



202411130017

11/13/2024 11:50 AM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024 2907
NOV 13 2024

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

When Recorded Return to:

Mark Sniffen
4288 State Route 9
Sedro Woolley, WA., 98284

Quit Claim Deed
(Boundary Line Adjustment)

THE GRANTOR, Mark Anthony Sniffen a single man, for and in consideration of the boundary line adjustment WAC 458-61A-109 (2) (a) (iv) without monetary consideration conveys for owner convenience and Quit Claims the property listed under "Legal Description before Conveyance" (see below). Reconveys the property "Legal Description after Conveyance" (see below) as shown on the BLA map recorded at Skagit County, for and in consideration of no monetary (\$0.00) Dollars paid, conveys and warrants to Mark Anthony Sniffen, a single man.

The 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.

Tax Account No. 360425-1-010-0001 & 360425-1-002-0001 - Skagit County Parcel #P49925 & P#49915

Subject to: Restrictions, reservations and easements of record.

The following described real estate, situated in the County of Skagit, State of Washington:

Full Legal Descriptions: Attached hereto below and incorporated herein by this reference.

S25/T.36N/R4E W.M.

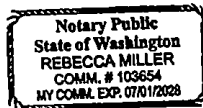
Mark Anthony Sniffen Mark Sniffen, Date 09-11-24

Individual Acknowledgement

STATE OF WASHINGTON)
) SS
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Mark Anthony Sniffen is/are the person(s) who appeared before me and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in the instrument.

SUBSCRIBED AND SWORN to me this 11th day of September, 2024.



Rebecca Miller
Signature
Rebecca Miller
Printed Name

Notary Public in and for the State of Washington,
residing at Cummins Island

My appointment expires 07-01-28

Legal Description before Conveyance

PARCEL "A":

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 25, Township 36 North, Range 4 East, W.M., lying within the following boundaries:

Beginning at a point on the West line of the Sedro-Woolley-Wickersham Highway which point is 1,105.6 feet North of the South line of said Southeast 1/4 of the Northeast 1/4; thence West to the East boundary of the Northern Pacific Railway right of way; thence North along said East boundary 226.8 feet to the North line of said Southeast 1/4 of the Northeast 1/4; thence East along said North line to the West line of said Highway; thence South along said West line 226.8 feet, to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 36 North, Range 4 East, W.M., lying within the following described boundaries:

Beginning at the intersection of the South line of said Northeast 1/4 of the Northeast 1/4 with the West line of the Sedro-Woolley-Wickersham Highway; thence North along said West line 169.2 feet; thence West to East line of the Northern Pacific Railway right of way; thence South along right of way to the South line of said Northeast 1/4 of the Northeast 1/4; thence East along said South line to the point of beginning.

Situate in the County of Skagit, State of Washington

Legal Description after Conveyance

Lot 1

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 25, Township 36 North, Range 4 East, W.M., lying within the following boundaries:

Commencing at the East 1/4 corner of said Section 25; thence North 01° 53' 00" East along the East line of said Section 25 and the centerline of Sedro-Woolley-Wickersham Highway, a distance of 111.69 feet; thence leaving the East line of said Section 25 North 01° 26' 44" East along the centerline of Sedro Woolley-Wickersham Highway, a distance of 993.25 feet; thence leaving said centerline North 87° 57' 46" West, a distance of 32.71 feet to the Westerly Margin of said Sedro Woolley-Wickersham Highway and the **TRUE POINT OF BEGINNING**; thence continuing North 87° 57' 45" West, a distance of 1,329.84 feet to the Easterly margin of BNSF Railroad right of way; thence North 03° 19' 25" East along said BNSF right of way, a distance of 226.86 feet; thence leaving said BNSF margin, South 87° 57' 45" East, a distance of 790.20 feet; thence South 02° 02' 15" West, a distance of 8.00 feet; thence South 87° 57' 45" East, a distance of 26.67 feet; thence North 02° 02' 15" East, a distance of 8.00 feet; thence South 87° 57' 45" East, a distance of 321.32 feet; thence South 02° 02' 15" West, a distance of 19.57 feet; thence South 57° 01' 43" East, a distance of 112.80 feet; thence North 32° 58' 17" East, a distance of 48.35 feet; thence South 73° 30' 26" East, a distance of 65.22 feet to the Westerly margin of said Sedro-Woolley-Wickersham Highway; thence South 01° 26' 43" West along said Westerly margin, a distance of 174.44 feet to the **POINT OF BEGINNING**.

Situated in Skagit County, Washington.

Containing an area of 291,659.31 Square Feet or 6.70 Acres.

