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
05/27/2025 10:06 AM Pages: 1 of 11 Fees: \$313.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

When recorded return to:

2025 1597
MAY 27 2025

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Amount Paid \$ 0
Skagit Co. Treasurer
By  Deputy

Quitclaim Deed
(Boundary Line Adjustment)

Grantors: Scott Kukas & Cynthia Wander, h/w
Grantees: Witold Szczepaniak & Agnieszka Szczepaniak, h/w
Legal Description: ptn Lot 7, Block L, Cape Horn Div. 2
Assessor's Property Tax Parcel or Account Nos.: P63380; P63381
Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE is made this 1st day of MARCH, 2025, between
Scott Kukas & Cynthia Wander, h/w, Grantors; and Witold Szczepaniak & Agnieszka
Szczepaniak, h/w, Grantees.

Recitals

- a. Grantees are the owners of the property bearing Skagit County Assessor's parcel no. P63381, more particularly described in the attached Exhibit A.
- b. Grantors are the owners of the property bearing Skagit County Assessor's parcel no. P63380, 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 Grantees' property is set forth in the attached Exhibit D.
- e. The adjusted description of Grantors' property is set forth in the attached Exhibit E.

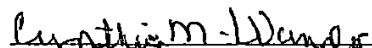
- f. Diagrams showing the adjusted boundaries of the two parcels are attached as Exhibits F & G.

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.

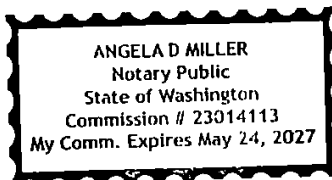

SCOTT KUKAS

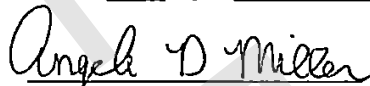

CYNTHIA WANDER

STATE OF WASHINGTON)
)
)
COUNTY OF SKAGIT)

On this day personally appeared before me Scott Kukas, 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 1st day of March, 2025.

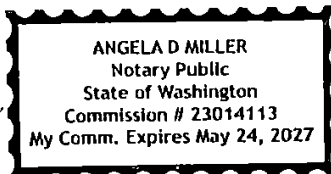


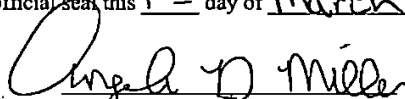

NOTARY PUBLIC in and for the State of Washington, residing at
Stanwood, WA
My commission expires: 05/24/2027
Name: Angela D Miller

STATE OF WASHINGTON)
)
)
COUNTY OF SKAGIT)

On this day personally appeared before me Cynthia Wander, 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 1st day of March, 2025.




NOTARY PUBLIC in and for the State of Washington, residing at
Stanwood, WA
My commission expires: 05/24/2027
Name: Angela D Miller

County Approval

This Boundary Line Adjustment has been reviewed and approved in accordance with Skagit County Code, Ch. 14.18.700.

SKAGIT COUNTY

By: *Daniel H* Date: 5/14/25

Daniel Hasenuehl - Associate Planner
(Printed Name & Title)

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.

Plan for Boundary Line Adjustment between

Witold and Szczepaniak and Agnieszka Szczepaniak

And Scott Kukas and Cynthia Wander

Witold Szczepaniak and Agnieszka Szczepaniak are the owners of Parcel P63381 described in Exhibit A.

Scott Kukas and Cynthia Wander are the owners of Parcel P63380 described in Exhibit B.

Scott Kukas and Cynthia Wander wish to convey the parcel described in Exhibit C to Witold Szczepaniak and Agnieszka Szczepaniak.

Witold and Szczepaniak and Agnieszka Szczepaniak's parcel P 63381 after the Boundary Line Adjustment is described in Exhibit D

Scott Kukas and Cynthia Wander's Parcel P63380 after the boundary line adjustment is described in Exhibit E.

The boundaries of the parcels before adjustment are depicted on Exhibit F.

