



202507240022

07/24/2025 10:46 AM Pages: 1 of 10 Fees: \$312.50
Skagit County Auditor

When recorded return to:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 2354
JUL 24 2025

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

QUIT CLAIM DEED

THE GRANTOR(S)

This Deed is made on this day of July 22, 2025, between the Grantor BONNIE BLANKENSHIP & AARON W MILLER of address 22357 PRAIRIE RD. SEDRO-WOOLLEY, WA. 98284

and the Grantee BONNIE BLANKENSHIP & AARON MILLER of address 22357 PRAIRIE RD. SEDRO-WOOLLEY WA. 98284

THE GRANTOR, BONNIE BLANKENSHIP & AARON MILLER, for and in consideration of Adjustment of Boundary Lines, WAC 458-61A-109(2) conveys and quit claims to:

THE GRANTEE, BONNIE BLANKENSHIP & AARON MILLER, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein:

Property Address:
22357 PRAIRIE RD SEDRO-WOOLLEY, WA. 98284

See attached EXHIBIT "A" Legal Description Before Boundary Line Adjustment.
See attached EXHIBIT "B", Legal Description After Boundary Line Adjustment.
See attached EXHIBIT "C" and "D" for Before and after depictions of Boundary Adjustment.

Legal Description:
(17.000 ac) THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 4, W.M., DESCRIBED AS FOLLOWS BEGIN

Tax Parcel Number(s) P50084-360426-2-008-0002

Tax Parcel number P50020-360426-2-001-0306 LPB 12-05(i) rev 12/2006
Page 1 of 2

Dated:

Aaron Miller
Juan Miller

Bonnie Blankenship
Bonnie Blankenship

STATE OF Washington
COUNTY OF Skaigt

ss.

I certify that I know or have satisfactory evidence that Aaron Miller & Bonnie Blankenship
(is/are) the person(s) who appeared
before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be
free and voluntary act for the uses and purposes mentioned in this instrument..

Dated: 7/22/2025

Heather Kuchera

Notary name printed or typed: Heather Kuchera
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: March 4, 2028



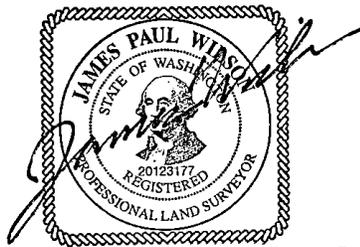
Exhibit A

(P50084 BEFORE BOUNDARY LINE ADJUSTMENT LEGAL DESCRIPTION PER STATUTORY WARRANTY DEED UNDER AFN: 201703310136)

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTH 89 DEG. 43' 54" EAST ALONG THE NORTH LINE OF SAID SECTION 26 A DISTANCE OF 290 FEET; THENCE SOUTH 49DEG. 37' 21" EAST 751.60 FEET; THENCE SOUTH 0 DEG. 21' 00" EAST, PARALLEL TO THE EAST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 840.00 FEET TO THE NORTH MARGIN OF THE COUNTY ROAD (WARNER ROAD); THENCE SOUTH 89DEG. 53'45" WEST, ALONG SAID NORTH MARGIN TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH 0DEG. 19' 53" WEST, ALONG SAID WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND ALONG SAID WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 329.83 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WEST LINE OF SAID SUBDIVISION WITH THE NORTH LINE OF THE RIGHT-OF-WAY FOR THE COUNTY ROAD KNOWN AS THE PRAIRIE ROAD (FORMERLY WARNER ROAD); THENCE NORTH 01°27'42" EAST, ALONG SAID WEST LINE, A DISTANCE OF 400 FEET; THENCE SOUTH 88°17'59" EAST, PARALLEL WITH THE NORTH LINE OF PRAIRIE ROAD, A DISTANCE OF 544.50 FEET; THENCE SOUTH 01°27'42" EAST, PARALLEL WITH SAID WEST LINE, A DISTANCE OF 400 FEET TO THE NORTH LINE OF SAID PRAIRIE ROAD; THENCE NORTH 88°17'59" WEST ALONG SAID NORTH LINE A DISTANCE OF 544.50 FEET TO THE POINT OF BEGINNING.



