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07/09/2025 02:14 PM Pages: 1 of 8 Fees: \$310.50
Skagit County Auditor


MIN: 10061660041392326
MER Phone: 888-679-6377
P.O. Box 2026 Flint, MI 48501

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 2051
JUL 01 2025

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Amount Paid \$ 0
Skagit Co. Treasurer
By  Deputy

Quitclaim Deed
(Boundary Line Adjustment)

Grantors: Brandon Knotts & Amy Knotts, a married couple
Grantees: Brandon Knotts & Amy Knotts, a married couple
Legal Description: Lot 33, Thunderbird II; ptn Lot 37, Thunderbird III
Assessor's Property Tax Parcel or Account Nos.: P78398; P78109
Reference Nos of Documents Assigned or Released:

THIS INDENTURE is made this 30 day of JUNE, 2025, between
Brandon Knotts & Amy Knotts, a married couple, Grantors, and Brandon Knotts & Amy Knotts,
a married couple, Grantees.

Recitals

- a. Grantors/ Grantees are the owners of the property bearing Skagit County Assessor's parcel nos. P78398 and P78109, described in the attached Exhibits A and B.
- b. Grantors/ Grantees wish to combine the two parcels into one, with the adjusted description attached hereto as Exhibit C.
- c. A diagram showing the adjustment is attached hereto as Exhibits D & E.

Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, and for no monetary 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.

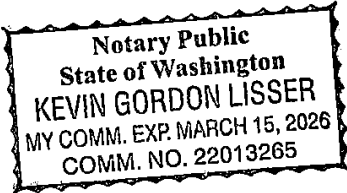

BRANDON KNOTTS



AMY KNOTTS

STATE OF WASHINGTON)
)
) :ss
COUNTY OF SKAGIT)

On this day personally appeared before me Brandon Knotts, 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 30 day of JUNE, 2025.

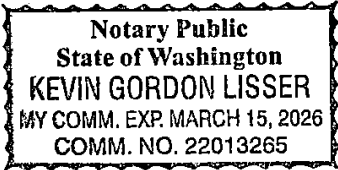




NOTARY PUBLIC in and for the State of Washington, residing at
MOUNT VERNON
My commission expires: 3-15-26
Name: KEVIN LISSER

STATE OF WASHINGTON)
)
) :ss
COUNTY OF SKAGIT)

On this day personally appeared before me Amy Knotts, 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 JUNE, 2025.

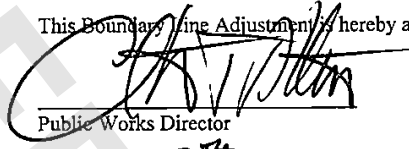



NOTARY PUBLIC in and for the State of Washington, residing at
MOUNT VERNON
My commission expires: 3-15-26
Name: KEVIN LISSER

APPROVAL

The property as described will be combined or aggregated with contiguous property to the East (P-78398) owned by the grantee. This Boundary Line Adjustment is not for the purpose of creating an additional building lot.


This Boundary Line Adjustment is hereby approved.


Public Works Director

Dated this 8th day of JULY, 2025.

ACKNOWLEDGEMENT

Mortgage Electronic Registration Systems, Inc.,
As Beneficiary, as Nominee for Bay Equity, LLC ISAOA

By: 
Print Name: Angie Fay Chapman
Title: Assistant Secretary

State of South Carolina

County of Greenville

I certify that I know or have satisfactory evidence that Angie Fay Chapman is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Assistant Secretary, Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Bay Equity LLC, ISAO to be the free and voluntary act of such part for the uses and purposes mentioned in the instrument.

Dated: JUN 27 2025

JENNIFER SMITH
Notary Public, State of South Carolina
My Commission Expires 08/10/2030


Notary Public Jennifer Smith
My appointment expires AUG 10 2030
Residing at Greenville Co.

