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02/06/2025 03:12 PM Pages: 1 of 10 Fees: \$312.50
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 0331

FEB 06 2025

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

Quitclaim Deed

(Boundary Line Adjustment)

Grantors: Martin E. Johnson & Rhonda M. Johnson, h/w
Grantees: John T. Echlin & Charla M. Echlin, h/w
Legal Description: ptns Lots 7 & 8, Block 2, Bingham Acreage
Assessor's Property Tax Parcel or Account Nos.: P62177; P114093
Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE is made this 18 day of DECEMBER, 2024, between Martin E. Johnson & Rhonda M. Johnson, h/w, Grantors, and John T. Echlin & Charla M. Echlin, h/w, Grantees.

Recitals

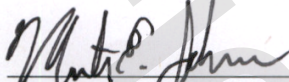
- a. Grantors are the owners of the property bearing Skagit County Assessor's parcel no. P62177, more particularly described in the attached Exhibit A.
- b. Grantees are the owners of the property bearing Skagit County Assessor's parcel no. P114093, more particularly described in the attached Exhibit B.
- c. The parties wish to reconfigure and adjust the boundaries amongst the said parcels, with a portion of Grantors' property, described in the attached Exhibit C, to be incorporated into Grantees' property.
- d. The adjusted description of Grantors' property is set forth in the attached Exhibit D.
- e. The adjusted description of Grantees' property is set forth in the attached Exhibit E.

- f. A diagram showing the adjusted boundaries of the two parcels is attached as Exhibit F.

Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, and for other good and valuable consideration, grantors do hereby convey and quitclaim to 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 purposes of creating an additional building lot.

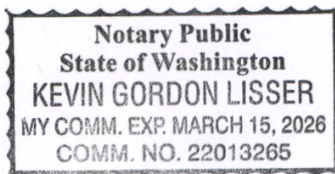

MARTIN E. JOHNSON



RHONDA M. JOHNSON

STATE OF WASHINGTON)
)
) :ss
COUNTY OF SKAGIT)

On this day personally appeared before me Martin E. Johnson, to me known to be one of the individuals described in and who executed the within and foregoing 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 my hand and official seal this 18 day of DECEMBER, 2024.

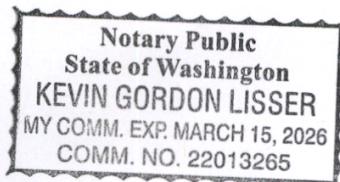



NOTARY PUBLIC in and for the State of Washington, residing at
MOUNT VERNON
My commission expires: 3-15-26
Name: KEVIN LISSER

STATE OF WASHINGTON)
)
) :ss
COUNTY OF SKAGIT)

On this day personally appeared before me Rhonda M. Johnson, to me known to be one of the individuals described in and who executed the within and foregoing 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 my hand and official seal this 18 day of DECEMBER, 2024.





NOTARY PUBLIC in and for the State of Washington, residing at
MOUNT VERNON
My commission expires: 3-15-26
Name: KEVIN LISSER

Exhibit "A"**Martin E. Johnson and Rhonda M. Johnson, husband and wife, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number. P-62177)**

That portion of Tract "A" as shown on a record of survey, in Volume 8 of Surveys, at page 78 and 79, under Skagit County Auditor's File No. 8810270058 and legally described as follows:

That portion of Lot 8, Block 2, and a portion of the adjacent vacated street on the West side of Block 2, of the plat of "Bingham Acreage, Skagit County, Washington", recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington, described as follows:

BEGINNING at the intersection of the centerline of said vacated street and the West prolongation of the North line of said Lot 8;
thence East along the North line of said Lot 8 to its intersection with the South prolongation of the East line of Lot 1 of said Block 2;
thence South along said prolongation to the South line of Tract "A" as shown on survey filed in Volume 8 of Surveys at pages 78 and 79;
thence West along said South line to the Southwest corner of said Tract "A";
thence North along the West line of said Tract "A" to the POINT OF BEGINNING of this description.

