



202505280013

05/28/2025 08:53 AM Pages: 1 of 16 Fees: \$318.50
Skagit County Auditor

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Laura Minton Breckenridge
Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273

THIS SPACE RESERVED FOR RECORDER'S USE

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2025 1615
MAY 28 2025

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

**QUIT CLAIM DEED
(LOT LINE ADJUSTMENT)**

The information contained in this boxed section is for recording purposes only pursuant to RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

Document Title: Quit Claim Deed (Lot Line Adjustment)

Grantor: 321 N. 1st STREET, LLC, a Washington limited liability company

Grantee: HAROLD M. HARLAN and MAUREEN HARLAN, husband and wife

Abbreviated Legal Descriptions: Parcel A: Lt 3, Blk 3, Johanson's First Add to Town of La Conner
Parcel B: Lt 4, Blk 3, Johanson's First Add to Town of La Conner

Complete Legal Descriptions in Exhibits A-B

Assessor's Parcel Nos.: P118450/4126-003-003-0000 and P74249/4126-003-004-0001

THIS QUIT CLAIM DEED (LOT LINE ADJUSTMENT) is made this 27th day of May, 2025, by and between **321 N. 1ST STREET, LLC**, a Washington limited liability company ("**Grantor**") and **HAROLD M. HARLAN and MAUREEN HARLAN**, husband and wife (collectively, "**Grantee**"). Grantor and Grantee are collectively referred to herein as the "**Parties**."

RECITALS

A. Grantee is the owner of the property bearing Skagit County Parcel No. P118450, the legal description of which (prior to the lot line adjustment) is described in the attached **Exhibit A** and incorporated herein.

B. Grantor is the owner of the property bearing Skagit County Parcel No. P74249, the legal description of which (prior to the lot line adjustment) is described in the attached **Exhibit B** and incorporated herein.

C. The Parties wish to adjust the lot lines between the two parcels. The newly adjusted description of Grantee's property, comprised of Skagit County Parcel Nos. P118450, is set forth in the attached **Exhibit C** and incorporated herein.

D. The newly adjusted description of Grantor's property, comprised of Skagit County Parcel No. P74249, is set forth in **Exhibit D** and incorporated herein.

E. Attached as **Exhibit E**, and incorporated herein, is a diagram reflecting the lot lines of Skagit County Parcel Nos. P118450 and P74249 before the lot line adjustment.

F. Attached as **Exhibit F**, and incorporated herein, is a diagram reflecting the lot lines of Skagit County Parcel Nos. P118450 and P74249 after the lot line adjustment.

G. Attached as **Exhibit G**, and incorporated herein, is the Town of La Conner's approval of the lot line adjustment, in accordance with LCMC §15.125.050, recorded May 6, 2025 under Skagit County Auditor's File No. 202505060064.

CONVEYANCE

THEREFORE, for and in consideration of the lot line adjustment for the purpose of establishing new lot lines between the two parcels and for no monetary consideration, Grantor hereby quit claims to Grantee all of its interest in the real property, the legal description of which is set forth in the attached **Exhibit C**, which by this reference is incorporated herein.

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

(Signatures on following page.)

321 N. 1ST STREET, LLC, a Washington limited liability company

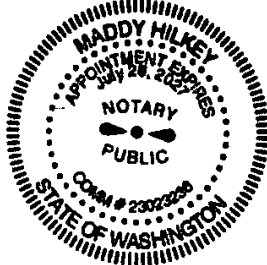
By: [Signature]
Harold M. Harlan, its Co-Manager

By: [Signature]
Maureen Harlan, its Co-Manager

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 27th day of May, 2025, I certify that I know or have satisfactory evidence that **Harold M. Harlan and Maureen Harlan** are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the Co-Managers of **321 N. 1st Street, LLC**, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Printed Name: MADDY HILKEY
Notary Public in and for the State of Washington
residing at Mount Vernon
My commission expires: July 28, 2027

EXHIBIT A
Legal Description of Skagit County Parcel No. P118450
Prior to Lot Line Adjustment

LOT 3, BLOCK 3, JOHANSON'S FIRST ADDITION TO THE TOWN OF LA CONNER,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 56,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXHIBIT B
Legal Description of Skagit County Parcel No. P74249
Prior to Lot Line Adjustment

LOT 4, BLOCK 3, JOHANSON'S FIRST ADDITION TO THE TOWN OF LA CONNER,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 56,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXHIBIT C
Legal Description of Skagit County Parcel No. P118450
After Lot Line Adjustment

LOT 3 AND THE SOUTH TEN FEET OF LOT 4, BLOCK 3, JOHANSON'S FIRST ADDITION TO THE TOWN OF LA CONNER, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 56, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXHIBIT D
Legal Description of Skagit County Parcel No. P74249
After Lot Line Adjustment

LOT 4 EXCEPT THE SOUTH TEN FEET THEREOF, BLOCK 3, JOHANSON'S FIRST ADDITION TO THE TOWN OF LA CONNER, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 56, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXHIBIT E

