



202506110044

06/11/2025 12:09 PM Pages: 1 of 12 Fees: \$314.50
Skagit County Auditor

After Recording Return to:

Estate of Patricia R. Stowe
P.O. Box 847
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20251802
JUN 11 2025

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

QUIT CLAIM DEED
[FOR BOUNDARY LINE ADJUSTMENT]

Grantor: The Estate of Patricia R. Stowe

Grantee: The Estate of Patricia R. Stowe

Legal Descriptions / Parcel Numbers of Properties involved in Boundary Line Adjustment:

LOT A: PTN BLKS 299, 320, 321, JULIUS POTTER'S PLAT OF
FIDALGO CITY TGW PTN VACATED ALLEYS & 2ND CLASS
TIDELANDS

Portions 4106-298-900-0006/P73441,
4106-321-007-0206/P73459, and
340124-0-023-0202/P19636

(Abbreviated-Full Adjusted Description on
Exhibit D, Page)

LOT B: PTN BLKS 299, 320, JULIUS POTTER'S PLAT OF FIDALGO
CITY TGW PTN VACATED ALLEYS

Portions 4106-298-900-0006/P73441 and
4106-321-007-0206/P73459

(Abbreviated-Full Adjusted Description on
Exhibit E, Page)

Recording Number of
Referenced Document: N/A

This Quit Claim Deed [For Boundary Line Adjustment] ("Deed") is entered effective June 9, 2025, by the Estate of Patricia R. Stowe (the "Estate") acting through its duly appointed Personal Representative, Victoria Conrardy Stowe. The Estate is acting as both Grantor and Grantee in this Deed, which is made for the purpose of a boundary line adjustment to adjust property size and/or

QUIT CLAIM DEED
Page 1

shape for owner convenience, and in accordance with the provisions of Skagit County Municipal Code (SCMC) 14.18.700, based on the following facts:

A. The Estate owns two (2) parcels of real property located near Deception Pass in Skagit County, Washington, delineated as Skagit County Parcel Number P73459/XrefID 4106-321-007-0206, together with adjacent tidelands delineated as P19636/XrefID 340124-0-023-0202 (referred to collectively in this Deed as "Lot A") and P73441/XrefID 4106-298-900-0006 (referred to in this Deed as "Lot B").

B. Prior to the recording of this Deed, Lot A has been legally described as set forth on Exhibit A, and Lot B has been legally described as set forth on Exhibit B. Lot A has been located south of Lot B, with Quiet Cove Drive crossing/bisecting both properties (with the tidelands/P19636 west of/adjacent to both parcels), all as shown on the map attached as Exhibit C.

C. The Estate wishes to adjust the boundaries between Lot A and Lot B so that the parcels are located east and west of one another, in order to align better with Quiet Cove Drive, and has applied for and received approval for that reconfiguration under Skagit County Planning & Development Application No. BLA 2024-0014.

Therefore, based on the above facts, and in consideration of the said boundary line adjustment, and for no monetary or other valuable consideration, the Grantor does hereby convey and quit claim to Grantee the real property described on Exhibits D and E, and covenants and agrees that the legal description of Lot A is and shall be as set forth on Exhibit D, and the legal description of Lot B is and shall be as set forth on Exhibit E.

The two separate contiguous lots described on Exhibits D and E are a recombination and/or reaggregation of two differently described separate lots owned by the Estate. This boundary line adjustment Deed is not for the purposes of creating an additional building lot. This boundary line adjustment Deed is executed to reconfigure the property only.

Reconfigured Lots A and B (as legally described on Exhibits D and E respectively) are depicted in the map attached as Exhibit F.

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.

Dated this 9 day of June, 2025.

Grantor/Grantee:

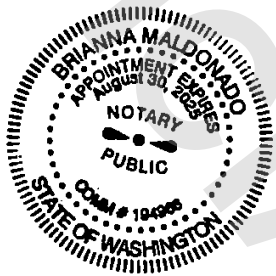
ESTATE OF PATRICIA R. STOWE, Deceased
Skagit County Superior Court Probate 24-4-00180-29

By Victoria Conrardy Stowe
VICTORIA CONRARDY STOWE,
Personal Representative

STATE OF WASHINGTON }
County of Skagit } ss.

On this day personally appeared before me VICTORIA CONRARDY STOWE, to me known to be the individual 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 as Personal Representative of the ESTATE OF PATRICIA R. STOWE, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 9 day of June, 2025.



