



202503040042

03/04/2025 10:53 AM Pages: 1 of 7 Fees: \$309.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

When recorded return to:

Craig Sjoström
1204 Cleveland Ave.
Mount Vernon, Washington 98273

2025 0594
MAR 4 2025

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

Quitclaim Deed
(Boundary Line Adjustment)

Grantors: James A. Cruse & Patricia A. Cruse h/w

Grantees: James A. Cruse & Patricia A. Cruse h/w

Legal Description: Lot 4, Short CaRD PL-01-0151

Assessor's Property Tax Parcel or Account No.: P117538

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE is made this 8 day of JANUARY, 2025, between James A. Cruse & Patricia A. Cruse h/w, Grantors, and James A. Cruse & Patricia A. Cruse h/w, Grantees.

Recitals

- a. Grantors/ Grantees are the owners of the property bearing Skagit County Assessor's parcel no. P117538, more particularly described in the attached Exhibit A.
- b. Grantors/ Grantees wish to reconfigure the areas of the building site portion of the parcel and the open space portion.
- d. The adjusted description of Grantor/ Grantee's property is set forth in the attached Exhibit B.

Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, and for no

monetary 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 B.

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

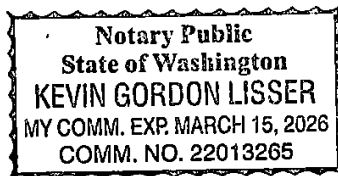
James A. Cruse
JAMES A. CRUSE

Patricia A. Cruse
PATRICIA A. CRUSE

STATE OF WASHINGTON)
)
COUNTY OF SKAGIT)

On this day personally appeared before me James A. Cruse, 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 8 day of JANUARY, 2025.

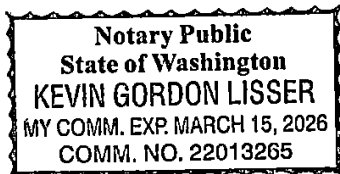


K. Z.
NOTARY PUBLIC in and for the State of Washington, residing at
MOUNT VERNON, WA
My commission expires: 3-15-26
Name: KEVIN LISSER

STATE OF WASHINGTON)
)
COUNTY OF SKAGIT)

On this day personally appeared before me Patricia A. Cruse, 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 8 day of JANUARY, 2025.



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

Exhibit "A"

**James Cruse and Patricia Cruse, husband and wife, Building Site Parcel
Prior to Boundary Line Adjustment
(Portion of Skagit County Assessor's Parcel No. P-117538)**

Lot 4 (Building Site), Short CaRD No. PL-01-0151, approved May 10, 2001 and recorded May 10, 2001 under Auditor's File No. 200105100117, records of Skagit County, Washington, being in a portion of the Southeast 1/4 of the Southeast 1/4 of Section 29, Township 33 North, Range 4 East, W.M.

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 43,402 sq. ft.

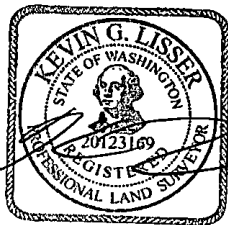


Exhibit "B"

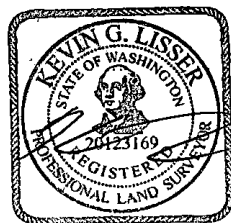
**James Cruse and Patricia Cruse, husband and wife, OS-RSV "A" Parcel
Prior to Boundary Line Adjustment
(Portion of Skagit County Assessor's Parcel No. P-117538)**

Lot 4 OS-RSV "A", Short CaRD No. PL-01-0151, approved May 10, 2001 and recorded May 10, 2001 under Auditor's File No. 200105100117, records of Skagit County, Washington, being in a portion of the Southeast 1/4 of the Southeast 1/4 of Section 29, Township 33 North, Range 4 East, W.M.

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 241,218 sq. ft.



12-20-24

Exhibit "C"

**James Cruse and Patricia Cruse, husband and wife, Revised Building Site Parcel
After Boundary Line Adjustment
(Portion of Skagit County Assessor's Parcel No. P-117538)**

