

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2024 2926  
NOV 14 2024

When recorded return to:

Ryan Jepperson  
7474 Healy Road  
Sedro-Woolley, WA 98284

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

### *Quitclaim Deed*

(Boundary Line Adjustment)

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

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

Legal Description: ptn SE ¼ NE ¼ S9 T35N R6E, W.M.

Assessor's Property Tax Parcel or Account Nos. P40887; P40897

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE is made this 4 day of Nov., 2024, between Ryan J. Jepperson and Christina M. Jepperson, husband and wife, Grantors, and Ryan J. Jepperson and Christina M. Jepperson, husband and wife, Grantees.

### **Recitals**

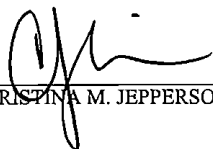
- A. Grantors are the owners of the property bearing Skagit County Assessor's parcel no. P40887, described in the attached Exhibit A.
- B. Grantees are the owners of the property bearing Skagit County Assessor's parcel no. P40897, described in the attached Exhibit B.
- C. The parties wish to adjust the boundaries between the said parcels, with a portion of P40887 (described in the attached Exhibit C), being incorporated into P40897.
- D. The adjusted description of Grantors' property is attached hereto as Exhibit D.
- E. The adjusted description of Grantees' property is attached hereto as Exhibit E.

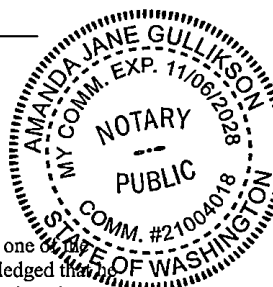
Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, and for no monetary consideration, grantors do hereby QUIT CLAIM to the grantees all of their 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.

  
\_\_\_\_\_  
RYAN J. JEPPELSON

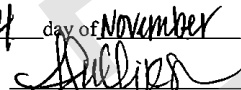
  
\_\_\_\_\_  
CHRISTINA M. JEPPELSON



STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

On this day personally appeared before me **Ryan J. Jepperson**, 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.

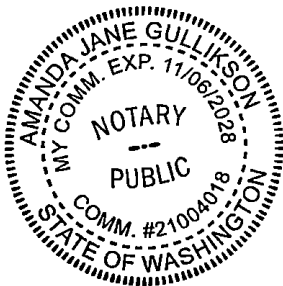
  
\_\_\_\_\_  
NOTARY PUBLIC in and for the State of Washington,  
residing at Skagit Co.  
My appointment expires: 11-06-2028  
Name: Amanda Jane Gullikson

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

On this day personally appeared before me **Christina M. Jepperson**, to me known to be the individuals described in and who executed the within and forgoing instrument, and acknowledged that she signed the same as her 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"**

**Ryan J. Jepperson and Christina M. Jepperson, husband and wife, Parcel  
Prior to Boundary Line Adjustment  
(Portion of Skagit County Assessor's Parcel No. P40887)**

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., 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 "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"

Ryan J. Jepperson and Christina M. Jepperson, husband and wife, Parcel  
(Portion of Skagit County Assessor's Parcel No. P40887)

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 9, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING 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 165.00 FEET TO THE POINT OF  
BEGINNING; THENCE CONTINUING NORTH 01° 16' 16" EAST ALONG SAID EAST LINE, A  
DISTANCE OF 58.86 FEET; THENCE LEAVING SAID EAST LINE OF SECTION 9 NORTH 87° 59'  
30" WEST, A DISTANCE OF 115.50 FEET; THENCE NORTH 01° 16' 16" EAST, A DISTANCE OF  
271.14 FEET; THENCE NORTH 87° 59' 30" WEST, A DISTANCE OF 16.50 FEET; THENCE  
SOUTH 01° 16' 16" WEST, A DISTANCE OF 330.00 FEET; THENCE SOUTH 87° 59' 30" EAST, A  
DISTANCE OF 132.00 FEET TO THE EAST LINE OF SAID SECTION 9 AND THE POINT OF  
BEGINNING.

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

CONTAINING AN AREA OF 12,242.32 SQUARE FEET OR 0.28 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 grantees.

## APPROVED

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

BY: Heather Lundst

Date: 11/15/2024

Title: Associate Planner

- END OF EXHIBIT "C" -

**EXHIBIT "D"**

**Ryan J. Jepperson and Christina M. Jepperson, husband and wife, Parcel  
After Boundary Line Adjustment  
(Portion of Skagit County Assessor's Parcel No. P40887)**

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:

**COMMENCING 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 TO THE POINT OF BEGINNING; 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 SOUTH 01° 16' 16" WEST, A DISTANCE OF 64.05 FEET; THENCE NORTH 87° 33' 30" WEST, A DISTANCE OF 125.63 FEET TO THE COUNTY MAINTAINED ROADWAY; THENCE NORTH 02° 25' 16" WEST ALONG SAID EAST EDGE OF COUNTY ROAD, A DISTANCE OF 41.17 FEET TO A POINT BEING 438.98 FEET NORTH OF THE EAST QUARTER CORNER OF SAID SECTION 9 AND THE END OF THE COUNTY ROADWAY; THENCE NORTH 87° 33' 30" WEST ALONG SAID END OF COUNTY ROADWAY, A DISTANCE OF 12.05 FEET TO THE EAST LINE OF SAID SECTION 9; THENCE SOUTH 01° 16' 16" WEST ALONG SAID EAST LINE OF SECTION 9, A DISTANCE OF 215.12 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 42,065.58 SQUARE FEET OR 0.97 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" –