The boundaries of the parcels after adjustment are depicted on Exhibit G.

Exhibit A

**Witold Szczepaniak and Agnieszka Szczepaniak Parcel No. P 63381
Prior to Boundary Line Adjustment**

Lot 8, Block L, Cape Horn on the Skagit Division No. 2, according to the plat thereof,
recorded in Volume 9 of Plats, pages 14 through 19, records of Skagit County,
Washington.

Situate in the County of Skagit, State of Washington.

Exhibit B

**Scott Kukas's and Cynthia Wander's Parcel No. P 63380
Prior to Boundary Line Adjustment**

Lots 6 and 7, Block L, Cape Horn on the Skagit Division No. 2, according to the plat thereof recorded in Volume 9 of Plats, pages 14 through 19, records of Skagit County, Washington

Situated in Skagit County, Washington

Exhibit C
Portion Conveyed from Scott Kukas and Cynthia Wander
To Witold Szczepaniak and Agnieszka Szczepaniak

That portion of Lot 7, Block L, Cape Horn on the Skagit Division No. 2, according to the plat thereof, recorded in Volume 9 of Plats, pages 14 through 19, records of Skagit County, Washington described as follows:

Beginning at the monument set at the southeast corner of said Lot 7 per the Record of Survey filed under Skagit County Auditor's File No. 201804020048;
thence North $8^{\circ} 39' 40''$ West along the southeast boundary of said Lot 7 distance of 134.19 feet to a monument set by said survey at an angle point of said boundary;
thence North $34^{\circ} 55' 49''$ East along the boundary of said Lot 7 a distance of 38.69 feet to a monument set per said survey on the boundary of said Lot 7;
thence South $41^{\circ} 36' 57''$ West a distance of 37.85 feet;
thence South $1^{\circ} 36' 01''$ East a distance of 50.48 feet;
thence South $12^{\circ} 15' 26''$ East a distance of 88.20 feet to the south boundary of said Lot 7, being a point on a curve, the center of which bears
South $12^{\circ} 13' 42''$ East a distance of 50.00 feet;
thence northeasterly along said curve and south boundary
through a central angle of $3^{\circ} 34' 02''$ a distance of 3.11 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

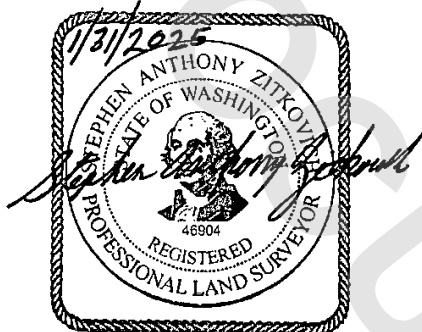


Exhibit D
Skagit County Assessor's Parcel No. P 63381
Witold and Szczepaniak and Agnieszka Szczepaniak
After Boundary Line Adjustment

Lot 8, Block L, Cape Horn on the Skagit Division No. 2, according to the plat thereof, recorded in Volume 9 of Plats, pages 14 through 19, records of Skagit County, Washington.

Together with that portion of Lot 7, Block L, Cape Horn on the Skagit Division No. 2, according to the plat thereof, recorded in Volume 9 of Plats, pages 14 through 19, records of Skagit County, Washington described as follows:

Beginning at the monument set at the southeast corner of said Lot 7 per the Record of Survey filed under Skagit County Auditor's File No. 201804020048;
thence North $8^{\circ} 39' 40''$ West along the southeast boundary of said Lot 7 distance of 134.19 feet to a monument set by said survey at an angle point of said boundary;
thence North $34^{\circ} 55' 49''$ East along the boundary of said Lot 7 a distance of 38.69 feet to a monument set per said survey on the boundary of said Lot 7;
thence South $41^{\circ} 36' 57''$ West a distance of 37.85 feet;
thence South $1^{\circ} 36' 01''$ East a distance of 50.48 feet;
thence South $12^{\circ} 15' 26''$ East a distance of 88.20 feet to the south boundary of said Lot 7, being a point on a curve, the center of which bears
South $12^{\circ} 13' 42''$ East a distance of 50.00 feet;
thence northeasterly along said curve and south boundary
through a central angle of $3^{\circ} 34' 02''$ a distance of 3.11 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

