVISION INFORMATION
(YSK = ROS AF NO. 200308210049)

NW 1/4 OF THE NW 1/4 OF
SECTION 19, T. 34 N., R. 2 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: ROONEY'S CIN, LLC



9-18-24



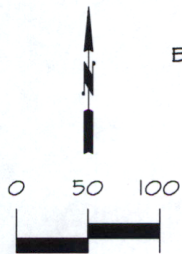
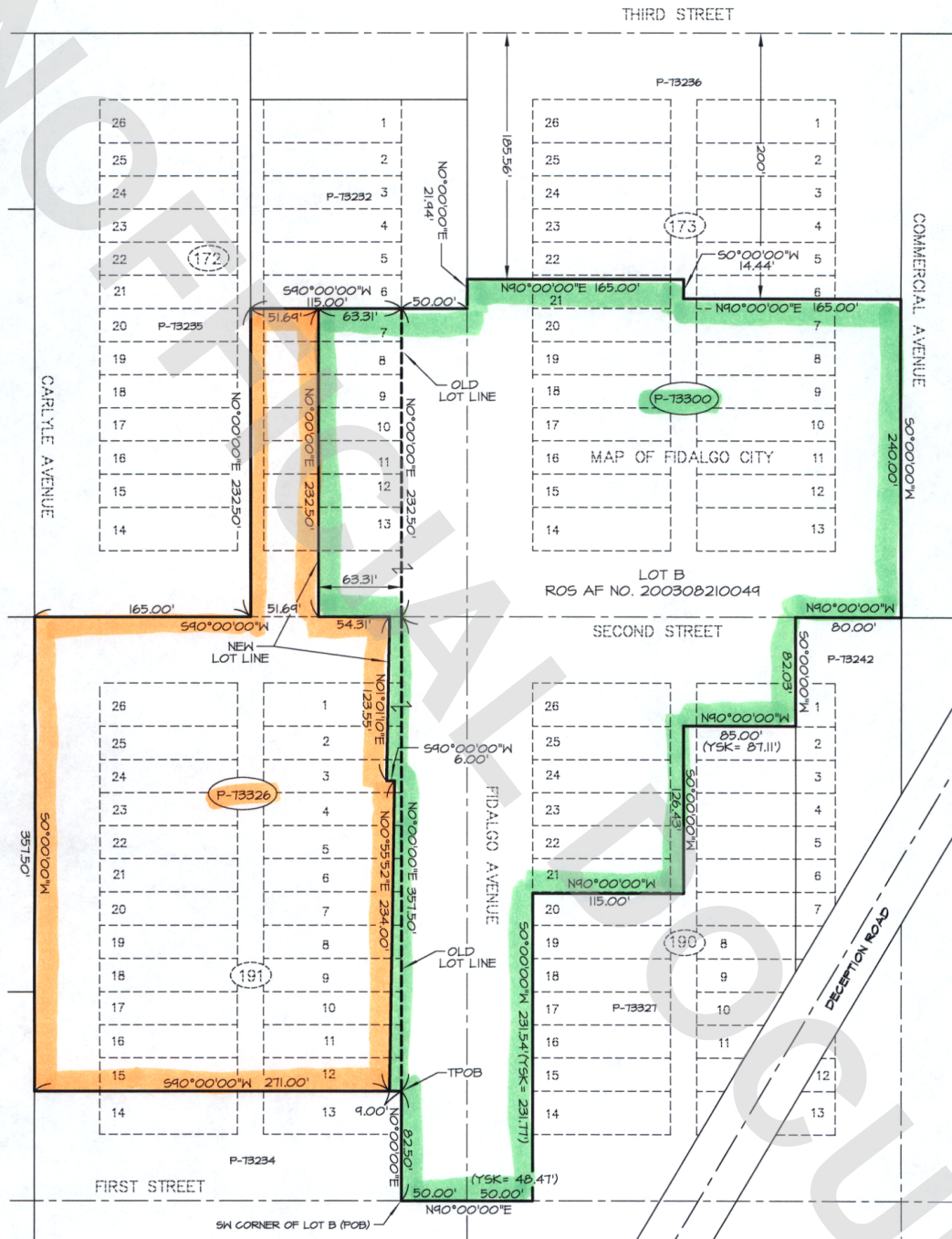
SCALE: 1" = 100'