**Diagram Reflecting the Boundaries of Skagit County Parcel Nos. P118450 and P74249
Prior to Lot Line Adjustment**



EXHIBIT F

**Diagram Reflecting the Boundaries of Skagit County Parcel Nos. P118450 and P74249
After Lot Line Adjustment**

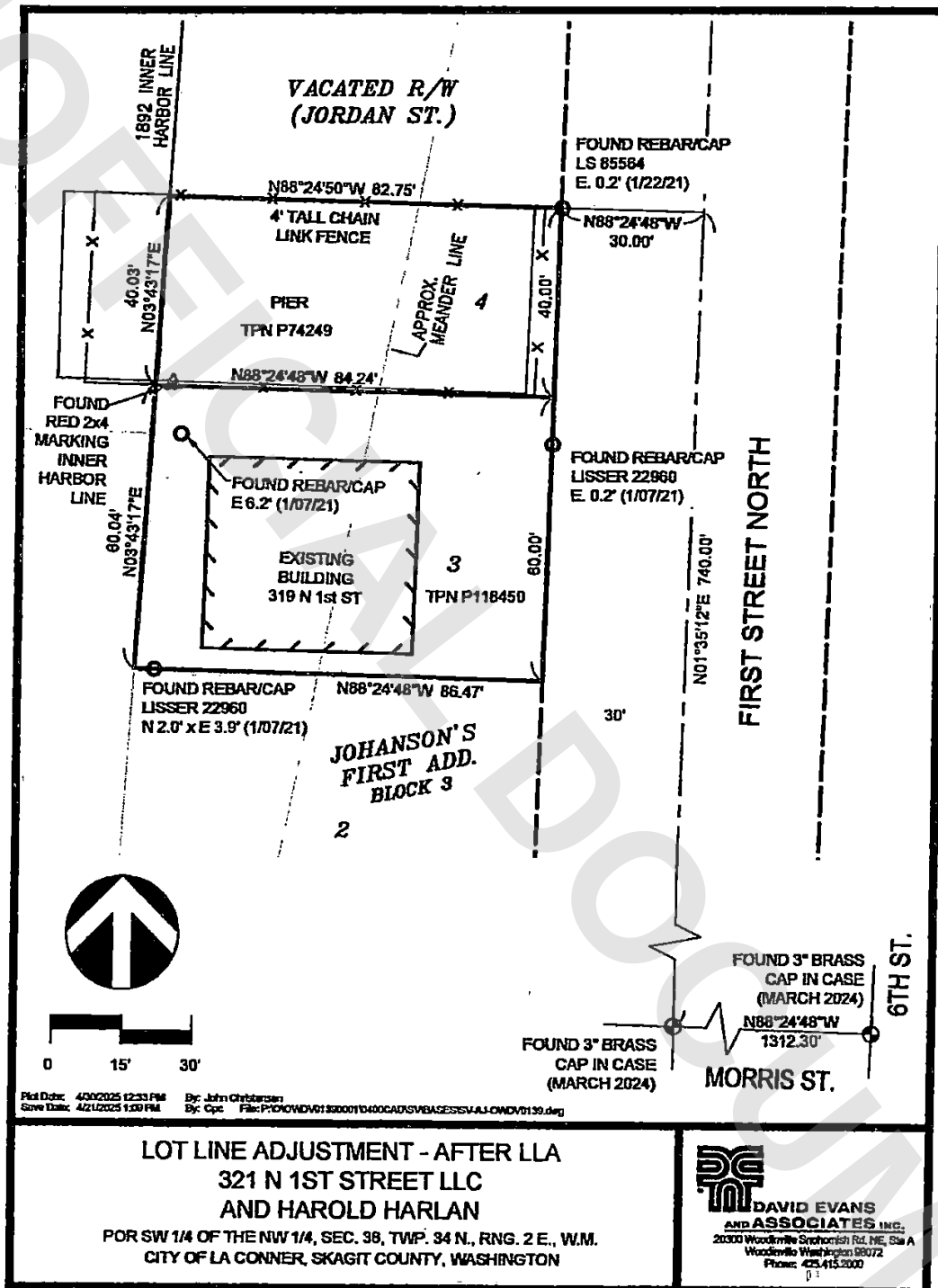


EXHIBIT G
Town of La Conner's Approval of Lot Line Adjustment

RETURN TO:
321 N 1ST STREET LLC
BOX 39
LA CONNER, WA 98257

202505060064

05/06/2025 03:39 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

LOT LINE ADJUSTMENT

Grantor: 321 N 1ST STREET LLC

Grantee: Town of La Conner

LEGAL DESCRIPTIONS PRIOR TO LLA

TAX PARCEL NO. P118450

LOT 3, BLOCK 3, JOHANSON'S FIRST ADDITION TO THE TOWN OF LA CONNER,
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LEGAL DESCRIPTIONS AFTER LLA

TAX PARCEL NO. P118450

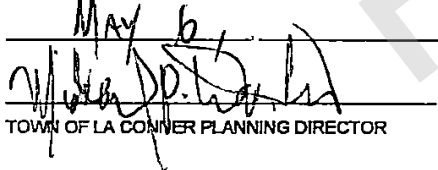
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LOT LINE ADJUSTMENT

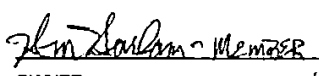
REVIEWED AND APPROVED IN ACCORDANCE WITH LCMC 15.125.050 ON

May 6, 2025

 TOWN OF LA CONNER PLANNING DIRECTOR

OWNER'S CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) CERTIFY THAT THE LOT LINE ADJUSTMENT IS MADE AS A FREE ACT AND DEED, IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS

6TH DAY OF MAY, 2025

321 N. 1ST STREET LLC by  Member
 OWNER

OWNER
 Member

Plot Date: 4/30/2025 12:34 PM By: John Christensen
 Save Date: 4/21/2025 1:09 PM By: Cpc File: P:\COWD\01390001\0400CAD\SVBASE\SSVA-J-OWD\0139.dwg

LOT LINE ADJUSTMENT - AFTER LLA

321 N 1ST STREET LLC

AND HAROLD HARLAN

POR SW 1/4 OF THE NW 1/4, SEC. 36, TWP. 34 N., RNG. 2 E., W.M.
 CITY OF LA CONNER, SKAGIT COUNTY, WASHINGTON



DAVID EVANS
 AND ASSOCIATES INC.
 20300 Woodinville Snohomish Rd. NE, Ste A
 Woodinville Washington 98072
 Phone: 425.415.2000



