



202504100070

04/10/2025 02:46 PM Pages: 1 of 8 Fees: \$310.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

When recorded return to:

2025 1048  
APR 10 2025

Craig Sjoström  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

Amount Paid \$ 0  
Skagit Co. Treasurer  
By Bm Deputy

**Quitclaim Deed**  
(Boundary Line Adjustment)

Grantors: Robert L. Hayton & Susan Hughes-Hayton h/w  
Grantees: Robert L. Hayton & Susan Hughes-Hayton h/w  
Legal Description: ptn N 1/2 NW 1/4 & ptn NW 1/4 NE 1/4, 23-33N-3EWM  
Assessor's Property Tax Parcel or Account Nos.: P16023; P16028  
Reference Nos of Documents Assigned or Released:

THIS INDENTURE is made this 18<sup>th</sup> day of OCTOBER, 2024,  
between Robert L. Hayton & Susan Hughes-Hayton h/w, Grantors, and Robert L. Hayton &  
Susan Hughes-Hayton h/w, Grantees.

**Recitals**

- a. Grantors/ Grantees are the owners of the property bearing Skagit County Assessor's parcel nos. P16023 and P16028, more particularly described in the attached Exhibit A.
- b. Grantors/Grantees wish to reconfigure and adjust the boundaries amongst the said parcels, with one portion to be hereinafter delineated as the "House Tract", as described in the attached Exhibit B, and the other portion to be hereinafter delineated as the "Farm Tract", as described in the attached Exhibit C.

*Conveyance*

THEREFORE, for and in consideration of the said boundary line adjustment, and for no monetary consideration, grantors do hereby QUIT CLAIM to the 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 Exhibits B and C.

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

Robert L. Hayton  
ROBERT L. HAYTON

Susan Hughes-Hayton  
SUSAN HUGHES-HAYTON

STATE OF WASHINGTON )  
 )  
:SS  
COUNTY OF SKAGIT )

On this day personally appeared before me Robert L. Hayton, 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<sup>th</sup> day of October, 2024.

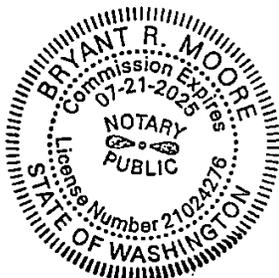


Bryant R Moore  
NOTARY PUBLIC in and for the State of Washington, residing at  
SEDRS-Walker  
My commission expires: 7-21-2025  
Name: BRYANT R MOORE

STATE OF WASHINGTON )  
 )  
:SS  
COUNTY OF SKAGIT )

On this day personally appeared before me Susan Hughes-Hayton, 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 30 day of OCTOBER, 2024.



Bryant R Moore  
NOTARY PUBLIC in and for the State of Washington, residing at  
SEDRS-Walker  
My commission expires: 7-21-2025  
Name: BRYANT R MOORE

***APPROVAL***

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

SKAGIT COUNTY

By: *Daniel H*

Date: 3/20/25

Daniel Hasenaehr  
(Printed name & title)

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

**Exhibit A**

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BEFORE LEGAL DESCRIPTIONS

Parcel P16028

The North 1/2 of the Northwest 1/4, South and east of Dry Slough, Section 23, Township 33 North, Range 3 East, W.M.

EXCEPT all dike and road rights of way.

Situate in the County of Skagit, State of Washington.

Parcel P16023

That portion of the Northwest 1/4 of the Northeast 1/4, Section 23, Township 33 North, Range 3 East, W.M., West of McDonald's Slough,

EXCEPT all dike and road rights of way.

Situate in the County of Skagit, State of Washington.