Those portions of Lot 4 (Building Site) and Lot 4 OS-RSV "A" as shown on Short CaRD No. PL-01-0151, approved May 10, 2010 and recorded May 10, 2010 under Auditor's File No. 200105100117, records of Skagit County, Washington, being in a portion of the Southeast 1/4 of the Southeast 1/4 of Section 9, Township 33 North, Range 4 East, W.M., and being more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 4 (Building Site) also being the Southwest corner of Lot 3 said Short CaRD No. PL-01-0151;
Thence South 13°33'48" East along the West line of said Lot 4 (Building Site) for a distance of 98.54 feet to the TRUE POINT OF BEGINNING,
thence South 85°08'24" East for a distance of 82.62 feet;
thence North 03°20'12" West for a distance of 109.41 feet;
thence North 86°39'48" East for a distance of 65.00 feet;
thence South 03°20'12" East for a distance of 33.50 feet;
thence North 86°39'48" East for a distance of 20.00 feet;
thence South 57°57'44" East for a distance of 185.60 feet;
thence South 03°20'12" East for a distance of 183.51 feet;
thence South 86°40'00" West for a distance of 85.00 feet;
thence North 03°20'12" West for a distance of 120.73 feet;
thence South 86°39'48" West for a distance of 100.00 feet;
thence North 03°20'12" West for a distance of 61.80 feet;
thence North 89°56'22" West for a distance of 43.00 feet;
thence North 85°08'24" West for a distance of 85.74 feet, more or less, to a point on the West line of said Lot 4 (Building Site), also being a point of curvature on the Easterly margin of Tract "A" (Bella Vista Lane), said point bearing South 13°33'48" East from the TRUE POINT OF BEGINNING;
thence North 13°33'48" West along said West line of Lot 4 (Building Site) for a distance of 30.00 feet, more or less, to the TRUE POINT OF BEGINNING.

TOGETHER WITH landscaping easements and septic area easements as shown as Easements 1 and 2 on attached Exhibit "E" map.

AND 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 43,560 sq. ft.

The above described property is to be combined or aggregated with contiguous property to the south and east (Parcel No. P-117538) owned by the Grantee.

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

APPROVED

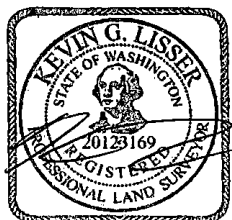
Reviewed and approved in accordance with Skagit County Code, Chapter 14.18.700

Skagit County

By: Blamm August
Title: Associate Planner

Date: 3/3/2025

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.



12-20-24

Exhibit "D"

**James Cruse and Patricia Cruse, husband and wife, Revised OS-RSV "A" Parcel
After Boundary Line Adjustment
(Portion of Skagit County Assessor's Parcel No. P-117538)**

Lot 4 (Building Site) and Lot 4 OS-RSV "A" Short CaRD No. PL-01-0151, approved May 10, 2010 and recorded May 10, 2010 under Auditor's File No. 200105100117, records of Skagit County, Washington, being in a portion of the Southeast 1/4 of the Southeast 1/4 of Section 29, Township 33 North, Range 4 East, W.M.;

EXCEPT those portions of said Lot 4 (Building Site) and said Lot 4 OS-RSV "A" Short CaRD No. PL-01-0151 recorded under Auditor's File No. 200105100117, records of Skagit County, Washington, being more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 4 (Building Site) also being the Southwest corner of Lot 3 said Short CaRD No. PL-01-0151;
Thence South 13°33'48" East along the West line of said Lot 4 (Building Site) for a distance of 98.54 feet to the TRUE POINT OF BEGINNING;
thence South 85°08'24" East for a distance of 82.62 feet;
thence North 03°20'12" West for a distance of 109.41 feet;
thence North 86°39'48" East for a distance of 65.00 feet;
thence South 03°20'12" East for a distance of 33.50 feet;
thence North 86°39'48" East for a distance of 20.00 feet;
thence South 57°57'44" East for a distance of 185.60 feet;
thence South 03°20'12" East for a distance of 183.51 feet;
thence South 86°40'00" West for a distance of 85.00 feet;
thence North 03°20'12" West for a distance of 120.73 feet;
thence South 86°39'48" West for a distance of 100.00 feet;
thence North 03°20'12" West for a distance of 61.80 feet;
thence North 89°56'22" West for a distance of 43.00 feet;
thence North 85°08'24" West for a distance of 85.74 feet, more or less, to a point on the West line of said Lot 4 (Building Site), also being a point of curvature on the Easterly margin of Tract "A" (Bella Vista Lane), said point bearing South 13°33'48" East from the TRUE POINT OF BEGINNING;
thence North 13°33'48" West along said West line of Lot 4 (Building Site) for a distance of 30.00 feet, more or less, to the TRUE POINT OF BEGINNING.

SUBJECT TO landscaping easements and septic area easements as shown as Easements 1 and 2 on attached Exhibit "E" map.

AND 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 241,054 sq. ft.

The above described property is to be combined or aggregated with contiguous property to the south and east (Parcel No. P-117538) owned by the Grantee.