MERIDIAN: ASSUMED

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

DATE: 9/12/24
DWG: 24-092 BLA

EXHIBIT E AFTER BLA



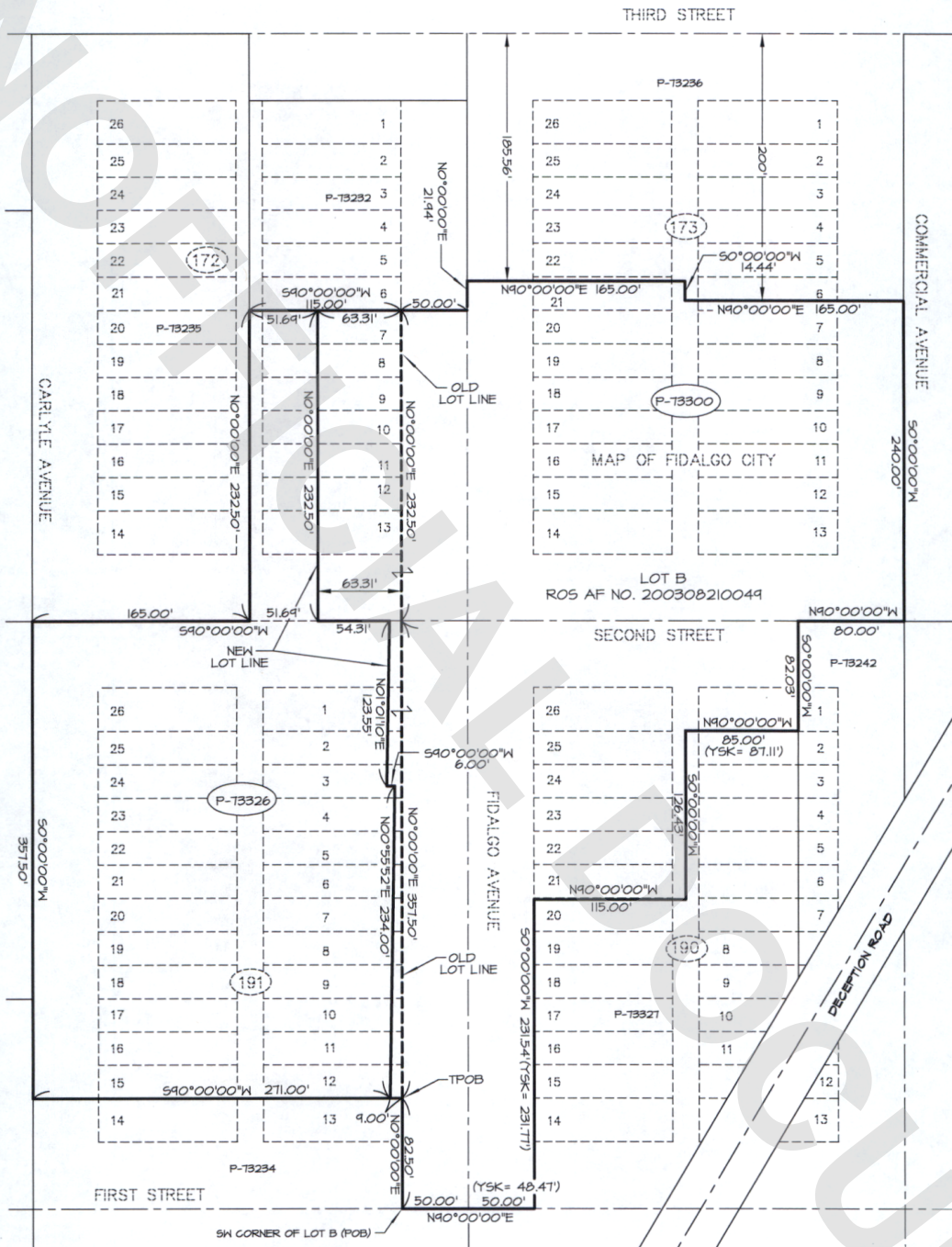
SCALE: 1" = 100'

MERIDIAN: ASSUMED

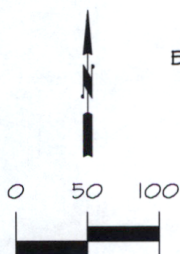


9-18-24

THIRD STREET



NW 1/4 OF THE NW 1/4 OF
SECTION 19, T. 34 N., R. 2 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: ROONEY'S CIN, LLC



MERIDIAN: ASSUMED

LISSER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-419-7442



9-18-24

DATE: 9/12/24
DWG: 24-092 BLA