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09/08/2025 12:07 PM Pages: 1 of 11 Fees: \$313.50
Skagit County Auditor

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 2937
SEP 08 2025

Amount Paid \$ 0
Skagit Co. Treasurer
By Deputy

LT

STATUTORY WARRANTY DEED FOR BOUNDARY LINE ADJUSTMENT

GRANTOR: MONICA A. ELLIS,
a widow

GRANTEE: CURTIS D. CHRISTOFFERSEN,
as Trustee of the CHRISTOFFERSEN LIVING
TRUST u/t/d 02/28/2010

Abbreviated Legal: Ptn SW ¼ Section 33, Township 34 N, Range 04
E.W.M.

Additional Legal on page(s): Exhibits A-E

Assessor's Tax Parcel Nos.: 3945-000-019-0001 / P67221
3945-000-020-0008 / P67222

MONICA A. ELLIS, a widow, is the owner of the following parcels of property:

Parcel "A"
See Exhibit "A"
Situate in the County of Skagit, State of Washington.
Skagit County Assessor's Parcel Number P67221

CURTIS D. CHRISTOFFERSEN, as Trustee of the **CHRISTOFFERSEN LIVING TRUST u/t/d 02/28/2010**, is the owner of the following parcel of property:

Parcel "B"
See Exhibit "B"

Situate in the County of Skagit, State of Washington.
Skagit County Assessor's Parcel Number P67222

WHEREAS: **MONICA A. ELLIS**, a widow ("ELLIS"), and **CURTIS D. CHRISTOFFERSON**, as Trustee of the **CHRISTOFFERSEN LIVING TRUST u/t/d 02/28/2010** ("CHRISTOFFERSEN"), wish to reconfigure the above-described parcels through a boundary line adjustment;

NOW THEREFORE, MONICA A. ELLIS, a widow, as Grantor, for the purpose of establishing new boundary lines between parcels owned by ELLIS and CHRISTOFFERSEN, and as the owner of Parcel "A" described above, does hereby convey and warrant to GRANTEE, **CURTIS D. CHRISTOFFERSEN**, as Trustee of the **CHRISTOFFERSEN LIVING TRUST u/t/d 02/28/2010**, as owner of Parcel "B" described above, the following described real estate situate in the County of Skagit, State of Washington, together with all after-acquired title of the Grantor therein, to-wit: that property described as:

As hereto attached in Exhibit "C" and by this reference made a part hereof.

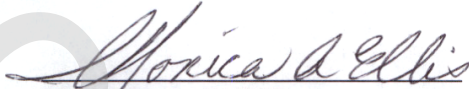
After completion of this boundary line adjustment, the parcels owned by ELLIS and CHRISTOFFERSEN shall be described on the attached Exhibit "D" and Exhibit "E", respectively, and shall be depicted by the "before" and "after" maps on the attached Exhibits "F" and "G".

This boundary line adjustment is not for the purpose of creating additional building lots.

Signatures and acknowledgements follow:

DATED this 16 day of June, 2025.

GRANTOR:


MONICA A. ELLIS

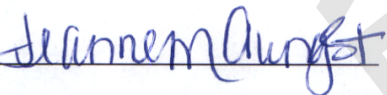
GRANTEE:

CHRISTOFFERSEN LIVING TRUST
u/t/d 02/28/2010


By: Curtis D. Christoffersen, Trustee

Reviewed and approved in accordance with Skagit County Code, Chapter 14.18.700

SKAGIT COUNTY

By: 

Date: 9/8/2025

State of Washington)
) ss
 County of Skagit)

I certify that I know or have satisfactory evidence that **MONICA A. ELLIS** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.