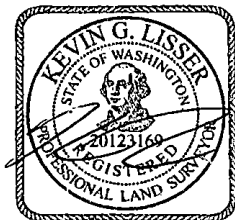
Exhibit "A"

**Brandon Knotts and Amy Knotts, a married couple, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-78109)**

Lot 33, Thunderbird II, according to the Plat thereof recorded in Volume 10 of Plats, pages 39 and 40, records of Skagit County, Washington.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



630-25

Exhibit "B"

**Brandon Knotts and Amy Knotts, a married couple, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-78398)**

That portion of Tract 37, Plat of Thunderbird III, as per plat recorded in Volume 10 of Plats, page 65, records of Skagit County, Washington, described as follows:

BEGINNING at the Southeast corner of Lot 33 of the Plat of Thunderbird II as per plat recorded in Volume 10 of Plats, pages 39 and 40, records of Skagit County, Washington;
thence North $9^{\circ}16'38''$ East, a distance of 47.41 feet;
thence North $8^{\circ}49'00''$ East, a distance of 93 feet to a point on the North line of said Tract 37 of said Plat of Thunderbird III;
thence North $69^{\circ}26'00''$ West along the North line of said Tract 37 being the South line of Sioux Drive, a distance of 20 feet to the Northwest corner of said Tract 37;
thence South $1^{\circ}14'53''$ West along the West line of said Tract 37, a distance of 145.76 feet to the POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



6-30-25

Exhibit "C"

**Brandon Knotts and Amy Knotts, a married couple, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-78109 and P-78398)**

Lot 33, Thunderbird II, according to the Plat thereof recorded in Volume 10 of Plats, pages 39 and 40, records of Skagit County, Washington.

TOGETHER WITH that portion of Tract 37, Plat of Thunderbird III, as per plat recorded in Volume 10 of Plats, page 65, records of Skagit County, Washington, described as follows:

BEGINNING at the Southeast corner of Lot 33 of the Plat of Thunderbird II as per plat recorded in Volume 10 of Plats, pages 39 and 40, records of Skagit County, Washington;
thence North $9^{\circ}16'38''$ East, a distance of 47.41 feet;
thence North $8^{\circ}49'00''$ East, a distance of 93 feet to a point on the North line of said Tract 37 of said Plat of Thunderbird III;
thence North $69^{\circ}26'00''$ West along the North line of said Tract 37 being the South line of Sioux Drive, a distance of 20 feet to the Northwest corner of said Tract 37;
thence South $1^{\circ}14'53''$ West along the West line of said Tract 37, a distance of 145.76 feet to the POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Containing 17,201 sq. ft., 0.39 acres

