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Skagit County Auditor

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Shropshire Law Firm, PLLC  
1223 Commercial Street  
Bellingham, WA 98225

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20251001  
APR 07 2025

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

DOCUMENT TITLE: Quit Claim Deed (*Boundary Line Adjustment*)  
REFERENCE NUMBER OF RELATED DOCUMENT: 202504070058  
GRANTOR: Hanson Family Investments LLC  
GRANTEE: Hanson Family Investments LLC  
ABBREVIATED LEGAL DESCRIPTIONS: Ptns of SE ¼ NW ¼ SW ¼ S17 T35N R6E W.M.  
ASSESSOR'S TAX PARCEL NUMBER: P41379/350617-0-060-0001  
P41376/350617-0-057-0006

QUIT CLAIM DEED  
(*Boundary Line Adjustment*)

The Grantor, Hanson Family Investments LLC, a Washington limited liability company, for and in consideration of *BOUNDARY LINE ADJUSTMENT*, pursuant to WAC 458-61A-190(2)(b) conveys and quit claims to Grantee, Hanson Family Investments LLC, a Washington limited liability company, the following described real estate, situated in the County of Skagit, State of Washington, including any interest therein which Grantors may hereafter acquire:

LEGAL DESCRIPTION OF BOUNDARY LINE ADJUSTMENT  
(CONVEYANCE TRACT):

*SEE EXHIBIT A*

[The property described in Exhibit A shall be and is hereby combined with the contiguous property described in Exhibit B-2, below. This boundary adjustment is not for the purpose of creating an additional building lot.]

*(See also Exhibit B-1 and B-2 for complete before and after legal descriptions of the reconfigured parcels and Exhibit C for depiction of the same.)*



EXHIBIT A  
(Conveyance Tract)

The North 1.90 feet of P41379 (as fully described in Exhibit B-1, below, prior to adjustment), which North 1.90 feet is specifically described as follows:

Commencing at the intersection of the East line of Dyer Avenue and the North line of Second Street in the Town of Lyman, Skagit County, Washington; thence North, 84.10 feet to the POINT OF BEGINNING; thence continuing North, 1.90 feet; thence East to the West line of alley; thence South, 1.90 feet; thence West to the POINT OF BEGINNING.

Situate in Skagit County, Washington.

## EXHIBIT B-1

(Legal Descriptions of P41379 before Adjustment and after Adjustment herein)

P41379 before Adjustment

That portion of the Southeast 1/4 of the Northwest 1/4 and of the Southwest 1/4 of the Northeast 1/4 of Section 17, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at the intersection of the East line of Dyer Avenue and the North line of Second Street in the Town of Lyman, Skagit County, Washington; thence North, 86.00 feet; thence East to the West line of alley; thence South to the North line of Second Street; thence West along the North line of Second Street to the POINT OF BEGINNING.

TOGETHER WITH that portion of vacated Dyer Avenue and Second Street in the Town of Lyman, described as follows:

Beginning at the intersection of the East line of Dyer Avenue and the North line of Second Street in the Town of Lyman, Skagit County, Washington; thence South  $87^{\circ}56'42''$  East, 121.00 feet along the North line of Second Street to the West line of the alley; thence South  $2^{\circ}03'18''$  West, 5.50 feet; thence North  $87^{\circ}56'42''$  West, 116.00 feet to a point of curvature to the right; thence along said curve to the right, having a radius of 25.00 feet through a central angle of  $90^{\circ}00'00''$ , arc length of 39.27 feet to a point of tangency; thence North  $2^{\circ}03'18''$  East, 64.60 feet; thence South  $87^{\circ}56'42''$  East, 20.00 feet to a point on the East right-of-way line of Dyer Avenue, vacated Block K, Town of Lyman; thence South  $2^{\circ}03'18''$  West, 84.10 feet along said East right-of-way line to the Point of Beginning.

Situate in the County of Skagit, State of Washington.

P41379 after Adjustment

That portion of the Southeast 1/4 of the Northwest 1/4 and of the Southwest 1/4 of the Northeast 1/4 of Section 17, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at the intersection of the East line of Dyer Avenue and the North line of Second Street in the Town of Lyman, Skagit County, Washington; thence North, 86.00 feet; thence East to the West line of alley; thence South to the North line of Second Street; thence West along the North line of Second Street to the POINT OF BEGINNING.

EXCEPT the North 1.90 feet thereof, described as follows:

Commencing at the intersection of the East line of Dyer Avenue and the North line of Second Street in the Town of Lyman, Skagit County, Washington; thence North, 84.10 feet to the POINT OF BEGINNING; thence continuing North, 1.90 feet; thence East to the West line of alley; thence South, 1.90 feet; thence West to the POINT OF BEGINNING.

