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12/09/2024 11:47 AM Pages: 1 of 12 Fees: \$314.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024 3201

DEC 09 2024

Amount Paid \$

85.00

Skagit Co. Treasurer

By

LT Deputy

After Recording Mail To:

Thomas D. Martin
18134 SR 9
Mount Vernon, WA 98274

QUITCLAIM DEED
(Boundary Line Adjustment)

Grantor:	Bacon, Glade B. Bacon, Sally H.
Grantee:	Martin Thomas D. Martin, Jamie L.
Legal Description:	A portion of Block 37, Plat of the Town of Montborne, per plat recorded in Volume 2 of Plats, page 80.
Assessor's Tax Parcel No.(s)	P-74735; P-74647
Reference to prior documents released or assigned.	N/A

BLA Recitals

A. Grantors are the owner of the property bearing Skagit County Assessor's Parcel No. P-74735, which property is more particularly described (before adjustment) in the attached **Exhibit A**.

B. Grantees are the owner of the adjacent property bearing Skagit County Assessor's Parcel N. P-74647, which property is more particularly described (before adjustment) in the attached **Exhibit B**.

C. The parties wish to reconfigure and adjust the boundary between their parcels. The parties submitted a Boundary Line Adjustment (BLA) application to the Skagit County Planning & Development Services Department for approval, whereby a portion of the grantors' property, described in the attached **Exhibit C** (area to be conveyed), would become incorporated into Grantees' property.

D. The adjusted legal description for Grantors' property (after adjustment) is set forth in the attached **Exhibit D**.

E. The adjusted legal description for Grantees' property (after adjustment) is set forth in the attached **Exhibit E**.

F. A diagram showing the after adjusted boundaries of the two parcels is attached as **Exhibit F**.

Quit Claim Deed - 1

G. This Quitclaim Deed has been delivered for recording to implement the Boundary Line Adjustment after approval by the Skagit County Planning & Development Services Department.

COUNTY APPROVAL: The parties' Boundary Line Adjustment application has been reviewed and approved in accordance with Skagit County Code, Chapter 14.18.700, and this Deed form, including the legal descriptions and diagram attached as Exhibits, has been reviewed and approved for recording.

Skagit County Planning & Development Services Department

By: Paul Hensel

Date: 12/4/24

Title: Associate Planner

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

Conveyance

The Grantors, GLADE B. BACON and SALLY H. BACON, husband and wife, for and in consideration of a Boundary Line Adjustment and Five Thousand Dollars (\$5,000) in hand paid, hereby convey and quitclaim to the Grantees, THOMAS D. MARTIN and JAMIE L. MARTIN, husband and wife, all of their interest including after acquired property interests, in the real estate, situated in the County of Skagit, State of Washington, and legally described in the attached **Exhibit C**.

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

Formerly a portion of Skagit County Tax Assessor's Parcel No. P-74735

Hereafter a portion of Skagit County Tax Assessor's Parcel No. P-74647

The boundary adjustment, to be made upon recording of this Quit Claim Deed, is not for the purpose of creating an additional building lot. The parcel conveyed will be combined with and aggregated into a single contiguous property (Parcel No. P-74647) owned by the Grantees.

DATED: 03 October, 2024

Glade B. Bacon
Glade B. Bacon, Grantor

Sally H. Bacon
Sally H. Bacon, Grantor

STATE OF WASHINGTON)

) ss.

COUNTY OF SNOHOMISH)

On this 3 day of OCTOBER, 2024, before me personally appeared Glade B. Bacon and Sally H. Bacon, to me known to be the individual(s) who executed the within and foregoing instrument, and he/she/they acknowledged said instrument to be his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Robert P. Williamson

Notary Public in and for the

State of WASHINGTONResiding at: MILL CREEK

Exhibit "A"

**Glade B. Bacon and Sally H. Bacon, husband and wife, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-74735)**

Parcel "A"

That portion of the 100 foot wide railroad right-of-way, commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway) adjoining Block 41 of "Plat of the Town of Montborne, Skagit County, Washington", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, that lies Westerly of the centerline of said right-of-way and between the Northeasterly extensions of both the centerline of Sherman Street and the Southeasterly line of Lot 19 of said Block 41.

EXCEPT that portion thereof, if any, lying within the existing as-built County road right-of-way commonly known as the Westview Road.