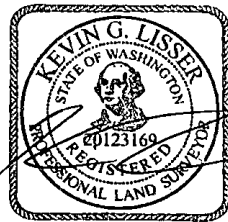
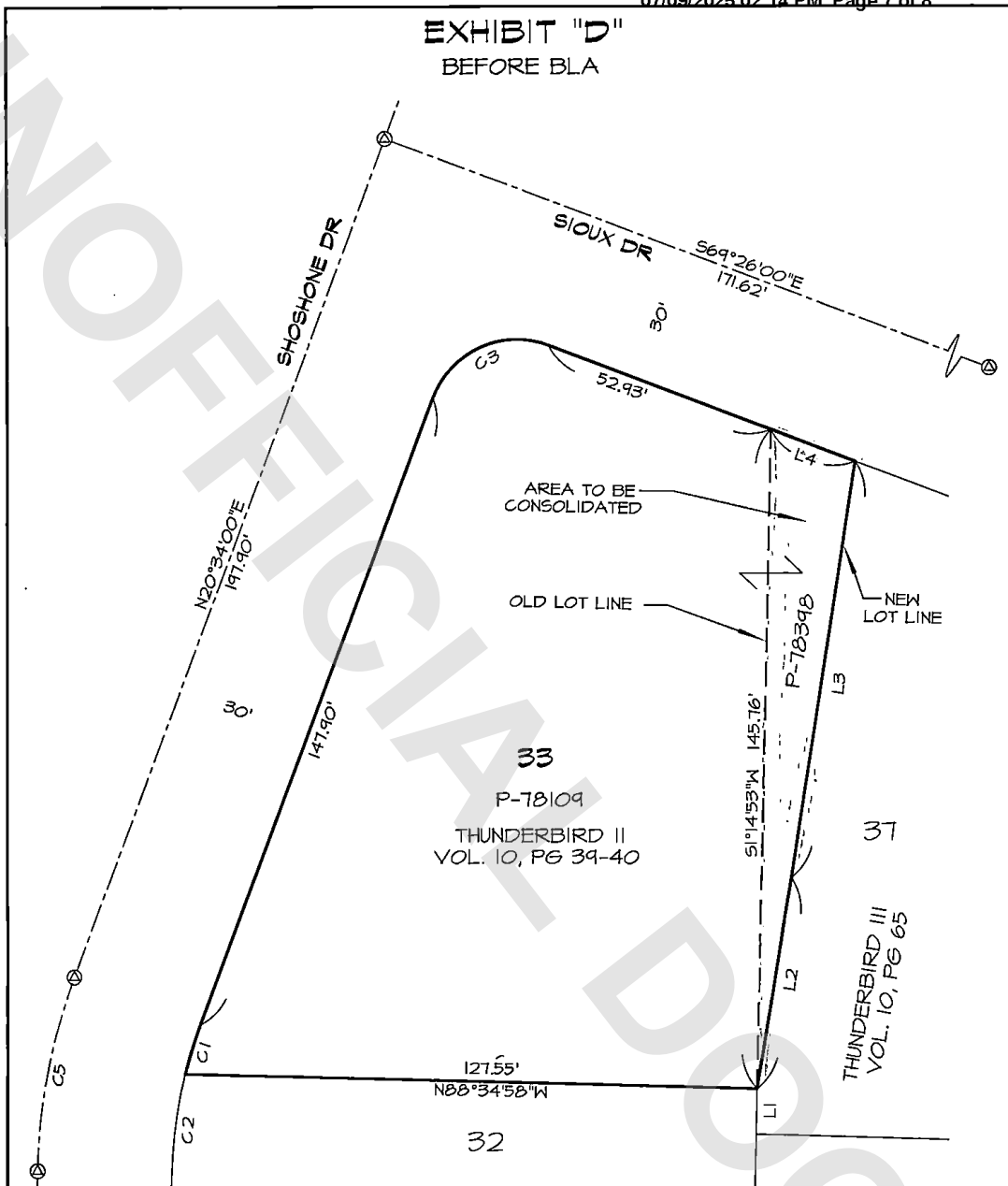


EXHIBIT "D"
BEFORE BLA



LINE TABLE

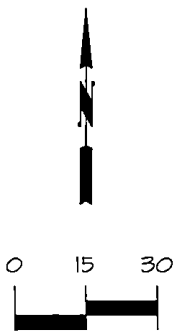
NUM	BEARING	DISTANCE
L1	S1°14'53"W	10.01'
L2	N9°16'38"E	47.41'
L3	N8°49'00"E	93.01'
L4	N69°26'00"W	20.00'

CURVE TABLE

NUM	DELTA	ARC	RADIUS
C1	6°35'56"	11.52'	100.00'
C2	12°43'11"	22.20'	100.00'
C3	90°00'00"	31.42'	20.00'
C4	19°19'07"	43.83'	130.00'



