



202412170052

12/17/2024 01:22 PM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor

When recorded return to:

Ardath Ann Parker, Trustee of the Cunningham Family Trust dated May 22, 1997  
P.O. Box 2007  
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2024 3299  
DEC 17 2024

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

**QUIT CLAIM DEED**

**THE GRANTOR(S)**

Ardath Ann Parker, Trustee of the Cunningham Family Trust dated May 22, 1997 P.O. Box 2007 Concrete, WA 98237

for and in consideration of Boundary Line Adjustment-WAC 458-61A-109

in hand paid, conveys and quit claims to Ardath Ann Parker, Trustee of the Cunningham Family Trust dated May 22, 1997

the following described real estate, situated in the County of Skagit, State of Washington together with all after acquired title of the grantor(s) herein:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Abbreviated Legal: (Required if full legal not inserted above.)

Section 14, Township 35 North, Range 7 East - SW NE & NW SE (aka Lots 1 & 2, SP 02-0504)

Tax Parcel Number(s): P42608/350714-0-015-0009 & P42609/350714-0-016-0008 & P120151/350714-0-015-0100 & P42594/350714-0-003-0003

The two herein described separate contiguous lots are a recombination or reaggregation of two differently described separate lots owned by the Grantees. This Boundary Line Adjustment is not for the purposes of creating an additional building lot.

This boundary line adjustment is approved by *Kevin Richio* of the Skagit County Planning Department.

Dated: 7-23-2024

the Cunningham Family Trust dated May 22, 1997

By: Ardath Ann Parker  
Ardath Ann Parker, Trustee

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on <sup>23<sup>rd</sup></sup> ~~May~~ <sup>July</sup> 2024 by Ardath Ann Parker, Trustee of the Cunningham Family Trust dated May 22, 1997.

Bryant R. Moore  
Signature

Notary  
Title

My commission expires: 7-21-2025



**EXHIBIT A**  
**LEGAL DESCRIPTION**

**NEW LOT 1**

That portion of Lot 1, Skagit County Short Plat No. 02-0504, Recorded January 3rd, 2003, AFN 200301030016, being a portion of the Southwest 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 14, Township 35 North, Range 7 East, W.M.. described as follows;

BEGINNING at the Northeast corner of said Lot 1, Thence South 0°37'58" West, along the East line of said Lot 1, a distance of 816.60 feet; Thence North 89°00'51" West, a distance of 824.86 feet; Thence North 0°37'58" East, parallel with the East line of said Lot 1, a distance of 471.79 feet to the point of intersection of the Southerly right- of-way of the county road known as Cape Horn Road; Thence along a non-tangent curve to the left, Concave to the West, with a radius of 339.00 feet to which point a radial line bears North 39°13'49" West, thence Northerly along said curve through a central angle of 19°14'34" for a distance of 113.85 feet; Thence South 66°57'17" East a distance of 89.71 feet to the beginning of a curve; Thence along a curve to the left, having a radius of 150.00 feet, through a central angle of 22°03'34" for a distance of 57.75 feet; Thence South 89°00'51" East, parallel with the North line of said Lot 1, a distance of 169.99 feet; Thence South 0°37'58" West, parallel to the East line of said Lot 1, a distance of 251.52 feet; Thence South 89°00'51" East, parallel to the North line of said Lot 1, a distance of 177.38 feet; Thence North 0°37'58" East, parallel with the East line of said Lot 1, a distance of 251.98 feet; Thence along a non-tangent curve to the left, with a radius of 45.00 feet to which point a radial line bears North 55°58'17" West, thence Northwesterly along said curve through a central angle of 66°47'30" for a distance of 52.46 feet; Thence South 89°00'51" East, parallel with the North line of said Lot 1, a distance of 101.59 feet; Thence North 0°37'58" East, parallel with the East line of said Lot 1, a distance of 252.88 feet to the North line of said Lot 1; Thence South 89°00'51" East, parallel to the North line of Lot 1 and the North line of the Southwest 1/4 of the Northeast 1/4, a distance of 163.09 feet to the POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.

**NEW LOT 2**

Lots 1 and 2, Skagit County Short Plat No. 02-0504, Recorded January 3rd, 2003, AFN 200301030016, being a portion of Section 14, Township 35 North, Range 7 East, W.M.