7-15-2025

Exhibit B

PARCEL NO. P50084 (AFTER BLA)

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., IN SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER;

THENCE S89°43'54"E, WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, 290 FEET;

THENCE S49°37'21"E, 43.72 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUEING SAME COURSE S49°37'21"E, 707.88 FEET;

THENCE S0°21'00"E, PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, 840 FEET TO THE NORTH MARGIN OF THE COUNTY ROAD KNOWN AS PRAIRIE (WARNER) ROAD;

THENCE S89°53'45"W, WITH THE NORTH LINE OF SAID COUNTY ROAD, 315.50 FEET;

THENCE N0°19'53"W, 400.00 FEET;

THENCE N89°53'45"E, 157.08 FEET;

THENCE N12°12'19"E, 243.36 FEET;

THENCE N32°29'18"W, 336.75 FEET;

THENCE N45°59'22"W, 354.33 FEET;

THENCE N00°16'06"E, 130.77 FEET TO THE POINT OF BEGINNING.

(CONTAINING 6.00 ACRES MORE OR LESS)



Exhibit C

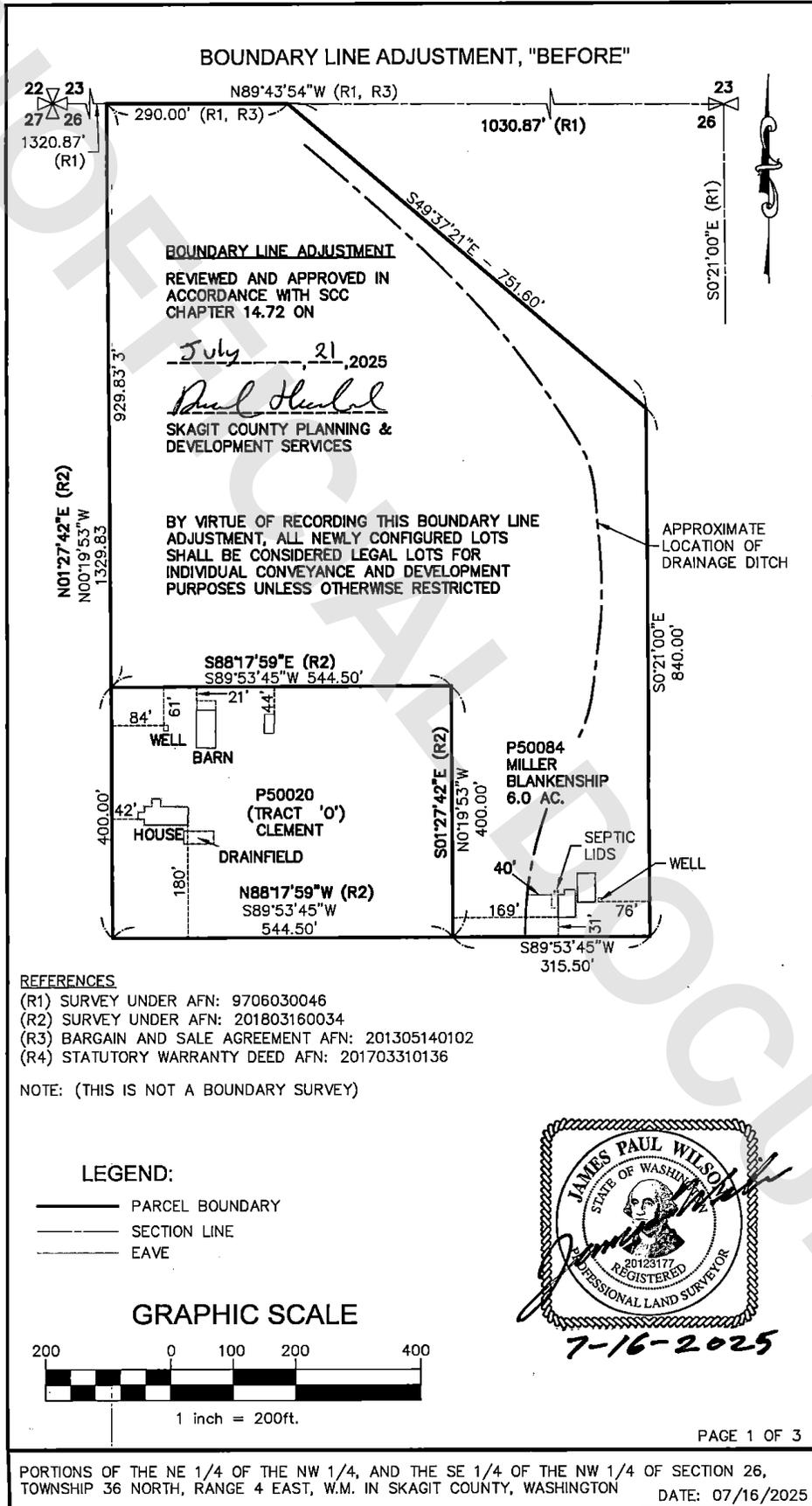
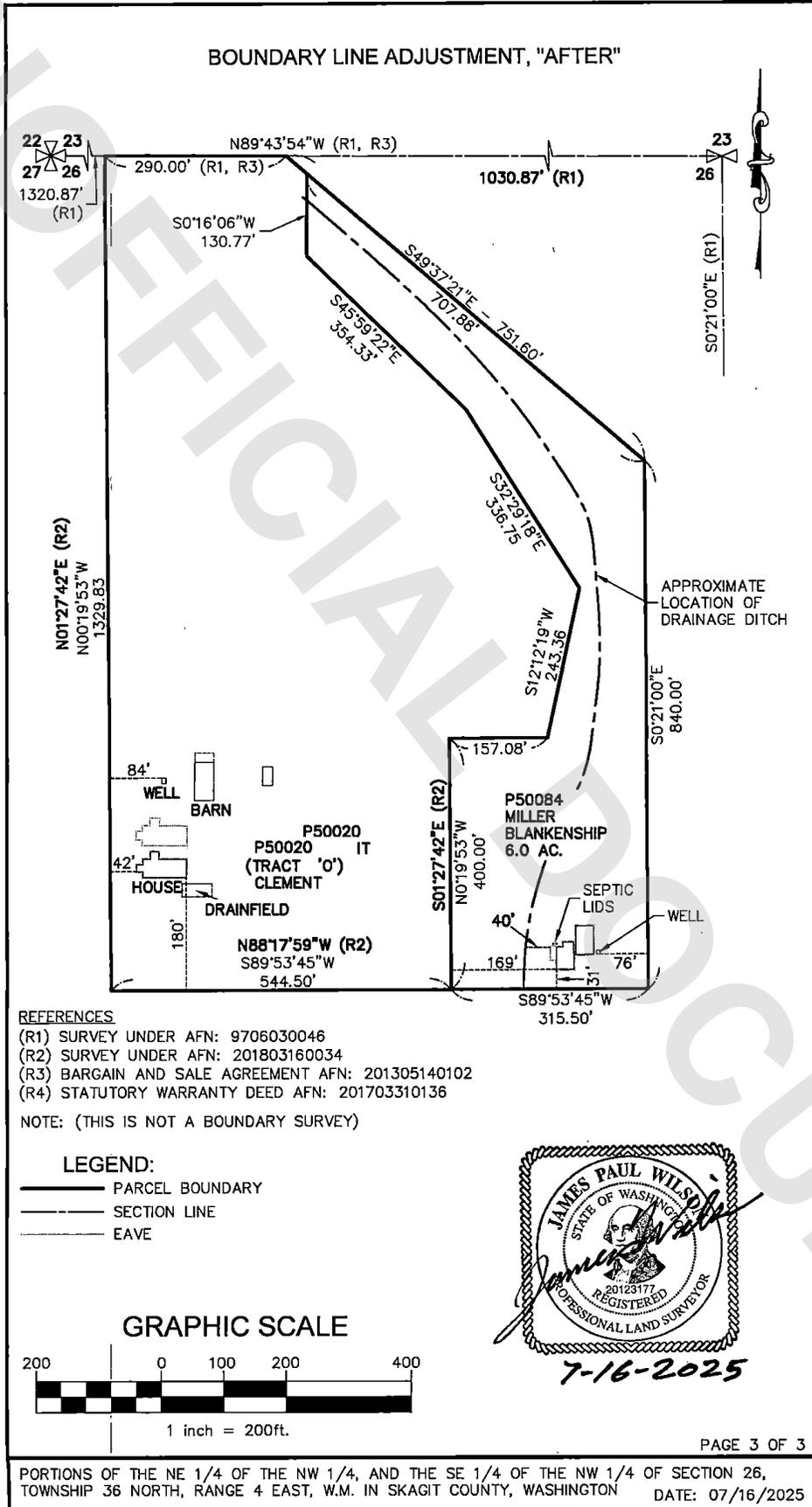