6-30-25



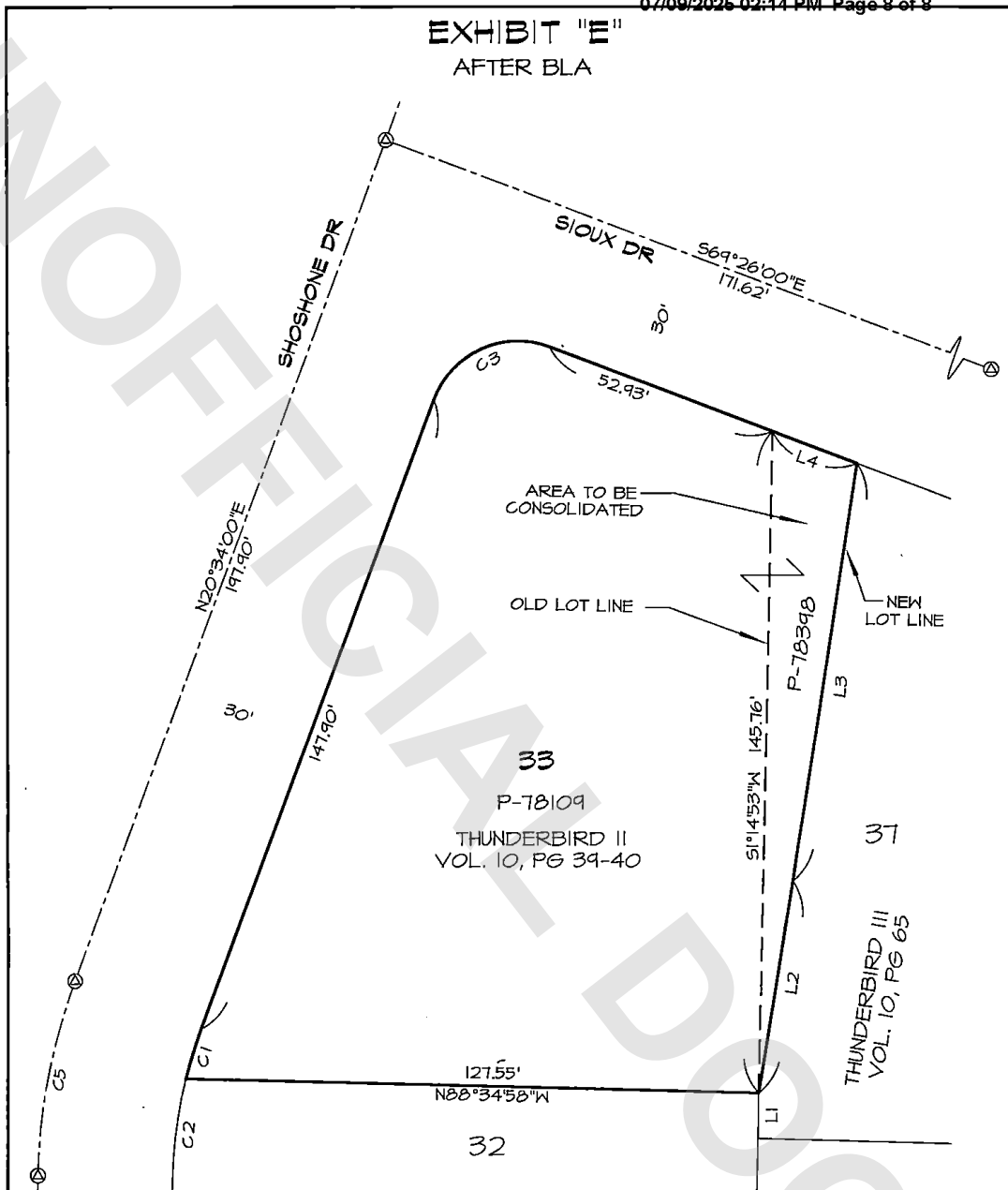
SCALE: 1" = 30'
MERIDIAN: ASSUMED

BOUNDARY LINE ADJUSTMENT EXHIBIT MAP
IN A PORTION OF THE NE 1/4 OF
SECTION 21, T. 34 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: BRANDON & AMY KNOTTS

LISSE & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-419-7442

DATE: 6/24/25
DWG: 25-038 EXHIBIT

EXHIBIT "E"
AFTER BLA



LINE TABLE

NUM	BEARING	DISTANCE
L1	S1°14'53"W	10.01'
L2	N9°16'38"E	47.41'
L3	N8°49'00"E	93.01'
L4	N69°26'00"W	20.00'

CURVE TABLE

NUM	DELTA	ARC	RADIUS
C1	6°35'56"	11.52'	100.00'
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6-30-25

BOUNDARY LINE ADJUSTMENT EXHIBIT MAP
IN A PORTION OF THE NE 1/4 OF
SECTION 21, T. 34 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: BRANDON & AMY KNOTTS

SCALE: 1" = 30'
MERIDIAN: ASSUMED

LISSER & ASSOCIATES, PLLC
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DATE: 6/24/25
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