Brianna Maldonado
NOTARY PUBLIC in and for the State of
Washington, residing at Anacortes WA
My Commission expires 08/30/2025



Pacific Surveying & Engineering, Inc

land surveying • civil engineering • consulting • environmental
 909 Squallcum Way #111, Bellingham, WA 98225
 Phone 360.671.7387 Facsimile 360.671.4685 Email info@psurvey.com

EXHIBIT 'A'

LOT A PRE-BLA LEGAL DESCRIPTION P73459

LOTS 1 TO 14, INCLUSIVE, OF VACATED BLOCK 320; FRACTIONAL LOTS 1 TO 7, INCLUSIVE, OF VACATED BLOCK 321 OF "JULIUS S. POTTER'S PLAT OF FIDALGO CITY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 77, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THE VACATED ALLEYS OF BOTH BLOCK 320 AND 321; ALL OF VACATED OLIVER AVENUE BETWEEN SAID BLOCKS 320 AND 321; THE VACATED WEST 1/2 OF WOODLAND AVENUE ABUTTING BLOCK 320; THE VACATED SOUTH 1/2 OF STEWART STREET AND THE VACATED NORTH 1/2 OF STARR STREET LYING WEST OF THE CENTERLINE OF WOODLAND AVENUE WHICH UPON VACATED REVERTED TO SAID PREMISES BY OPERATION OF LAW. TOGETHER WITH THE SOUTH 1/2 OF THE VACATED NORTH 1/2 OF STEWART STREET LYING EAST OF THE WEST LINE OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE ALLEY IN BLOCK 298 OF SAID PLAT AND LYING WESTERLY OF THE CENTERLINE OF WOODLAND AVENUE AS SHOWN ON SAID POTTER'S PLAT TO FIDALGO CITY.

ALSO TOGETHER WITH THOSE TIDELANDS OF THE SECOND CLASS, SITUATE IN FRONT OF, ADJACENT TO OR UPON THAT PORTION OF THE GOVERNMENT MEANDER LINE AND DESCRIBED IN THAT CERTAIN INSTRUMENT FROM FRED EYRE, A WIDOWER, TO FRED MORELAN AND KATHRYN MORELAN, HUSBAND AND WIFE, DATED AUGUST 18, 1926 AND RECORDED AUGUST 30, 1926 UNDER AUDITOR'S FILE NO. 196865, AND IN THAT CERTAIN INSTRUMENT FROM AGATON OLSON AND BERTHA OLSON, HUSBAND AND WIFE, TO FRED MORELAN AND KATHRYN MORELAN, HUSBAND AND WIFE, DATED OCTOBER 28, 1927 AND RECORDED NOVEMBER 14, 1927 UNDER AUDITOR'S FILE NO. 208598.

EXCEPTING FROM THE ABOVE, THOSE PORTIONS CONVEYED BY W. R. MORELAN, GEORGE E. MORELAN, AND FREDERICK MORELAN TO GOODYEAR NELSON HARDWOOD LUMBER COMPANY, INC., BY THOSE INSTRUMENTS RECORDED JUNE 18, 1969 UNDER AUDITOR'S FILE NOS. 727847 AND 727848. ALL IN SECTION 24, TOWNSHIP 34 NORTH, RANGE 1, EAST, W.M.

EXCEPTING FROM ALL THE PREMISES ABOVE DESCRIBED THE SOUTH 370 FEET THEREOF, MEASURED AT RIGHT ANGLES TO STARR STREET.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.





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EXHIBIT 'B'