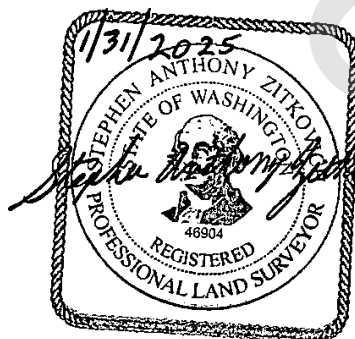


Exhibit E
Scott Kukas' and Cynthia Wander's Parcel No. P 63380
After Boundary Line Adjustment

Lots 6 and 7, Block L, Cape Horn on the Skagit Division No. 2, according to the plat thereof recorded in Volume 9 of Plats, pages 14 through 19, records of Skagit County, Washington

Except that portion of Lot 7, Block L, Cape Horn on the Skagit Division No. 2, according to the plat thereof, recorded in Volume 9 of Plats, pages 14 through 19, records of Skagit County, Washington described as follows:

Beginning at the monument set at the southeast corner of said Lot 7 per the Record of Survey filed under Skagit County Auditor's File No. 201804020048;
thence North $8^{\circ} 39' 40''$ West along the southeast boundary of said Lot 7 distance of 134.19 feet to a monument set by said survey at an angle point of said boundary;
thence North $34^{\circ} 55' 49''$ East along the boundary of said Lot 7 a distance of 38.69 feet to a monument set per said survey on the boundary of said Lot 7;
thence South $41^{\circ} 36' 57''$ West a distance of 37.85 feet;
thence South $1^{\circ} 36' 01''$ East a distance of 50.48 feet;
thence South $12^{\circ} 15' 26''$ East a distance of 88.20 feet to the south boundary of said Lot 7, being a point on a curve, the center of which bears
South $12^{\circ} 13' 42''$ East a distance of 50.00 feet;
thence northeasterly along said curve and south boundary
through a central angle of $3^{\circ} 34' 02''$ a distance of 3.11 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