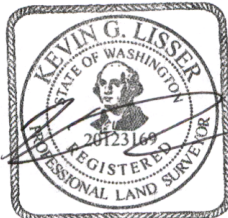
TOGETHER WITH that portion of Lot 7, Block 2, of that plat of "Bingham Acreage, Skagit County, Washington", recorded in Volume 4 of Plats page 24, records of Skagit County, Washington described as follows:

BEGINNING at the intersection of the Westerly prolongation of the North line of Lot 7 and the centerline of a "vacated street" on the Westerly side of Lot 7 as appears on a survey filed in Volume 8 of Surveys at pages 78 and 79, records of Skagit County;
thence Easterly along said North line of Lot 7 to its intersection with the Southerly prolongation of the North/South line between Lots 1 and 2, Block 2;
thence South along said prolongation a distance of 168.27 feet, more or less, to the South line of said Lot 7;
thence West along the South line (or South line extended) of Lot 7 to the centerline of the previously described vacated street
thence North along said centerline to the POINT OF BEGINNING of this description.

TOGETHER WITH an easement for ingress, egress and utilities, over, under and through that portion of the West 20 feet of Tract "A" of said survey lying North of the prolongation of the South line of Lot 1, Block 2, of said plat of "Bingham Acreage, Skagit County, Washington."

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.



12-9-24

Exhibit "B"**Charla M. Echlin and John T. Echlin, wife and husband, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-114093)**

That portion of Lot 7, Block 2, "Bingham Acreage, Skagit County, Washington", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington, described as follows:

BEGINNING at the Southeast corner of Lot 1 of said Block 2;
thence South along the prolongation of the East line of said Lot 1 to the South line of said Lot 7;
thence East along said South line to the East line of Tract "A" as shown on survey filed in Volume 8 of Surveys, pages 78 and 79;
thence North along said East line to the North line of said Lot 7;
thence West along said North line to the POINT OF BEGINNING of this description.

TOGETHER WITH that portion of Lot 8, Block 2, "Bingham Acreage, Skagit County, Washington", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington, described as follows:

BEGINNING at the intersection of the North line of said Lot 8 and the East line of Tract "A" as shown on survey filed in Volume 8 of Surveys, pages 78 and 79;
thence South along said East line a distance of 119.55 feet;
thence South $89^{\circ}33'49''$ West to the Southerly prolongation of the North/South line separating Lots 1 and 2 of said Block 2;
thence North along said prolongation to the intersection with the North line of Lot 8;
thence Easterly along said North line of Lot 8 to the POINT OF BEGINNING of this description.

TOGETHER WITH an easement for ingress, egress and utilities, over, under and through the East 20 feet of Tract "A" as shown on said survey filed in Volume 8 of Surveys, pages 78 and 79.

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.



12-9-24

Exhibit "C"

**Portion of Martin E. Johnson and Rhonda M. Johnson, husband and wife, Parcel
(Skagit County Assessor's Parcel Number. P-62177)
To be Boundary Line Adjusted into
Charla M. Echlin and John T. Echlin, wife and husband, Parcel
(Skagit County Assessor's Parcel Number P-114093)**

Those portions of Lots 7 and 8, Block 2, "Bingham Acreage, Skagit County, Washington", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington, also being a portion of Tract "A" as shown on that certain Record of Survey filed in Volume 8 of Surveys, pages 78 and 79, records of Skagit County, Washington, described as follows:

BEGINNING at the Southeast corner of Lot 1 of said Block 2;
thence South 0°04'34" West, along the prolongation of the East line of said Lot 1,
for a distance of 307.24 feet, more or less, to the South line of said Lot 8, Block
2, also being the South line of said Tract "A", and also being the North line of
Lot 2, Short Plat No. PL23-0345, approved May 7, 2024 and recorded under
Skagit County Auditor's File No. 202405090051;
thence South 89°33'49" West, along the South line of said Lot 8, also being the
South line of said Tract "A", for a distance of 51.00 feet, more or less to a point
bearing South 9°29'12" West from the POINT OF BEGINNING;
thence North 9°29'12" East for a distance of 311.90 feet, more or less, to the
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 7,834 sq. ft., 0.18 acres

The above described property is to be combined or aggregated with contiguous property to the
east (Parcel No. P-114093) owned by the Grantee.

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

APPROVED

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

Skagit County

By: Ann Smith
Title: Senior Planner

Date: 2/6/25

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.



12-9-24

Exhibit "D"

**Martin E. Johnson and Rhonda M. Johnson, husband and wife, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number. P-62177)**

That portion of Tract "A" as shown on a record of survey, in Volume 8 of Surveys, at page 78 and 79, under Skagit County Auditor's File No. 8810270058 and legally described as follows:

That portion of Lot 8, Block 2, and a portion of the adjacent vacated street on the West side of Block 2, of the plat of "Bingham Acreage, Skagit County, Washington", recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington, described as follows:

BEGINNING at the intersection of the centerline of said vacated street and the West prolongation of the North line of said Lot 8;
thence East along the North line of said Lot 8 to its intersection with the South prolongation of the East line of Lot 1 of said Block 2;
thence South along said prolongation to the South line of Tract "A" as shown on survey filed in Volume 8 of Surveys at pages 78 and 79;
thence West along said South line to the Southwest corner of said Tract "A";
thence North along the West line of said Tract "A" to the POINT OF BEGINNING of this description.