Parcel "B"

That portion of the following described Tract "X", described as follows:

BEGIN at the intersection of the centerline of Sherman Street with the Northwesterly extension of the Northeasterly line of Block 37, "Plat of the Town of Montborne, Skagit County, Washington";
thence Southwesterly along said centerline, a distance of 140 feet to the TRUE POINT OF BEGINNING;
thence Southeasterly 155 feet, more or less, to the South line of Lot 4 of said Block 37;
thence Southwesterly along the South line of said Lot 4 and along the South lines of Lots 7, 8 and 9 of Block 9 "Plat of Reserve Addition to the Town of Montborne in Skagit County, Washington" and the Southwesterly extension thereof to the centerline of the former Northern Pacific Railway (formerly Seattle Lake Shore and Eastern Railway) right-of-way;
thence Northwesterly along said centerline to its intersection with the extended centerline of vacated Sherman Street;
thence Northeasterly along the extended centerline and centerline of vacated Sherman Street to the TRUE POINT OF BEGINNING.

Tract "X"

Lots 1, 2, 3 and 4, Block 37, "Plat of the Town of Montborne, Skagit County, Washington", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington.

ALSO, Lots 7, 8 and 9, Block 9, "Plat of Reserve Addition to the Town of Montborne in Skagit County, Washington", as per plat recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington.

ALSO, that portion of the 100 foot wide railroad right-of-way commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway), lying Easterly of the centerline of said right-of-way and between the Southwesterly extensions of both the centerline of vacated Sherman Street and the Southeasterly line of Lot 9, Block 9 as said lines are delineated on the "Plat of Reserve Addition to the Town of Montborne in Skagit County, Washington", as per plat recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington.

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 situate in the County of Skagit, State of Washington.



7-17-24

Exhibit "B"**Thomas D. Martin and Jamie L. Martin, a married couple, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-74647)**

That portion of Block 37, "Plat of the Town of Montborne" as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, and also being a portion of Block 9 "Plat of the Reserve Addition to the Town of Montborne" as per plat recorded in Volume 2 of Plats, page 59, records of Skagit County Washington, described as follows:

BEGINNING at the intersection of the centerline of vacated Sherman Street with the Northwesterly extension of the Northeasterly line of Block 37 "Plat of the Town of Montborne";
thence Southwesterly along said centerline, a distance of 140 feet;
thence Southeasterly parallel with said Northeasterly line 155 feet, more or less, to the South line of Lot 4 of said Block 37;
thence Northeasterly along the South lines of Lots 4, 3, 2 and 1 of said Block 37 to the Northeasterly line of said Block 37;
thence Northwesterly along said Northeasterly line and its Northwesterly extension, a distance of 155 feet, more or less, to the POINT OF BEGINNING.

(Also known as Parcel "A" of Boundary Line Adjustment, recorded under Skagit County Auditor's File No. 200510040047).

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.



7-17-24

Exhibit "C"

**Portion of Glade B. Bacon and Sally H. Bacon, husband and wife, Parcel
(Skagit County Assessor's Parcel No. P-74735)
To be Boundary Line Adjusted into
Thomas D. Martin and Jamie L. Martin, a married couple, Parcel
(Skagit County Assessor's Parcel Number P-74647)**

That portion of Block 37, "Plat of the Town of Montborne" as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington and vacated Easterly 1/2 of Sherman Street, described as follows:

BEGINNING at the intersection of the centerline of vacated Sherman Street with the Northwesterly extension of the Northeasterly line of Block 37 of said "Plat of the Town of Montborne";
thence South 47°25'45" West along said centerline, a distance of 140.00 feet to the TRUE POINT OF BEGINNING;
thence continuing South 47°25'45" West along said centerline, a distance of 10.00 feet;
thence South 42°34'15" East, parallel with said Northeasterly line of Block 37, said "Plat of the Town of Montborne", a distance of 155.00 feet, more or less, to the Southeasterly line of Lot 4 of said Block 37;
thence North 47°25'45" East along said Southeasterly line of Lot 4, Block 37, a distance of 10.00 feet, more or less, to a point bearing South 42°34'15" East from the TRUE POINT OF BEGINNING;
thence North 42°34'15" West for a distance of 155.00 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 1,550 sq. ft.

The above described property is to be combined or aggregated with contiguous property to the northeast (Parcel No. P-74647) owned by the Grantee.

This Boundary Line Adjustment is not for the purpose of creating an additional building lot.

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.



7-17-24

Exhibit "D"**Glade B. Bacon and Sally H. Bacon, husband and wife, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-74735)****Parcel "A"**

That portion of the 100 foot wide railroad right-of-way, commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway) adjoining Block 41 of "Plat of the Town of Montborne, Skagit County, Washington", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, that lies Westerly of the centerline of said right-of-way and between the Northeasterly extensions of both the centerline of Sherman Street and the Southeasterly line of Lot 19 of said Block 41.