TOGETHER WITH that portion of vacated Dyer Avenue and Second Street in the Town of Lyman, described as follows:

Beginning at the intersection of the East line of Dyer Avenue and the North line of Second Street in the Town of Lyman, Skagit County, Washington; thence South  $87^{\circ}56'42''$  East, 121.00 feet along the North line of Second Street to the West line of the alley; thence South  $2^{\circ}03'18''$  West, 5.50 feet; thence North  $87^{\circ}56'42''$  West, 116.00 feet to a point of curvature to the right; thence along said curve to the right, having a radius of 25.00 feet through a central angle of  $90^{\circ}00'00''$ , arc length of 39.27 feet to a point of tangency; thence North  $2^{\circ}03'18''$  East, 64.60 feet; thence South  $87^{\circ}56'42''$  East, 20.00 feet to a point on the East right-of-way line of Dyer Avenue, vacated Block K, Town of Lyman; thence South  $2^{\circ}03'18''$  West, 84.10 feet along said East right-of-way line to the Point of Beginning.

Subject to a public easement for aerial and underground utilities along the Westerly 10 feet fronting Dyer Avenue and the Southerly 7 feet fronting Second Street with a fillet of radius 25 feet at the intersection.

## EXHIBIT B-2

(Legal Descriptions of P41376 before Adjustment and after Adjustment herein)

P41376 before Adjustment

That portion of the Southeast 1/4 of the Northwest 1/4 and of the Southwest 1/4 of the Northeast 1/4 of Section 17, Township 35 North, Range 6 East, W.M., described as follows:

Commencing the intersection of the East line of Dyer Avenue and the North line of Second Street in the Town of Lyman, Skagit County, Washington; thence North, 86.00 feet to the POINT OF BEGINNING; thence continuing North, 86.75 feet; thence East to the West line of alley; thence South, 86.75 feet; thence West to the POINT OF BEGINNING.

TOGETHER WITH that portion of vacated Dyer Avenue in the Town of Lyman, described as follows:

Commencing at the intersection of the East line of Dyer Avenue and the North line of Second Street in the Town of Lyman, Skagit County, Washington; thence North 2°03'18" East, 84.10 feet along the East line of Dyer Avenue to the Point of Beginning; thence North 87°56'42" West, 20.00 feet; thence North 2°03'18" East, 88.65 feet; thence South 87°56'42" East, 20.00 feet to a point on the East right-of-way line of Dyer Avenue, vacated Block K, Town of Lyman; thence South 2°03'18" West, 88.65 along said East right-of-way line to the Point of Beginning.

Situate in the County of Skagit, State of Washington.

P41376 after Adjustment

That portion of the Southeast 1/4 of the Northwest 1/4 and of the Southwest 1/4 of the Northeast 1/4 of Section 17, Township 35 North, Range 6 East, W.M., described as follows:

Commencing at the intersection of the East line of Dyer Avenue and the North line of Second Street in the Town of Lyman, Skagit County, Washington; thence North, 86.00 feet to the POINT OF BEGINNING; thence continuing North, 86.75 feet; thence East to the West line of alley; thence South, 86.75 feet; thence West to the POINT OF BEGINNING.

Together with the following:

Commencing at the intersection of the East line of Dyer Avenue and the North line of Second Street in the Town of Lyman, Skagit County, Washington; thence North, 84.10 feet to the POINT OF BEGINNING; thence continuing North, 1.90 feet; thence East to the West line of alley; thence South, 1.90 feet; thence West to the POINT OF BEGINNING.

AND ALSO TOGETHER WITH that portion of vacated Dyer Avenue in the Town of Lyman, described as follows:

Commencing at the intersection of the East line of Dyer Avenue and the North line of Second Street in the Town of Lyman, Skagit County, Washington; thence North  $2^{\circ}03'18''$  East, 84.10 feet along the East line of Dyer Avenue to the POINT OF BEGINNING; thence North  $87^{\circ}56'42''$  West, 20.00 feet; thence North  $2^{\circ}03'18''$  East, 88.65 feet; thence South  $87^{\circ}56'42''$  East, 20.00 feet to a point on the East right-of-way line of Dyer Avenue, vacated Block K, Town of Lyman; thence South  $2^{\circ}03'18''$  West, 88.65 along said East right-of-way line to the POINT OF BEGINNING.

Subject to a public easement for aerial and underground utilities along the Westerly 10 feet fronting Dyer Avenue.

Situate in the County of Skagit, State of Washington.

EXHIBIT C  
Survey Maps of Parcels P41379 and P41376 before and after Adjustment