TOGETHER WITH that portion of Lot 7, Block 2, of that plat of "Bingham Acreage, Skagit County, Washington", recorded in Volume 4 of Plats page 24, records of Skagit County, Washington described as follows:

BEGINNING at the intersection of the Westerly prolongation of the North line of Lot 7 and the centerline of a "vacated street" on the Westerly side of Lot 7 as appears on a survey filed in Volume 8 of Surveys at pages 78 and 79, records of Skagit County;
thence Easterly along said North line of Lot 7 to its intersection with the Southerly prolongation of the North/South line between Lots 1 and 2, Block 2;
thence South along said prolongation a distance of 168.27 feet, more or less, to the South line of said Lot 7;
thence West along the South line (or South line extended) of Lot 7 to the centerline of the previously described vacated street
thence North along said centerline to the POINT OF BEGINNING of this description.

EXCEPT those portions of Lots 7 and 8, Block 2, "Bingham Acreage, Skagit County, Washington", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington, also being a portion of Tract "A" as shown on that certain Record of Survey filed in Volume 8 of Surveys, pages 78 and 79, records of Skagit County, Washington, described as follows:

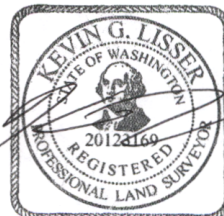
BEGINNING at the Southeast corner of Lot 1 of said Block 2;
thence South 0°04'34" West, along the prolongation of the East line of said Lot 1, for a distance of 307.24 feet, more or less, to the South line of said Lot 8, Block 2, also being the South line of said Tract "A", and also being the North line of Lot 2, Short Plat No. PL23-0345, approved May 7, 2024 and recorded under Skagit County Auditor's File No. 202405090051;
thence South 89°33'49" West, along the South line of said Lot 8, also being the South line of said Tract "A", for a distance of 51.00 feet, more or less to a point bearing South 9°29'12" West from the POINT OF BEGINNING;
thence North 9°29'12" East for a distance of 311.90 feet, more or less, to the POINT OF BEGINNING;

AND TOGETHER WITH an easement for ingress, egress and utilities, over, under and through that portion of the West 20 feet of Tract "A" of said survey lying North of the prolongation of the South line of Lot 1, Block 2, of said plat of "Bingham Acreage, Skagit County, Washington."

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 50,064 sq ft, 1.15 acres Per Skagit County Planning & Development Services, by virtue of recording this Boundary Line Adjustment, this newly configured lot shall be considered a Lot of Record for individual conveyance and development purposes unless otherwise restricted.



12-9-24

Exhibit "E"

**Charla M. Echlin and John T. Echlin, wife and husband, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-114093)**

That portion of Lot 7, Block 2, "Bingham Acreage, Skagit County, Washington", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington, described as follows:

BEGINNING at the Southeast corner of Lot 1 of said Block 2;
thence South along the prolongation of the East line of said Lot 1 to the South line of said Lot 7;
thence East along said South line to the East line of Tract "A" as shown on survey filed in Volume 8 of Surveys, pages 78 and 79;
thence North along said East line to the North line of said Lot 7;
thence West along said North line to the POINT OF BEGINNING of this description.

TOGETHER WITH that portion of Lot 8, Block 2, "Bingham Acreage, Skagit County, Washington", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington, described as follows:

BEGINNING at the intersection of the North line of said Lot 8 and the East line of Tract "A" as shown on survey filed in Volume 8 of Surveys, pages 78 and 79;
thence South along said East line a distance of 119.55 feet;
thence South 89°33'49" West to the Southerly prolongation of the North/South line separating Lots 1 and 2 of said Block 2;
thence North along said prolongation to the intersection with the North line of Lot 8;
thence Easterly along said North line of Lot 8 to the POINT OF BEGINNING of this description.