EXCEPT that portion thereof, if any, lying within the existing as-built County road right-of-way commonly known as the Westview Road.

Parcel "B"

That portion of the following described Tract "X", described as follows:

BEGIN at the intersection of the centerline of Sherman Street with the Northwestern extension of the Northeasterly line of Block 37, "Plat of the Town of Montborne, Skagit County, Washington";
thence Southwesterly along said centerline, a distance of 140 feet to the TRUE POINT OF BEGINNING;
thence Southeasterly 155 feet, more or less, to the South line of Lot 4 of said Block 37;
thence Southwesterly along the South line of said Lot 4 and along the South lines of Lots 7, 8 and 9 of Block 9 "Plat of Reserve Addition to the Town of Montborne in Skagit County, Washington" and the Southwesterly extension thereof to the centerline of the former Northern Pacific Railway (formerly Seattle Lake Shore and Eastern Railway) right-of-way;
thence Northwesterly along said centerline to its intersection with the extended centerline of vacated Sherman Street;
thence Northeasterly along the extended centerline and centerline of vacated Sherman Street to the TRUE POINT OF BEGINNING.

Tract "X"

Lots 1, 2, 3 and 4, Block 37, "Plat of the Town of Montborne, Skagit County, Washington", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington.

ALSO, Lots 7, 8 and 9, Block 9, "Plat of Reserve Addition to the Town of Montborne in Skagit County, Washington", as per plat recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington.

ALSO, that portion of the 100 foot wide railroad right-of-way commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway), lying Easterly of the centerline of said right-of-way and between the Southwesterly extensions of both the centerline of vacated Sherman Street and the Southeasterly line of Lot 9, Block 9 as said lines are delineated on the "Plat of Reserve Addition to the Town of Montborne in Skagit County, Washington", as per plat recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington.

EXCEPT from Parcel "B" that portion of Block 37, "Plat of the Town of Montborne" as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington and vacated Easterly 1/2 of Sherman Street, described as follows:

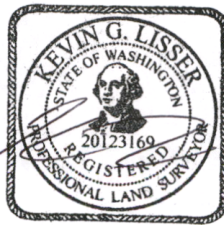
BEGINNING at the intersection of the centerline of vacated Sherman Street with the Northwestern extension of the Northeasterly line of Block 37 of said "Plat of the Town of Montborne";
thence South 47°25'45" West along said centerline, a distance of 140.00 feet to the TRUE POINT OF BEGINNING;

thence continuing South 47°25'45" West along said centerline, a distance of 10.00 feet;
thence South 42°34'15" East, parallel with said Northeasterly line of Block 37, said "Plat of the Town of Montborne", a distance of 155.00 feet, more or less, to the Southeasterly line of Lot 4 of said Block 37;
thence North 47°25'45" East along said Southeasterly line of Lot 4, Block 37, a distance of 10.00 feet, more or less, to a point bearing South 42°34'15" East from the TRUE POINT OF BEGINNING;
thence North 42°34'15" West for a distance of 155.00 feet, more or less, to the TRUE POINT OF BEGINNING.

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 situate in the County of Skagit, State of Washington.

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



7-17-24

Exhibit "E"

**Thomas D. Martin and Jamie L. Martin, a married couple, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-74647)**

That portion of Block 37, "Plat of the Town of Montborne" as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, and also being a portion of Block 9 "Plat of the Reserve Addition to the Town of Montborne" as per plat recorded in Volume 2 of Plats, page 59, records of Skagit County Washington, described as follows:

BEGINNING at the intersection of the centerline of vacated Sherman Street with the Northwesterly extension of the Northeasterly line of Block 37 "Plat of the Town of Montborne";
thence Southwesterly along said centerline, a distance of 140 feet;
thence Southeasterly parallel with said Northeasterly line 155 feet, more or less, to the South line of Lot 4 of said Block 37;
thence Northeasterly along the South lines of Lots 4, 3, 2 and 1 of said Block 37 to the Northeasterly line of said Block 37;
thence Northwesterly along said Northeasterly line and its Northwesterly extension, a distance of 155 feet, more or less, to the POINT OF BEGINNING.

(Also known as Parcel "A" of Boundary Line Adjustment, recorded under Skagit County Auditor's File No. 200510040047).

