



202411140074

11/14/2024 01:23 PM Pages: 1 of 7 Fees: \$309.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20242925
NOV 14 2024

Amount Paid \$ 53.00
Skagit Co. Treasurer
By *KS* Deputy

When recorded return to:

Ryan Jepperson
7474 Healy Road
Sedro-Woolley, WA 98284

Quitclaim Deed
(Boundary Line Adjustment)

Grantor: BRYAN B. BOWERS, an unmarried person

Grantees: RYAN J. JEPPELSON and CHRISTINA M. JEPPELSON, husband and wife

Legal Description: ptn SW ¼ NW ¼ S10 T35N R6E, W.M.

Assessor's Property Tax Parcel or Account Nos. P113478; P40897

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE is made this 4 day of Nov, 2024, between Bryan B. Bowers, an unmarried person, Grantor, and Ryan J. Jepperson and Christina M. Jepperson, husband and wife, Grantees.

Recitals

- A. Grantor is the owner of the property bearing Skagit County Assessor's parcel no. P113478, described in the attached Exhibit A.
- B. Grantees are the owners of the property bearing Skagit County Assessor's parcel no. P40897, described in the attached Exhibit B.
- C. The parties wish to adjust the boundaries between the said parcels, with a portion of P113478 (described in the attached Exhibit C), being incorporated into P40897.
- D. The adjusted description of Grantor's property is attached hereto as Exhibit D.
- E. The adjusted description of Grantees' property is attached hereto as Exhibit E.

Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, and for other good and valuable consideration in hand paid, namely the payment of Three Thousand Dollars (\$3,000.00), grantor does hereby QUIT CLAIM to the grantees 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.

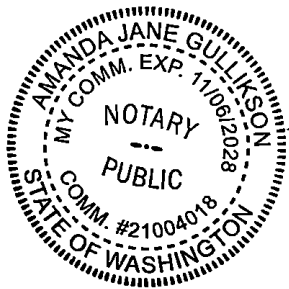
This boundary adjustment is not for the purpose of creating an additional building lot.


BRYAN B. BOWERS

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me Bryan B. Bowers, to me known to be one of the individuals described in and who executed the within and forgoing 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 hand and official seal this 4 day of November, 2024.





NOTARY PUBLIC in and for the State of Washington,
residing at Skagit Co.
My appointment expires: 11-06-2028
Name: Amanda Jane Gullikson

EXHIBIT "A"

**Bryan B. Bowers, an unmarried person, Parcel
Prior to Boundary Line Adjustment
(Portion of Skagit County Assessor's Parcel No. P113478)**

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 35
NORTH, RANGE 6 EAST, W.M.,

EXCEPT THE SOUTH HALF OF THE SOUTH HALF THEREOF.

EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A POINT 330 FEET WEST AND 330 FEET SOUTH OF THE NE CORNER OF
SAID SUBDIVISION; THENCE NORTH 208.71 FEET; THENCE WEST 208.71 FEET; THENCE
SOUTH 208.71 FEET; THENCE EAST 208.71 FEET TO THE POINT OF BEGINNING.

EXCEPT FROM ALL THE ABOVE, HEALY ROAD, AS ESTABLISHED BY ORDER RECORDED
JANUARY 16, 1986, UNDER AUDITOR'S FILE NO. 8601160067.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

– END OF EXHIBIT "A" –

EXHIBIT "B"

**Ryan J. Jepperson and Christina M. Jepperson, husband and wife, Parcel
Prior to Boundary Line Adjustment
(Portion of Skagit County Assessor's Parcel No. P40897)**

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 35
NORTH, RANGE 6 EAST, W.M., EXCEPT THAT PORTION THEREOF DESCRIBED AS
FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE
NORTHEAST QUARTER, 10 RODS NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE
NORTH ALONG SAID EAST LINE, 20 RODS; THENCE WEST, 8 RODS; THENCE SOUTH, 20
RODS; THENCE EAST, 8 RODS TO THE POINT OF BEGINNING.

EXCEPT HEALY ROAD, AS ESTABLISHED BY ORDER RECORDED JANUARY 16, 1986,
UNDER AUDITOR'S FILE NO. 8601160067.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

– END OF EXHIBIT "B" –

EXHIBIT "C"

Portion of Bryan B. Bowers, an unmarried person, Parcel
(Portion of Skagit County Assessor's Parcel No. P113478)
to be conveyed to

Ryan J. Jepperson and Christina M. Jepperson, husband and wife, Parcel
(Portion of Skagit County Assessor's Parcel No. P40897)

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 10, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SOUTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 01° 16' 16" EAST ALONG
THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 495.00 FEET TO THE **POINT OF
BEGINNING**; THENCE CONTINUING NORTH 01° 16' 16" EAST ALONG SAID WEST LINE, A
DISTANCE OF 231.02 FEET; THENCE LEAVING SAID WEST LINE OF SECTION 10 SOUTH 74°
23' 20" EAST, A DISTANCE OF 144.81 FEET; THENCE SOUTH 01° 16' 16" WEST, A DISTANCE
OF 231.02 FEET; THENCE NORTH 74° 23' 20" WEST, A DISTANCE OF 144.81 FEET TO THE
WEST LINE OF SAID SECTION 10 AND THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 32,411.68.88 SQUARE FEET OR 0.74 ACRES.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

The above described property will be combined or aggregated with contiguous property (Parcel No.
P40897) owned by the grantee.