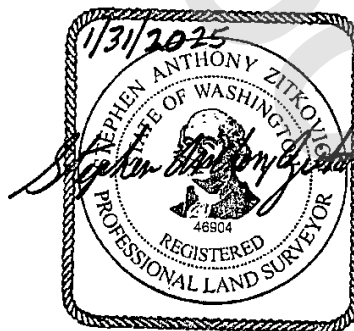


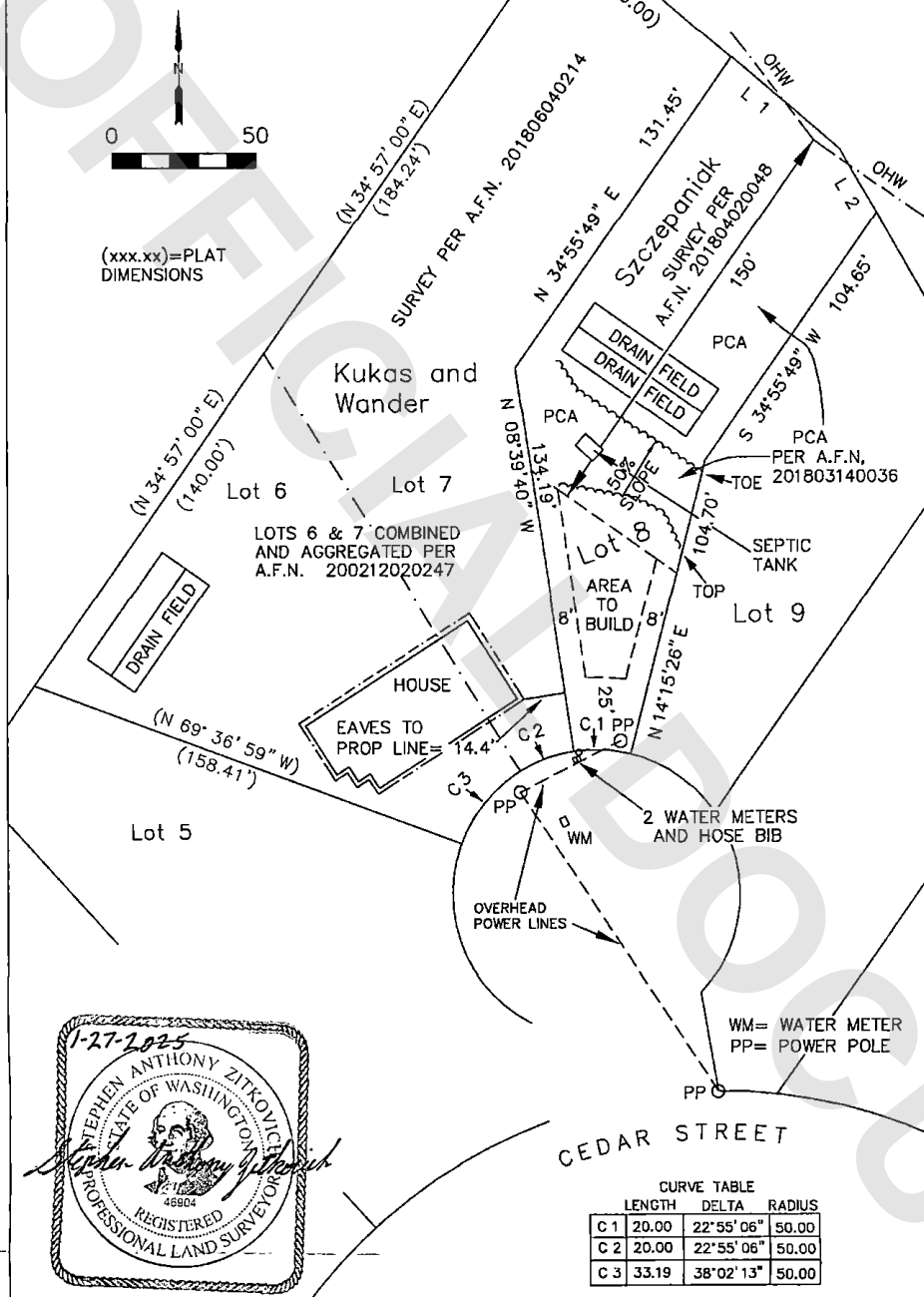
Exhibit F

SHOWING LOTS 6, 7 AND 8, BLOCK L, CAPE HORN ON THE SKAGIT,
DIVISION NO. 2, SKAGIT COUNTY, WASHINGTON.

IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 QUARTER,
OF SECTION 7, TWP. 35 N., RGE. 8 E., W.M.

L 1=S 49°41'24" E, 49.63'

L 2=S 29°51'17" E, 25.39'



SITE PLAN FOR BOUNDARY LINE ADJUSTMENT SHOWING BOUNDARIES BEFORE ADJUSTMENT

BETWEEN SCOTT KUKAS AND CYNTHIA WANDER GRANTORS

PARCEL 63380; TAX I.D. 3869-012-007-0002

AND WITOLD SZCZEPANIAK AND AGNIESZKA SZCZEPANIAK GRANTEES. PARCEL 63381; TAX I.D. 3869-012-008-0001

ZITKOVICH LAND SURVEYING, PLLC

CONCRETE, WA 98237

(360) 391-3494

JANUARY 27, 2025 SCALE: 1"=50'

NOTE: THE SETBACK FROM THE SKAGIT RIVER, FOR PARCEL 63381; TAX I.D. 3869-012-008-0001, WAS TAKEN FROM THE SITE PLAN FOR THE PROTECTED CRITICAL AREA, PER A.F.N. 201803140036