Dated: June 16 2025

(Signature)

NOTARY PUBLIC

CRAIG CAMMOCK

Print Name of Notary

My appointment expires: 11-1-2026

State of Washington)
) ss
 County of Skagit)

I certify that I know or have satisfactory evidence that **CURTIS D. CHRISTOFFERSEN** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Trustee of **CHRISTOFFERSEN LIVING TRUST u/t/d 02/28/2010**, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



Dated: June 18 2025

(Signature)

NOTARY PUBLIC

CRAIG CAMMOCK

Print Name of Notary

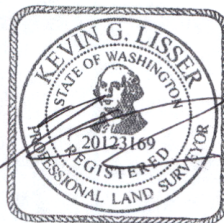
My appointment expires: 11-1-2026

Exhibit "A"**Monica A. Ellis, as her separate estate, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number. P-67221)**

Lot 19, Linda Vista Addition, Skagit County, Wash., as per plat recorded in Volume 7 of Plats, page 74, 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 County of Skagit, State of Washington.



6-19-25

Exhibit "B"

**Curtis D. Christoffersen, Trustee of the
Curtis D. Christoffersen Living Trust dated February 28, 2010, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number. P-67222)**

Lot 20, Linda Vista Addition, Skagit County, Wash., as per plat recorded in Volume 7 of Plats, page 74, 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 County of Skagit, State of Washington.



6-1925

Exhibit "C"

**Portion of Monica A. Ellis, as her separate estate, Parcel
(Skagit County Assessor's Parcel Number. P-67221)
To be Boundary Line Adjusted into
Curtis D. Christoffersen, Trustee of the
Curtis D. Christoffersen Living Trust dated February 28, 2010, Parcel
(Skagit County Assessor's Parcel Number. P-67222)**

That portion of Lot 19, Linda Vista Addition, Skagit County, Wash., as per plat recorded in Volume 7 of Plats, page 74, records of Skagit County, Washington, described as follows:

BEGINNING at the Southeast corner of said Lot 19;
thence North 00°03'24" West along the East line of said Lot 19 for a distance of 45.14 feet;
thence South 50°21'57" West for a distance of 19.75 feet;
thence South 00°37'41" East for a distance of 32.55 feet, more or less, to the South line of said Lot 19, and also being on the North right-of-way margin of James Street at a point bearing South 90°00'00" West from the POINT OF BEGINNING;
thence North 90°00'00" East along the South line of said Lot 19 for a distance of 14.90 feet, more or less, 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 County of Skagit, State of Washington.

Containing 586 sq ft, 0.01 acres

The above described property is to be combined or aggregated with contiguous property to the east (Parcel No. P-67222) owned by the Grantee.

This Boundary Line Adjustment is not for the purpose of creating an additional building lot.

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.



Exhibit "D"

**Monica A. Ellis, as her separate estate, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number. P-67221)**

Lot 19, Linda Vista Addition, Skagit County, Wash., as per plat recorded in Volume 7 of Plats, page 74, records of Skagit County, Washington.

EXCEPT that portion of Lot 19, Linda Vista Addition, Skagit County, Wash., described as follows:

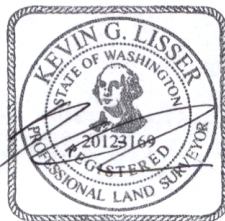
BEGINNING at the Southeast corner of said Lot 19;
thence North 00°03'24" West along the East line of said Lot 19 for a distance of 45.14 feet;
thence South 50°21'57" West for a distance of 19.75 feet;
thence South 00°37'41" East for a distance of 32.55 feet, more or less, to the South line of said Lot 19, and also being on the North right-of-way margin of James Street at a point bearing South 90°00'00" West from the POINT OF BEGINNING;
thence North 90°00'00" East along the South line of said Lot 19 for a distance of 14.90 feet, more or less, 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 County of Skagit, State of Washington.

Containing 21,401 sq ft, 0.49 acres

Per Skagit County Planning & Development Services, by virtue of recording this Boundary Line Adjustment, this newly configured lot shall be considered a Lot of Record for individual conveyance and development purposes unless otherwise restricted.



6-19-25

Exhibit "E"

**Curtis D. Christoffersen, Trustee of the
Curtis D. Christoffersen Living Trust dated February 28, 2010, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number. P-67222)**

Lot 20, Linda Vista Addition, Skagit County, Wash., as per plat recorded in Volume 7 of Plats, page 74, records of Skagit County, Washington.