Exhibit D



(P50020 BEFORE BOUNDARY LINE ADJUSTMENT LEGAL DESCRIPTION PER BARGAIN AND
SALE DEED UNDER AFN: 201305140102)

TRACT "O":

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26,
TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WEST LINE OF SAID SUBDIVISION WITH THE
NORTH LINE OF THE RIGHT-OF-WAY FOR THE COUNTY ROAD KNOWN AS THE
PRAIRIE ROAD (FORMERLY WARNER ROAD); THENCE NORTH 01°27'42" EAST ALONG
SAID WEST LINE, A DISTANCE OF 400 FEET; THENCE SOUTH 88°17'59" EAST,
PARALLEL WITH THE NORTH LINE OF PRAIRIE ROAD. A DISTANCE OF 544.50 FEET;
THENCE SOUTH 01°27'42" EAST, PARALLEL WITH SAID WEST LINE, A DISTANCE OF
400 FEET TO THE NORTH LINE OF SAID PRAIRIE ROAD; THENCE NORTH 88°17'59"
WEST ALONG SAID NORTH LINE A DISTANCE OF 544.5 FEET TO THE POINT OF
BEGINNING.



PARCEL NO. P50020 (AFTER BLA)

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., IN SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER;

THENCE S89°43'54"E WITH THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 290.00 FEET;

THENCE S49°37'21"E, 751.60 FEET;

THENCE S00°21'00"E, PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 840.00 FEET TO THE NORTH MARGIN OF THE COUNTY ROAD KNOWN AS PRAIRIE (WARNER) ROAD;

THENCE S89°53'45"W, WITH THE NORTH MARGIN OF SAID COUNTY ROAD TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER;

THENCE N00°19'53"W, WITH THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 1329.83 FEET MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER;

THENCE S89°43'54"E, WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, 290 FEET;

THENCE S49°37'21"E, 43.72 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUEING SAME COURSE S49°37'21"E, 707.88 FEET;

THENCE S0°21'00"E, PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, 840 FEET TO THE NORTH MARGIN OF THE COUNTY ROAD KNOWN AS PRAIRIE (WARNER) ROAD;

THENCE S89°53'45"W, WITH THE NORTH LINE OF SAID COUNTY ROAD, 315.50 FEET;

THENCE N0°19'53"W, 400.00 FEET;

THENCE N89°53'45"E, 157.08 FEET;

THENCE N12°12'19"E, 243.36 FEET;

THENCE N32°29'18"W, 336.75 FEET;

THENCE N45°59'22"W, 354.33 FEET;

THENCE N00°16'06"E, 130.77 FEET TO THE POINT OF BEGINNING.

(CONTAINING 17.0 ACRES MORE OR LESS)



EXHIBIT A

AREA CONVEYED FROM: TAX PARCEL NO. P50084

TO: TAX PARCEL NO. P50020

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26,
TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE
NORTHWEST QUARTER;

THENCE SOUTH 89 DEG. 43' 54" EAST ALONG THE NORTH LINE OF SAID SECTION 26, A
DISTANCE OF 290.00 FEET;

THENCE SOUTH 49 DEG. 37' 21" EAST, 43.72 FEET;

THENCE SOUTH 0 DEG. 16' 06" WEST, 130.77 FEET;

THENCE SOUTH 45 DEG. 59' 22" EAST, 354.33 FEET;

THENCE SOUTH 32 DEG. 29' 18" EAST, 336.75 FEET;