**LOT B PRE-BLA LEGAL DESCRIPTION
P73441**

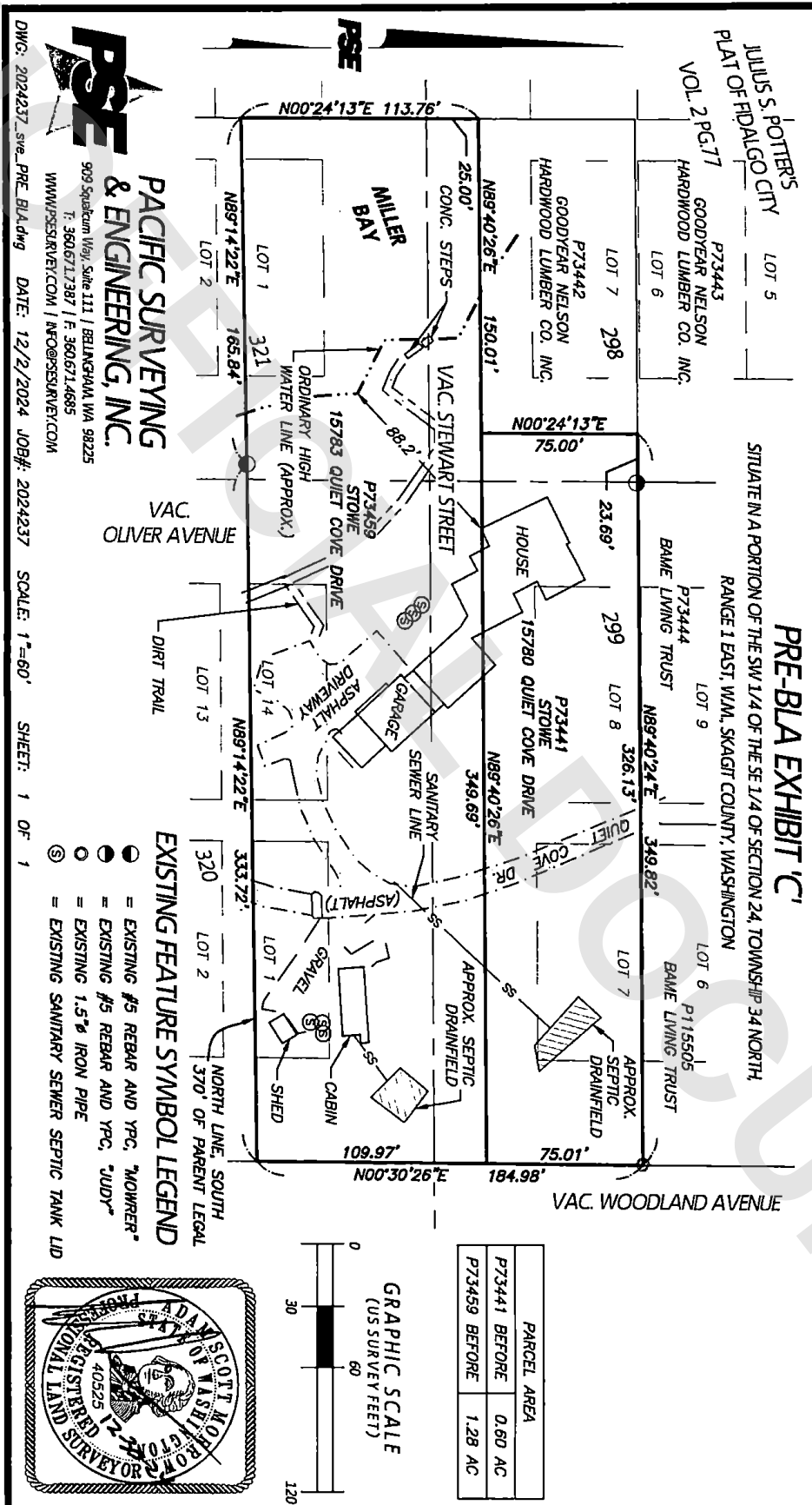
THAT PORTION OF THE "JULIUS S. POTTER'S PLAT OF FIDALGO CITY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 77, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 298 OF SAID PLAT; THENCE NORTH ALONG THE WEST LINE OF THE VACATED ALLEY IN SAID BLOCK 298, A DISTANCE OF 50 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF BLOCKS 298 AND 299; AND SAID BLOCK LINES EXTENDED EASTERLY, TO THE CENTERLINE OF VACATED WOODLAND AVENUE; THENCE SOUTH ALONG THE CENTERLINE OF VACATED WOODLAND AVENUE TO THE SOUTH LINE OF THE NORTH 1/2 OF THE VACATED NORTH 1/2 OF STEWART STREET; THENCE WEST ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE VACATED NORTH 1/2 OF STEWART STREET TO A POINT SOUTH OF THE POINT OF BEGINNING; THENCE NORTH TO THE POINT OF BEGINNING;

EXCEPT THE WEST 150 FEET THEREOF.

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EXHIBIT 'D'**LOT A POST-BLA LEGAL DESCRIPTION
P73459****TRACT 1:**

LOTS 1 TO 14, INCLUSIVE, OF VACATED BLOCK 320; FRACTIONAL LOTS 1 TO 7, INCLUSIVE, OF VACATED BLOCK 321 OF "JULIUS S. POTTER'S PLAT OF FIDALGO CITY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 77, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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ALSO TOGETHER WITH THOSE TIDELANDS OF THE SECOND CLASS, SITUATE IN FRONT OF, ADJACENT TO OR UPON THAT PORTION OF THE GOVERNMENT MEANDER LINE AND DESCRIBED IN THAT CERTAIN INSTRUMENT FROM FRED EYRE, A WIDOWER, TO FRED MORELAN AND KATHRYN MORELAN, HUSBAND AND WIFE, DATED AUGUST 18, 1926 AND RECORDED AUGUST 30, 1926 UNDER AUDITOR'S FILE NO. 196865, AND IN THAT CERTAIN INSTRUMENT FROM AGATON OLSON AND BERTHA OLSON, HUSBAND AND WIFE, TO FRED MORELAN AND KATHRYN MORELAN, HUSBAND AND WIFE, DATED OCTOBER 28, 1927 AND RECORDED NOVEMBER 14, 1927 UNDER AUDITOR'S FILE NO. 208598.