AND TOGETHER WITH those portions of Lots 7 and 8, Block 2, "Bingham Acreage, Skagit County, Washington", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington, also being a portion of Tract "A" as shown on that certain Record of Survey filed in Volume 8 of Surveys, pages 78 and 79, records of Skagit County, Washington, described as follows:

BEGINNING at the Southeast corner of Lot 1 of said Block 2;
thence South 0°04'34" West, along the prolongation of the East line of said Lot 1, for a distance of 307.24 feet, more or less, to the South line of said Lot 8, Block 2, also being the South line of said Tract "A", and also being the North line of Lot 2, Short Plat No. PL23-0345, approved May 7, 2024 and recorded under Skagit County Auditor's File No. 202405090051;
thence South 89°33'49" West, along the South line of said Lot 8, also being the South line of said Tract "A", for a distance of 51.00 feet, more or less to a point bearing South 9°29'12" West from the POINT OF BEGINNING;
thence North 9°29'12" East for a distance of 311.90 feet, more or less, to the POINT OF BEGINNING;

AND ALSO TOGETHER WITH an easement for ingress, egress and utilities, over, under and through the East 20 feet of Tract "A" as shown on said survey filed in Volume 8 of Surveys, pages 78 and 79.

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 59,319 sq ft, 1.36 acres

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



12-9-24

EXHIBIT "F"

BEFORE BLA

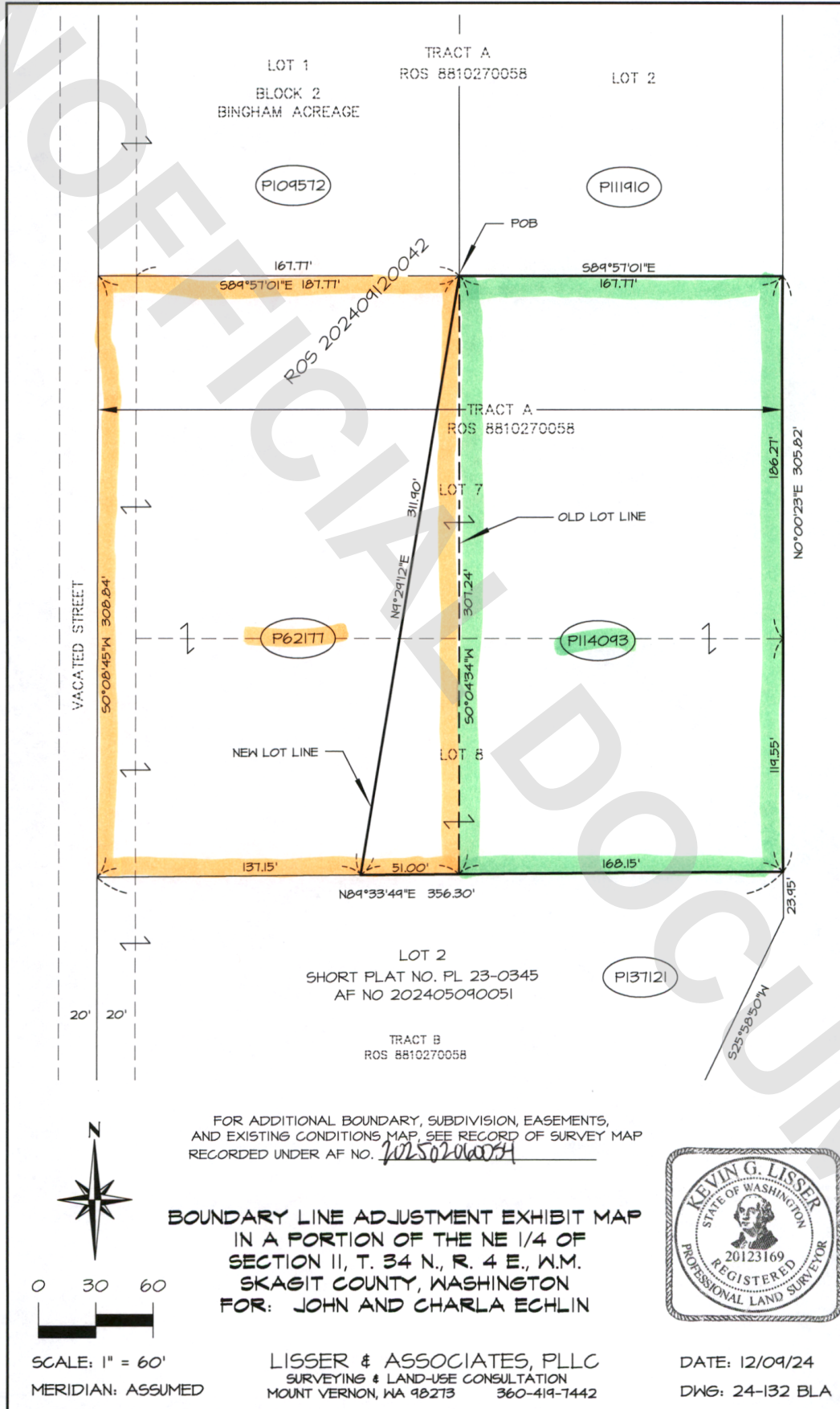


EXHIBIT "F"