**Exhibit B****AFTER LEGAL DESCRIPTIONS**

## House Tract

That portion of the North 1/2 of the Northwest 1/4, South and East of Dry Slough, and the Northwest 1/4 of the Northeast 1/4, West of McDonald's Slough, in Section 23, Township 33 North, Range 3 East, W.M., described as follows:

COMMENCING at the North quarter corner of said Section 23, thence South  $1^{\circ}38'42''$  West along the north-south centerline of Section 23, a distance of 150.95 feet to the POINT OF BEGINNING;  
Thence South  $30^{\circ}36'39''$  East a distance of 126.68 feet to a point at the centerline of McDonald Slough;  
Thence South  $18^{\circ}16'17''$  East, along the centerline of McDonald Slough, a distance of 259.73 feet;  
Thence South  $12^{\circ}45'27''$  East, along the centerline of McDonald Slough, a distance of 37.15 feet;  
Thence South  $25^{\circ}00'02''$  East, along the centerline of McDonald Slough, a distance of 50.88';  
Thence South  $68^{\circ}50'02''$  West, a distance of 121.36 feet;  
Thence South  $89^{\circ}46'14''$  West, a distance of 46.25 feet;  
Thence North  $65^{\circ}16'29''$  West, a distance of 58.71 feet;  
Thence North  $81^{\circ}13'58''$  West, a distance of 71.16 feet to a point of curvature;  
Thence along a curve to the right, with a radius of 45.00 feet, through a central angle of  $77^{\circ}19'04''$ , for an arc length of 60.73 feet;  
Thence North  $03^{\circ}54'54''$  West a distance of 125.26 feet to a point of curvature;  
Thence along a curve to the right, with a radius of 85.00 feet, through a central angle of  $19^{\circ}26'22''$ , for an arc length of 28.84 feet;  
Thence North  $15^{\circ}31'28''$  East a distance of 168.31 feet to a point of curvature;  
Thence along a curve to the right, with a radius of 100.00 feet, through a central angle of  $14^{\circ}04'54''$ , for an arc length of 24.58 feet;  
Thence North  $29^{\circ}36'22''$  East a distance of 78.36 feet;  
Thence South  $88^{\circ}46'25''$  East a distance of 57.96' to the POINT OF BEGINNING.

AND EXCEPT all dike and road rights of way.

Situate in the County of Skagit, State of Washington.

**Exhibit C****AFTER LEGAL DESCRIPTIONS (CONTINUED)****Farm Tract**

The North 1/2 of the Northwest 1/4, South and East of Dry Slough, and the Northwest 1/4 of the Northeast 1/4, West of McDonald's Slough, in Section 23, Township 33 North, Range 3 East, W.M.,

EXCEPT the following described portion:

COMMENCING at the North quarter corner of said Section 23, thence South  $1^{\circ}38'42''$  West along the north-south centerline of Section 23, a distance of 150.95 feet to the POINT OF BEGINNING;  
Thence South  $30^{\circ}36'39''$  East a distance of 126.68 feet to a point at the centerline of McDonald Slough;  
Thence South  $18^{\circ}16'17''$  East, along the centerline of McDonald Slough, a distance of 259.73 feet;  
Thence South  $12^{\circ}45'27''$  East, along the centerline of McDonald Slough, a distance of 37.15 feet;  
Thence South  $25^{\circ}00'02''$  East, along the centerline of McDonald Slough, a distance of 50.88';  
Thence South  $68^{\circ}50'02''$  West, a distance of 121.36 feet;  
Thence South  $89^{\circ}46'14''$  West, a distance of 46.25 feet;  
Thence North  $65^{\circ}16'29''$  West, a distance of 58.71 feet;  
Thence North  $81^{\circ}13'58''$  West, a distance of 71.16 feet to a point of curvature;  
Thence along a curve to the right, with a radius of 45.00 feet, through a central angle of  $77^{\circ}19'04''$ , for an arc length of 60.73 feet;  
Thence North  $03^{\circ}54'54''$  West a distance of 125.26 feet to a point of curvature;  
Thence along a curve to the right, with a radius of 85.00 feet, through a central angle of  $19^{\circ}26'22''$ , for an arc length of 28.84 feet;  
Thence North  $15^{\circ}31'28''$  East a distance of 168.31 feet to a point of curvature;  
Thence along a curve to the right, with a radius of 100.00 feet, through a central angle of  $14^{\circ}04'54''$ , for an arc length of 24.58 feet;  
Thence North  $29^{\circ}36'22''$  East a distance of 78.36 feet;  
Thence South  $88^{\circ}46'25''$  East a distance of 57.96' to the POINT OF BEGINNING.

AND EXCEPT all dike and road rights of way.

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