Lot 2

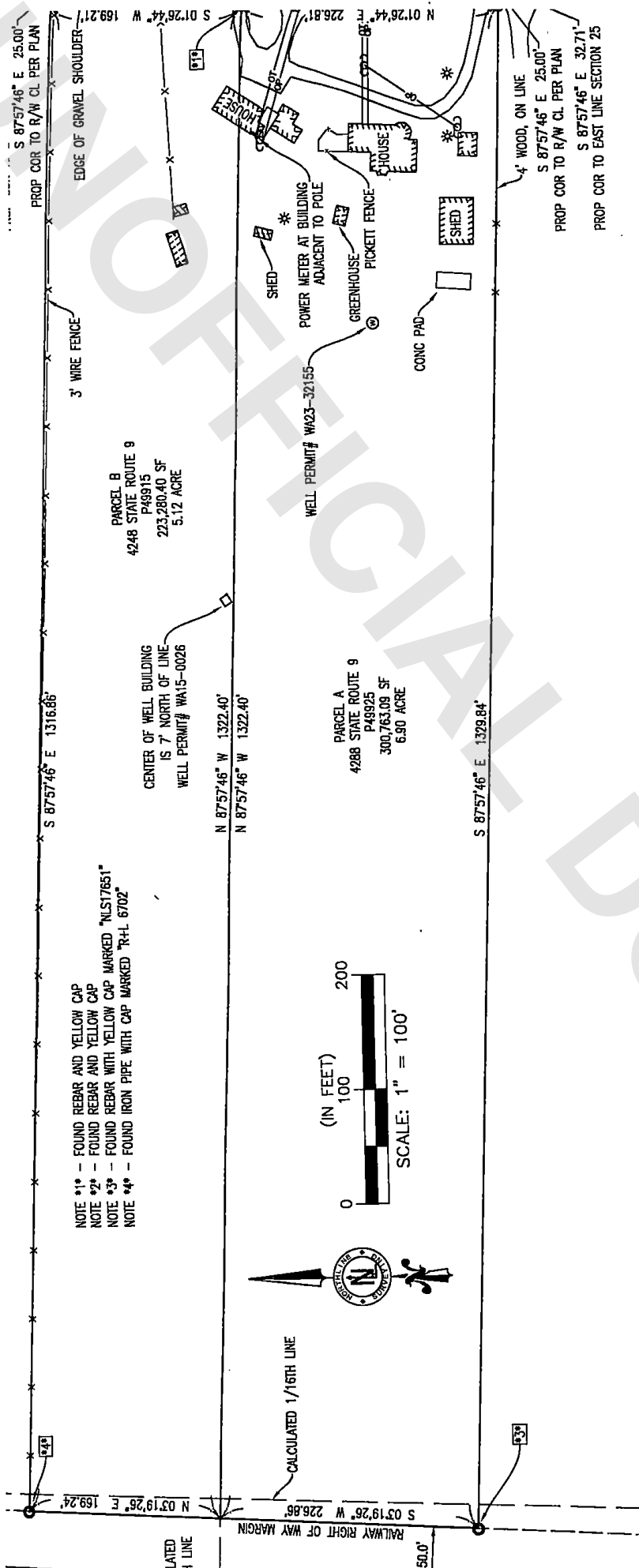
That portion of the Southeast 1/4 of the Northeast 1/4 of Section 25, Township 36 North, Range 4 East, W.M., lying within the following boundaries:

Commencing at the East 1/4 corner of said Section 25; thence North 01° 53' 00" East along the East line of said Section 25 and the centerline of Sedro-Woolley-Wickersham Highway, a distance of 111.69 feet; thence leaving the East line of said Section 25 North 01° 26' 44" East along the centerline of Sedro Woolley-Wickersham Highway, a distance of 993.25 feet; thence leaving said centerline North 87° 57' 46" West, a distance of 32.71 feet to the Westerly Margin of said Sedro Woolley-Wickersham Highway; thence North 01° 26' 44" East along said Westerly Margin, a distance of 174.44 feet to the **TRUE POINT OF BEGINNING**; thence continuing North 73° 30' 26" West, a distance of 65.22 feet; thence South 32° 58' 17" West, a distance of 48.35 feet; thence North 57° 01' 43" West, a distance of 112.80 feet; thence North 02° 02' 15" East, a distance of 19.57 feet; thence North 87° 57' 45" West, a distance of 321.32 feet; thence South 02° 02' 15" West, a distance of 8.00 feet; thence North 87° 57' 45"

West, a distance of 26.67 feet; thence North 02° 02' 15" East, a distance of 8.00 feet; thence North 87° 57' 45" West, a distance of 790.20 feet to the Easterly margin of BNSF Railroad right of way; thence North 03° 19' 25" East along the Easterly margin of BNSF Railroad, a distance of 169.24 feet; thence leaving said Easterly margin, South 87° 57' 45" East, a distance of 1,316.86 feet to the Westerly margin of said Sedro-Woolley-Wickersham Highway; thence South 01° 26' 43" West a distance of 221.58 feet to the **POINT OF BEGINNING**.

Situated in Skagit County, Washington.

Containing an area of 232,384.18 Square Feet or 5.33 Acres



UTILITY NOTES

BASIS FOR UTILITY LINES SHOWN: FIELD OBSERVATIONS

UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON DIRECTLY MEASURED UTILITY STRUCTURES AND SURFACE INDICATORS VISIBLE FROM THE SURFACE AT THE TIME OF THIS SURVEY. COVERED OR NON-VISIBLE FEATURES MAY EXIST AND MAY NOT BE SHOWN ON THIS SURVEY.

THIS SURVEY WAS PERFORMED WITHOUT THE SUPPORT OF UNDERGROUND UTILITY LOCATE SERVICES. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THE SITE. FIELD VERIFICATION OF EXISTING UTILITIES BY POTHOLE OR OTHER MEANS NECESSARY PRIOR TO OR DURING ANY CONSTRUCTION TO ENSURE THE LOCATION OF UNDERGROUND UTILITIES.

IN PROVIDING THIS SURVEY, NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING CONDITION OR CAPACITY OF ANY UTILITY EXISTING ON THIS SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO GUARANTEE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS.

WINSHIP 36 NORTH, RANGE 4 EAST, W.M., LYING WITHIN THE FOLLOWING

1/4 HIGHWAY WHICH POINT IS 1,105.6 FEET NORTH OF THE SOUTH LINE OF SAID

1/4 OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4;

OF BEGINNING.

R/W CL PER PLAN LINE--