AFTER BLA

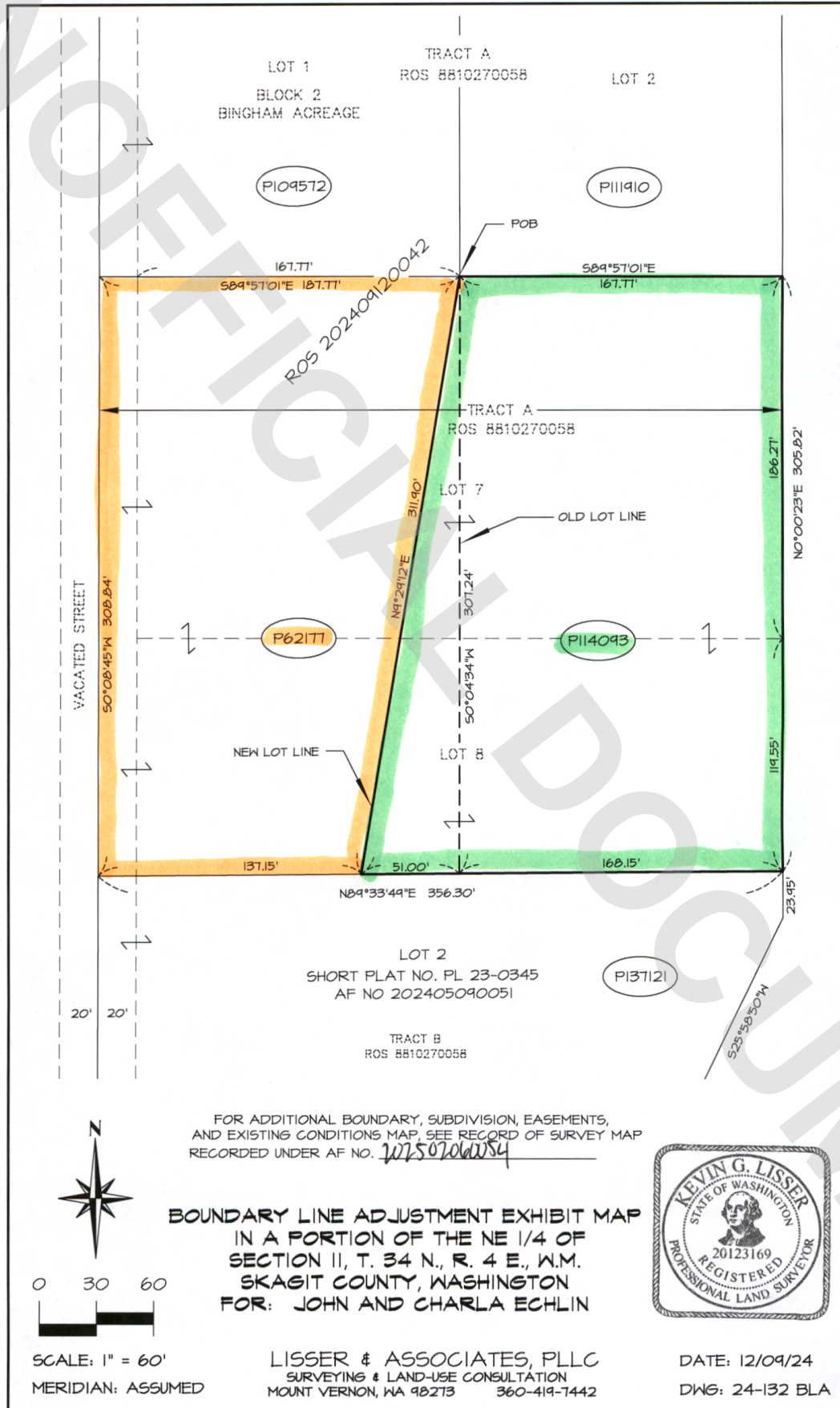


EXHIBIT "F"