TOGETHER WITH that portion of Lot 19, Linda Vista Addition, Skagit County, Wash., as per plat recorded in Volume 7 of Plats, page 74, records of Skagit County, Washington, described as follows:

BEGINNING at the Southeast corner of said Lot 19;
thence North 00°03'24" West along the East line of said Lot 19 for a distance of 45.14 feet;
thence South 50°21'57" West for a distance of 19.75 feet;
thence South 00°37'41" East for a distance of 32.55 feet, more or less, to the South line of said Lot 19, and also being on the North right-of-way margin of James Street at a point bearing South 90°00'00" West from the POINT OF BEGINNING;
thence North 90°00'00" East along the South line of said Lot 19 for a distance of 14.90 feet, more or less, to the POINT OF BEGINNING.

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

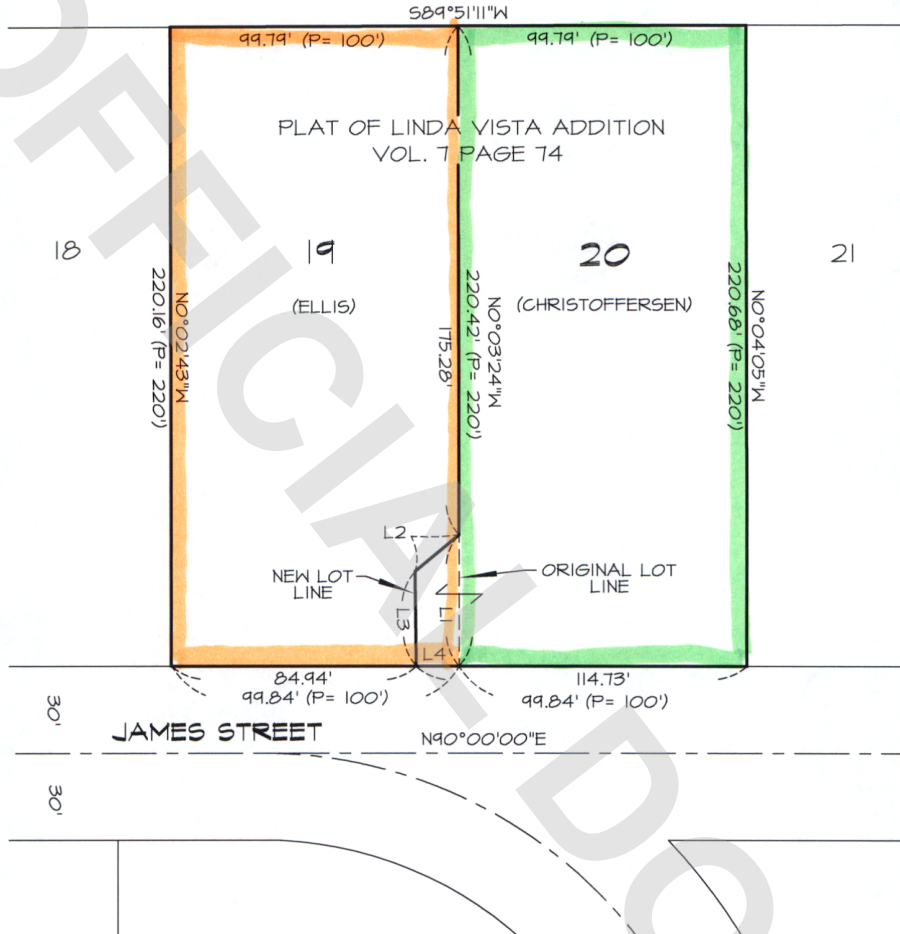
Situate in the County of Skagit, State of Washington.

Containing 22,599 sq ft, 0.52 acres

Per Skagit County Planning & Development Services, by virtue of recording this Boundary Line Adjustment, this newly configured lot shall be considered a Lot of Record for individual conveyance and development purposes unless otherwise restricted.