TOGETHER WITH that portion of Block 37, "Plat of the Town of Montborne" as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington and vacated Easterly 1/2 of Sherman Street, described as follows:

BEGINNING at the intersection of the centerline of vacated Sherman Street with the Northwesterly extension of the Northeasterly line of Block 37 of said "Plat of the Town of Montborne";
thence South 47°25'45" West along said centerline, a distance of 140.00 feet to the TRUE POINT OF BEGINNING;
thence continuing South 47°25'45" West along said centerline, a distance of 10.00 feet;
thence South 42°34'15" East, parallel with said Northeasterly line of Block 37, said "Plat of the Town of Montborne", a distance of 155.00 feet, more or less, to the Southeasterly line of Lot 4 of said Block 37;
thence North 47°25'45" East along said Southeasterly line of Lot 4, Block 37, a distance of 10.00 feet, more or less, to a point bearing South 42°34'15" East from the TRUE POINT OF BEGINNING;
thence North 42°34'15" West for a distance of 155.00 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.

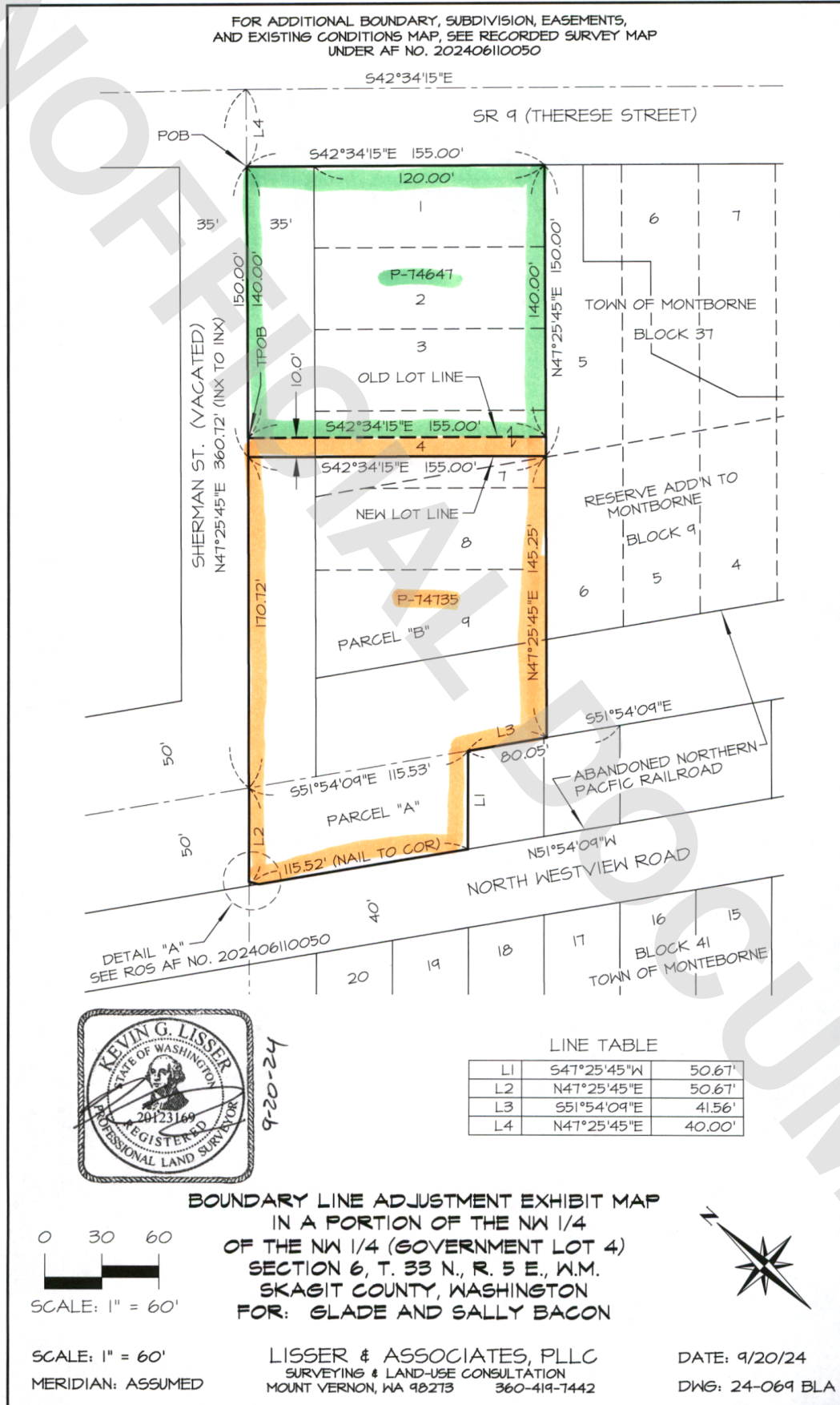
Situate in the County of Skagit, State of Washington.