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

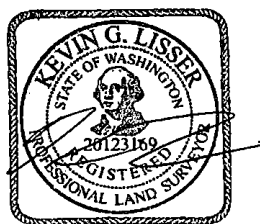
APPROVED

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

By: Shannon August
Title: Associate Planner

Date: 3/3/2025

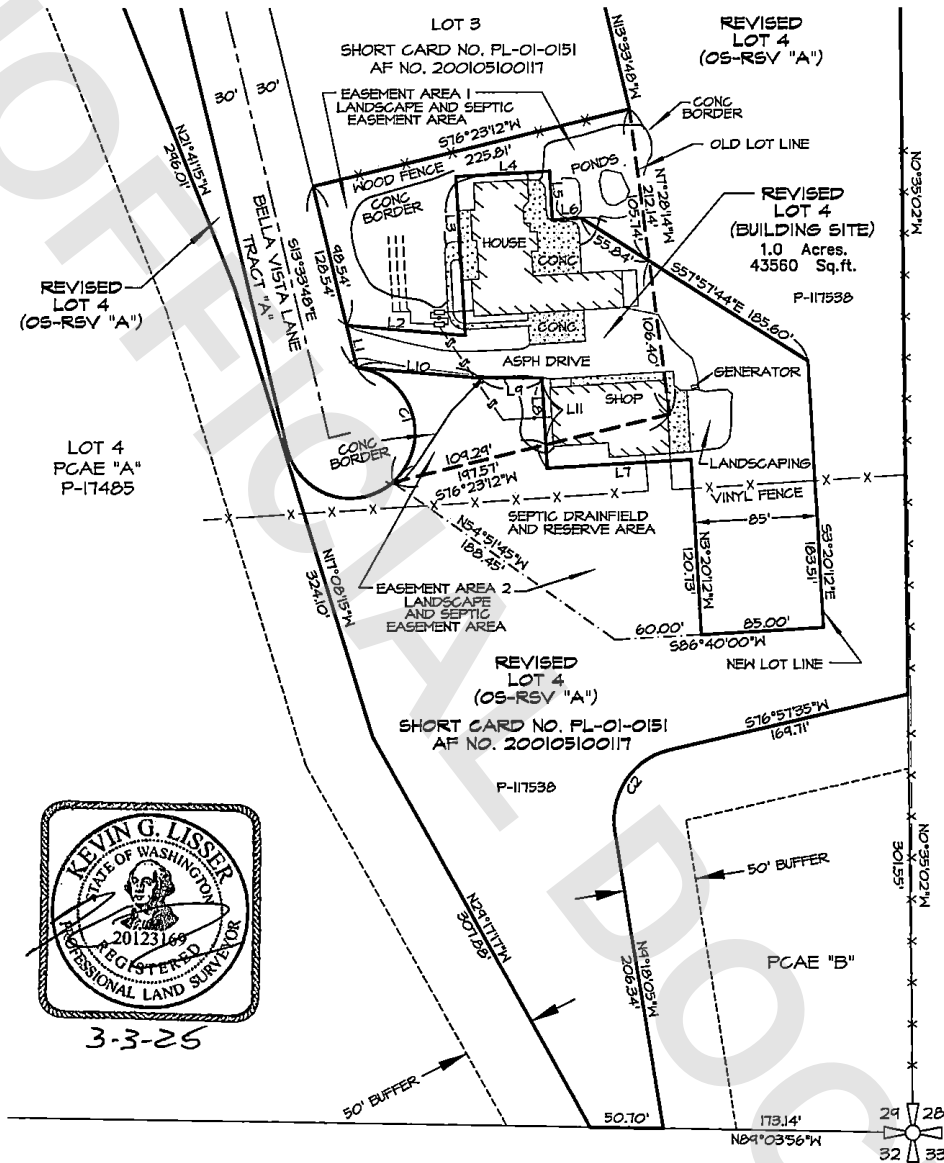
Per Skagit County Planning & Development Services, by virtue of recording this Boundary Line Adjustment, both newly configured lots shall be considered Lots of Record for individual conveyance and development purposes unless otherwise restricted.



12-20-24

EXHIBIT "E"

19915 BELLA VISTA DRIVE
MOUNT VERNON, WA 98274



LINE TABLE

NUM	BEARINGS	DISTANCE
L1	N13°33'48"W	30.00'
L2	S85°08'24"E	82.62'
L3	N3°20'12"W	109.41'
L4	N86°39'48"E	65.00'
L5	S3°20'12"E	33.50'
L6	N86°39'48"E	20.00'
L7	S86°39'48"W	100.00'
L8	N3°20'12"W	61.80'
L9	N89°56'22"W	43.00'
L10	N85°08'24"W	85.14'
L11	N3°20'12"W	45.78'

CURVE TABLE

NUM	DELTA	ARC	RADIUS
C1	133°06'52"	104.55'	45.00'
C2	86°15'43"	75.28'	50.00'

SEPTIC INFORMATION SHOWN IS APPROXIMATE
BASED ON AS BUILT PER PERMIT NO. SN01-0588

LOT 4 (BUILDING SITE) & LOT 4 OS-RSV "A"
SHORT CARD NO. PL-01-0151
SECTION 29, T. 33 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: JAMES & PATRICIA CRUSE

LISSE & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-419-7442

DATE: 3/3/25
DWS: 24-III BLA

0 50 100

SCALE: 1" = 100'

MERIDIAN: ASSUMED