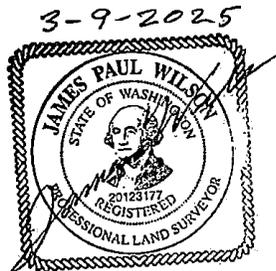
THENCE SOUTH 12 DEG. 12' 19" WEST, 243.36 FEET;

THENCE SOUTH 89 DEG. 53' 45" WEST, PARALLEL WITH THE NORTH LINE OF PRAIRIE ROAD
(FORMERLY WARNER ROAD), 157.08 FEET TO THE NORTHEAST CORNER OF TRACT "O"
ACCORDING TO BARGAIN AND SALE DEED RECORDED UNDER AUDITOR'S FILE NO.
201305140102, RECORDS OF SKAGIT COUNTY, WA. AUDITOR;

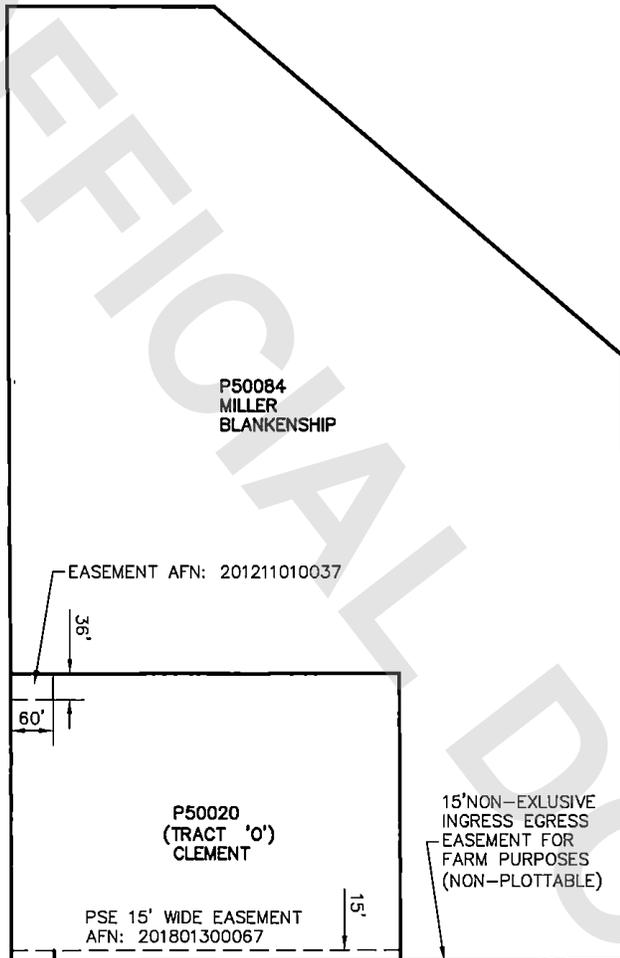
THENCE CONTINUEING SAME COURSE ALONG THE NORTH LINE OF SAID TRACT "O",
544.50 FEET TO THE WEST LINE OF SAID SUBDIVISION,

THENCE NORTH 0 DEG. 19' 53" WEST ALONG SAID WEST LINE, 929.83 FEET TO THE POINT
OF BEGINNING.

(CONTAINING 12.0 ACRES MORE OR LESS)



BOUNDARY LINE ADJUSTMENT
(EASEMENTS)



P50084
MILLER
BLANKENSHIP

EASEMENT AFN: 201211010037

36'

60'

P50020
(TRACT 'O')
CLEMENT

15' NON-EXCLUSIVE
INGRESS EGRESS
EASEMENT FOR
FARM PURPOSES
(NON-PLOTTABLE)

PSE 15' WIDE EASEMENT
AFN: 201801300067

15'

15' INGRESS EGRESS
EASEMENT (NON-PLOTTABLE)
FOR FARM PURPOSES
AFN: 201211010036

15' WIDE NON-EXCLUSIVE
EASEMENT IN OR NEAR THE
SE CORNER OF TRACT "O"
FOR CULVERT REPAIR AND
MAINTENANCE.
AFN: 201211010036

LEGEND:

- PARCEL BOUNDARY
- - - - EASEMENT LINE

NOTE: (THIS IS NOT A BOUNDARY SURVEY)

GRAPHIC SCALE



1 inch = 200ft.



7-16-2025