EXHIBIT "F" BEFORE BLA

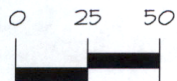


LINE TABLE

L1	NO°03'24"W	45.14'
L2	S50°21'57"W	19.75'
L3	S0°37'41"E	32.55'
L4	N90°00'00"E	14.90'



5-15-25



SCALE: 1" = 50'

MERIDIAN: ASSUMED

FOR ADDITIONAL BOUNDARY, SUBDIVISION, EASEMENTS,
AND EXISTING CONDITIONS MAP, SEE RECORD OF SURVEY MAP
RECORDED UNDER AF NO. 202509080041

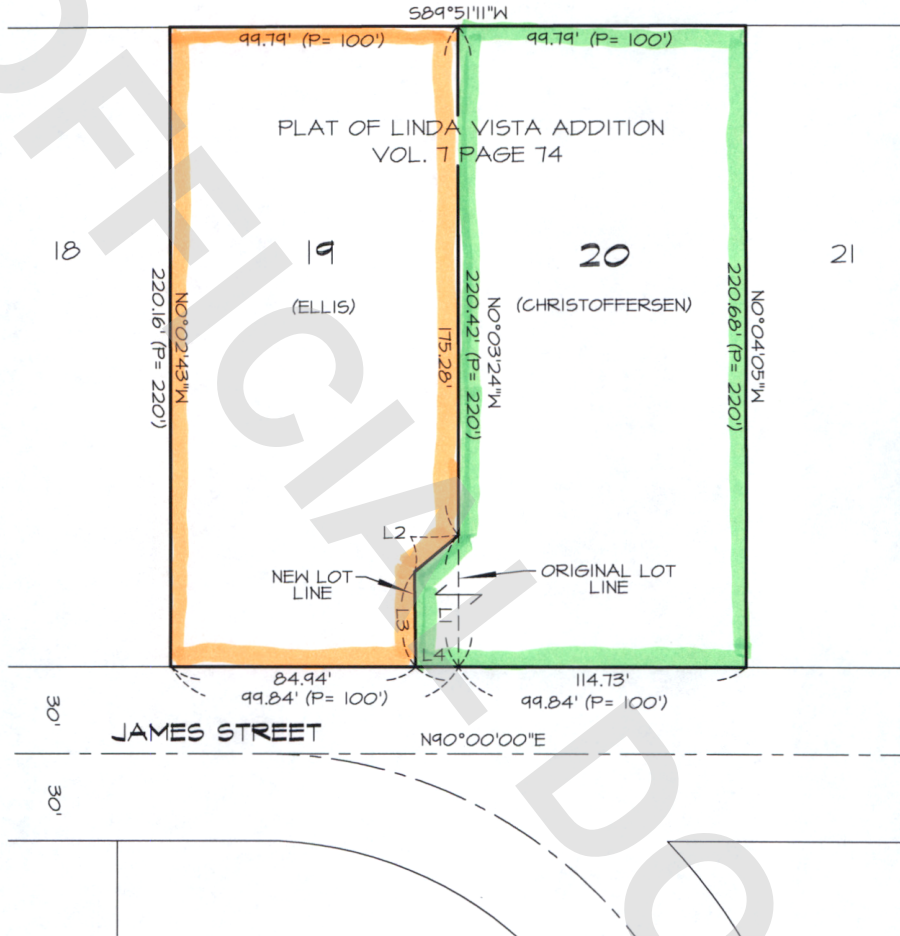
BLA EXHIBIT MAP IN A PORTION OF
SECTION 35, T. 34 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: MONICA ELLIS &
CURTIS CHRISTOFFERSEN

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

DATE: 5/15/25
DWG: 24-130 BLA

EXHIBIT "G"

AFTER BLA

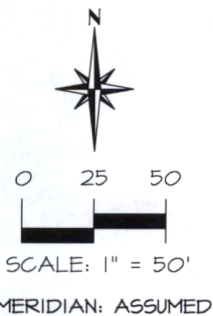


LINE TABLE

L1	N0°03'24"W	45.14'
L2	S50°21'57"W	19.75'
L3	S0°37'41"E	32.55'
L4	N90°00'00"E	14.90'



5-15-25



FOR ADDITIONAL BOUNDARY, SUBDIVISION, EASEMENTS,
AND EXISTING CONDITIONS MAP, SEE RECORD OF SURVEY MAP
RECORDED UNDER AF NO. 202509080041

BLA EXHIBIT MAP IN A PORTION OF
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DATE: 5/15/25
DWG: 24-130 BLA