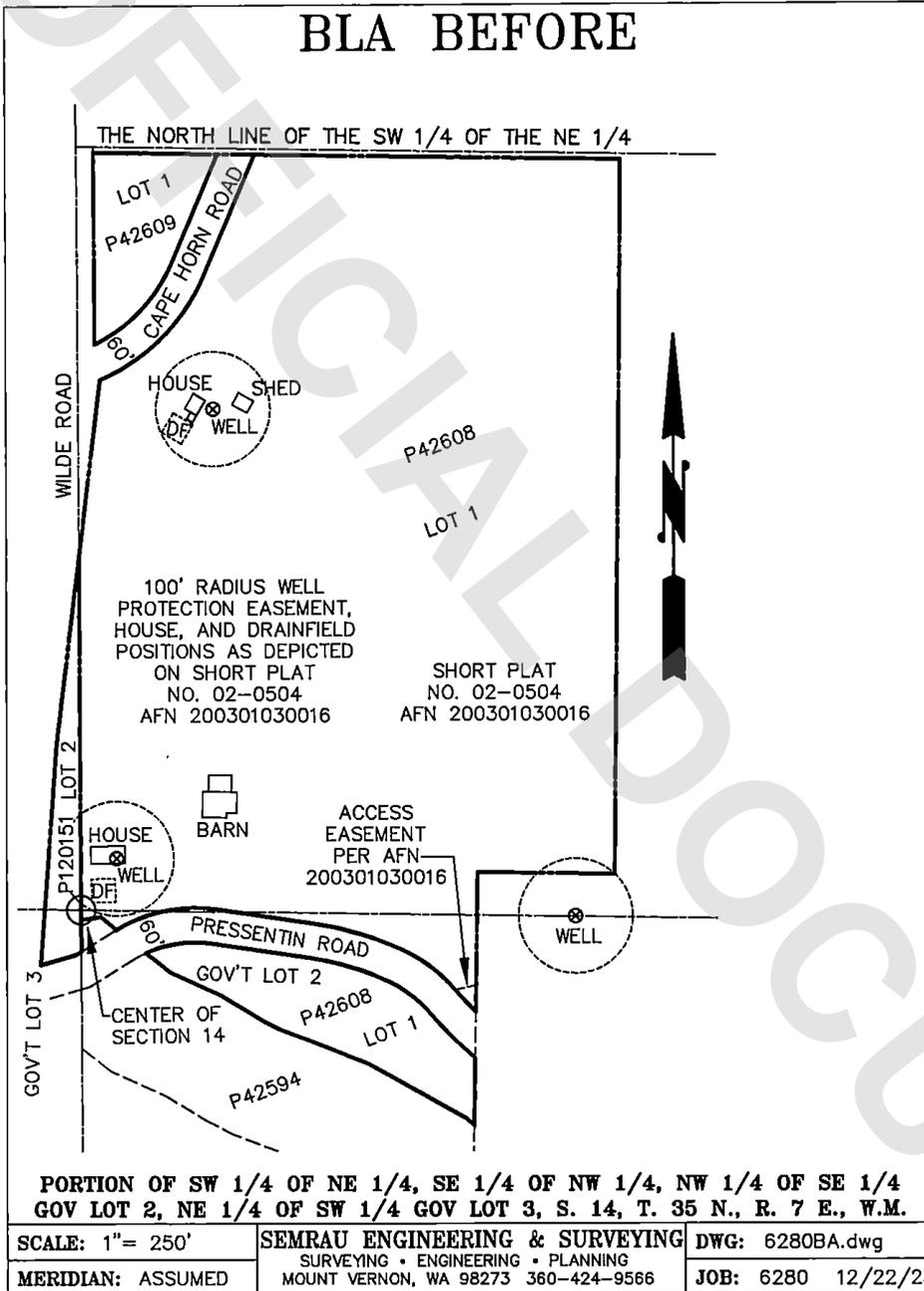
EXCEPT that portion of said Lot 1, described as follows:

BEGINNING at the Northeast corner of said Lot 1, Thence South 0°37'58" West, along the East line of said Lot 1, a distance of 816.60 feet; Thence North 89°00'51" West, a distance of 824.86 feet; Thence North 0°37'58" East, parallel with the East line of said Lot 1, a distance of 471.79 feet to the point of intersection of the Southerly right- of-way of the county road known as Cape Horn Road; Thence along a non-tangent curve to the left, Concave to the West, with a radius of 339.00 feet to which point a radial line bears North 39°13'49" West, thence Northerly along said curve through a central angle of 19°14'34" for a distance of 113.85 feet; Thence South 66°57'17" East a distance of 89.71 feet to the beginning of a curve; Thence along a curve to the left, having a radius of 150.00 feet, through a central angle of 22°03'34" for a distance of 57.75 feet; Thence South 89°00'51" East, parallel with the North line of said Lot 1, a distance of 169.99 feet; Thence South 0°37'58" West, parallel to the East line of said Lot 1, a distance of 251.52 feet; Thence South 89°00'51" East, parallel to the North line of said Lot 1, a distance of 177.38 feet; Thence North 0°37'58" East, parallel with the East line of said Lot 1, a distance of 251.98 feet; Thence along a non-tangent curve to the left, with a radius of 45.00 feet to which point a radial line bears North 55°58'17" West, thence Northwesterly along said curve through a central angle of 66°47'30" for a distance of 52.46 feet; Thence South 89°00'51" East, parallel with the North line of said Lot 1, a distance of 101.59 feet; Thence North 0°37'58" East, parallel with the East line of said Lot 1, a distance of 252.88 feet to the North line of said Lot 1; Thence South 89°00'51" East, parallel to the North line of Lot 1 and the North line of the Southwest 1/4 of the Northeast 1/4, a distance of 163.09 feet to the POINT OF BEGINNING.

AND EXCEPT any portion thereof lying within the Right-of-Ways of the County Roads known as Cape Horn Road and Pressentin Road.

Situate in the County of Skagit, State of Washington

# BLA BEFORE



# BLA AFTER