EXCEPTING FROM THE ABOVE, THOSE PORTIONS CONVEYED BY W. R. MORELAN, GEORGE E. MORELAN, AND FREDERICK MORELAN TO GOODYEAR NELSON HARDWOOD LUMBER COMPANY, INC., BY THOSE INSTRUMENTS RECORDED JUNE 18, 1969 UNDER AUDITOR'S FILE NOS. 727847 AND 727848. ALL IN SECTION 24, TOWNSHIP 34 NORTH, RANGE 1, EAST, W.M.

EXCEPTING FROM ALL THE PREMISES DESCRIBED ABOVE THE SOUTH 370 FEET THEREOF, MEASURED AT RIGHT ANGLES TO STARR STREET.

TRACT 2:

THAT PORTION OF THE "JULIUS S. POTTER'S PLAT OF FIDALGO CITY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 77, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

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ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE VACATED NORTH 1/2 OF STEWART STREET TO A POINT SOUTH OF THE POINT OF BEGINNING; THENCE NORTH TO THE POINT OF BEGINNING;

EXCEPT THE WEST 150 FEET THEREOF.

EXCEPTING FROM BOTH TRACT 1 AND TRACT 2 DESCRIBED ABOVE THE EAST 141.00 FEET THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.





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EXHIBIT 'E'**LOT B POST-BLA LEGAL DESCRIPTION
P73459**

THE EAST 141.00 FEET OF THE FOLLOWING DESCRIBED TRACTS 1 AND 2:

TRACT 1:

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EXCEPT THE WEST 150 FEET THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



BOUNDARY LINE ADJUSTMENT

REVIEWED AND APPROVED IN ACCORDANCE WITH SCC
CHAPTER 14.18.700 ON JUNE 10, 2025

JACK MOORE
SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

JULIUS S. POTTERS
PLAT OF FIDAIGO CITY
LOT 7 298
P73442
GOODYEAR NELSON
HARDWOOD LUMBER CO., INC.
VOL. 2 PG. 17

SITUATE IN A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 34 NORTH,
RANGE 1 EAST, W.M., SKAGIT COUNTY, WASHINGTON

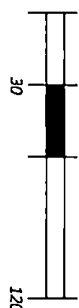
POST-BLA EXHIBIT F

BAME LIVING TRUST
LOT 9
P73444
LOT 6
P115505
BAME LIVING TRUST

PARCEL AREA	
P73441 AFTER	0.60 AC
P73459 AFTER	1.28 AC

ACCESS EASEMENT
AF# 202506110044

GRAPHIC SCALE
(US SURVEY FEET)



SEPTIC EASEMENT
AF# 202506110044

PSE

N00°24'13"E 113.76'

25.00'

N89°40'26"E 150.01'

CONC. STEPS

MILLER BAY

LOT 1

321

ORDINARY HIGH WATER LINE (APPROX.)

15780 QUIET COVE DRIVE

LOT 14

192.69'

N89°14'22"E 165.84'

LOT 2

320

N89°14'22"E 333.72'

LOT 13

320

N00°30'26"E 186.05'

LOT 7

141.01'

LOT 6

184.98'

N00°30'26"E

VAC. WOODLAND AVENUE

APPROX. SEPTIC DRAINFIELD

APPROX. SEPTIC DRAINFIELD

APPROX. SEPTIC DRAINFIELD

APPROX. SEPTIC DRAINFIELD

APPROX. SEPTIC DRAINFIELD

PACIFIC SURVEYING
& ENGINEERING, INC.

909 Squakam Way, Suite 111 | BELLEVUE, WA 98225
T: 360.671.7387 | F: 360.671.4685
WWW.PSESLURVEY.COM | INFO@PSESLURVEY.COM

DWG: 2024237_sit POST_BLA.dwg DATE: 12/2/2024 JOB#: 2024237 SCALE: 1"=60' SHEET: 1 OF 1

EXISTING FEATURE SYMBOL LEGEND

- = EXISTING #5 REBAR AND YPC, "MOWER"
- = EXISTING #5 REBAR AND YPC, "JUDY"
- = EXISTING 1.5" IRON PIPE
- ③ = EXISTING SANITARY SEWER SEPTIC TANK LID