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

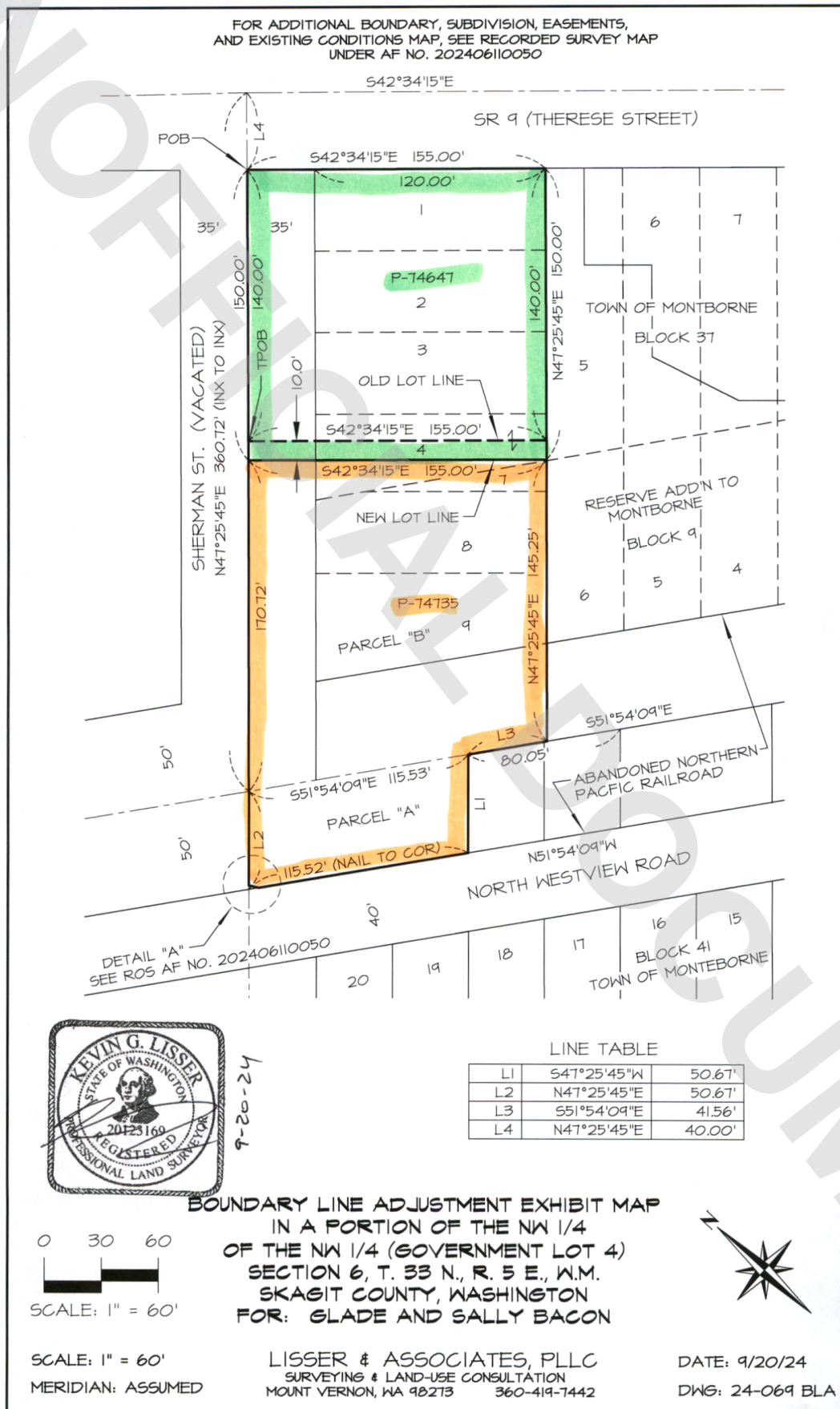


7-17-24

EXHIBIT "F"
BEFORE BLA



FOR ADDITIONAL BOUNDARY, SUBDIVISION, EASEMENTS,
AND EXISTING CONDITIONS MAP, SEE RECORDED SURVEY MAP
UNDER AF NO. 202406110050



FOR ADDITIONAL BOUNDARY, SUBDIVISION, EASEMENTS,
AND EXISTING CONDITIONS MAP, SEE RECORDED SURVEY MAP
UNDER AF NO. 202406110050