APPROVED

Reviewed and approved in accordance with Skagit County Code, Chapter 14.18.700, Skagit County;

BY: Alanna M. Aungst

Date: 11/5/2024

Title: Associate Planner

- END OF EXHIBIT "C" -

EXHIBIT "D"

**Bryan B. Bowers, an unmarried person, Parcel
After Boundary Line Adjustment
(Portion of Skagit County Assessor's Parcel No. P113478)**

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 01° 16' 16" EAST ALONG THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 297.97 FEET; THENCE LEAVING SAID WEST LINE SOUTH 87° 33' 30" EAST, A DISTANCE OF 10.00 FEET TO THE EAST SIDE OF THE COUNTY MAINTAINED ROADWAY AND THE POINT OF BEGINNING; THENCE NORTH 03° 57' 58" EAST ALONG THE EAST SIDE OF COUNTY ROADWAY, A DISTANCE OF 100.00 FEET; THENCE LEAVING SAID COUNTY ROADWAY SOUTH 87° 33' 30" EAST, A DISTANCE OF 125.63 FEET; THENCE NORTH 01° 16' 16" EAST, A DISTANCE OF 295.07 FEET; THENCE NORTH 74° 23' 20" WEST, A DISTANCE OF 144.81 FEET TO THE WESTERLY LINE OF SAID SECTION 10; THENCE NORTH 01° 16' 16" EAST ALONG SAID WESTERLY LINE OF SAID SECTION 10, A DISTANCE OF 576.77 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 87° 44' 00" WEST ALONG THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 1,308.31 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 01° 04' 00" WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 981.16 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10; THENCE NORTH 87° 33' 30" WEST ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, A DISTANCE OF 1,171.56 FEET; THENCE LEAVING SAID NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, SOUTH 80° 22' 54" WEST, A DISTANCE OF 132.69 FEET TO THE EAST SIDE OF SAID COUNTY ROADWAY AND THE POINT OF BEGINNING.

EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A POINT 330 FEET WEST AND 330 FEET SOUTH OF THE NE CORNER OF SAID SUBDIVISION; THENCE NORTH 208.71 FEET; THENCE WEST 208.71 FEET; THENCE SOUTH 208.71 FEET; THENCE EAST 208.71 FEET TO THE POINT OF BEGINNING.

EXCEPT FROM ALL THE ABOVE, HEALY ROAD, AS ESTABLISHED BY ORDER RECORDED JANUARY 13, 1986, UNDER AUDITOR'S FILE NO. 8601160067.

CONTAINING AN AREA OF 1,239,607.07 SQUARE FEET OR 27.46 ACRES.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

- END OF EXHIBIT "D" -

EXHIBIT "E"

**Ryan J. Jepperson and Christina M. Jepperson, husband and wife, Parcel
After Boundary Line Adjustment
(Portion of Skagit County Assessor's Parcel No. P40897)**

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9 AND THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 01° 16' 16" EAST ALONG THE EAST LINE OF SAID SECTION 9, A DISTANCE OF 223.86 FEET; THENCE LEAVING SAID EAST LINE NORTH 87° 59' 30" WEST, A DISTANCE OF 115.50 FEET, THENCE NORTH 01° 16' 16" EAST, A DISTANCE OF 271.14 FEET; THENCE SOUTH 87° 59' 30" EAST, A DISTANCE OF 115.50 FEET TO THE WEST LINE OF SAID SECTION 10; THENCE SOUTH 74° 23' 20" EAST INTO SECTION 10, A DISTANCE OF 144.81 FEET; THENCE NORTH 01° 16' 16" EAST, A DISTANCE OF 231.02 FEET; THENCE NORTH 74° 23' 20" WEST, A DISTANCE OF 144.81 FEET TO THE WEST LINE OF SAID SECTION 10; THENCE NORTH 01° 16' 16" EAST ALONG SAID WEST LINE, A DISTANCE OF 576.77 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 87° 15' 56" WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 1,328.61 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 01° 15' 26" WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 1,319.63 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 87° 59' 30" EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 1,327.97 FEET TO THE **POINT OF BEGINNING**.

EXCEPT HEALY ROAD, AS ESTABLISHED BY ORDER RECORDED JANUARY 13, 1986, UNDER AUDITOR'S FILE NO. 8601160067.

CONTAINING AN AREA OF 1,742,401.35 SQUARE FEET OR 40.00 ACRES.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

- END OF EXHIBIT "E" -