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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 2938
SEP 08 2025

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

STATUTORY WARRANTY DEED FOR BOUNDARY LINE ADJUSTMENT

GRANTORS:

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

GRANTEE:

MONICA A. ELLIS,
a widow

Abbreviated Legal:

Lots 19 and 20, "LINDA VISTA ADDITION, SKAGIT
COUNTY, WASH
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

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

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

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

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, GRANTOR, **CURTIS D. CHRISTOFFERSEN**, 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, **MONICA A. ELLIS**, a widow, 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 Grantors 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 CHRISTOFFERSEN and ELLIS 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.

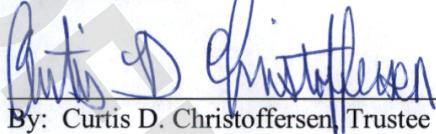
Signatures and acknowledgements follow:

DATED this 18 day of JUNE, 2025.

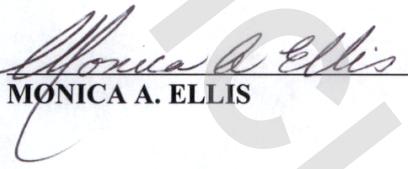
GRANTOR:

CHRISTOFFERSEN LIVING TRUST

u/t/d 02/28/2010


By: Curtis D. Christoffersen, Trustee

GRANTEE:


MONICA A. ELLIS

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: 11-1-2025

(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: 11-1-2025

(Signature)
NOTARY PUBLIC
CRAIG CAMMOCK

Print Name of Notary
My appointment expires: 11-1-2026

Exhibit "A"

**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.

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.



6-19-25

Exhibit "B"

**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.

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.



6-19-25

Exhibit "C"

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

That portion of Lot 20, 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 Southwest corner of said Lot 20;
thence North 00°03'24" West along the West line of said Lot 20 for a distance of 45.14 feet to the TRUE POINT OF BEGINNING;
thence North 50°21'57" East for a distance of 2.86 feet;
thence North 12°46'44" East for a distance of 15.01 feet;
thence North 17°18'00" East for a distance of 48.74 feet;
thence North 82°08'02" West for a distance of 20.27 feet, more or less, to the West line of Lot 20 at a point bearing North 00°03'24" West from the TRUE POINT OF BEGINNING;
thence South 00°03'24" East along the West line of Lot 20 for a distance of 65.77 feet, more or less, to the TRUE POINT 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 682 sq ft, 0.02 acres

The above described property is to be combined or aggregated with contiguous property to the west (Parcel No. P-67221) 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.



6-19-25

Exhibit "D"

**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.

EXCEPT that portion of Lot 20, 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 Southwest corner of said Lot 20;
thence North 00°03'24" West along the West line of said Lot 20 for a distance of
45.14 feet to the TRUE POINT OF BEGINNING;
thence North 50°21'57" East for a distance of 2.86 feet;
thence North 12°46'44" East for a distance of 15.01 feet;
thence North 17°18'00" East for a distance of 48.74 feet;
thence North 82°08'02" West for a distance of 20.27 feet, more or less, to the
West line of Lot 20 at a point bearing North 00°03'24" West from the TRUE
POINT OF BEGINNING;
thence South 00°03'24" East along the West line of Lot 20 for a distance of 65.77
feet, more or less, to the TRUE POINT 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 21,917 sq ft, 0.50 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 "E"

**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.

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.

TOGETHER WITH that portion of Lot 20, 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 Southwest corner of said Lot 20;
thence North 00°03'24" West along the West line of said Lot 20 for a distance of
45.14 feet to the TRUE POINT OF BEGINNING;
thence North 50°21'57" East for a distance of 2.86 feet;
thence North 12°46'44" East for a distance of 15.01 feet;
thence North 17°18'00" East for a distance of 48.74 feet;
thence North 82°08'02" West for a distance of 20.27 feet, more or less, to the
West line of Lot 20 at a point bearing North 00°03'24" West from the TRUE
POINT OF BEGINNING;
thence South 00°03'24" East along the West line of Lot 20 for a distance of 65.77
feet, more or less, to the TRUE POINT 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 22,083 sq ft, 0.51 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.

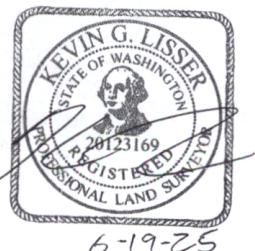
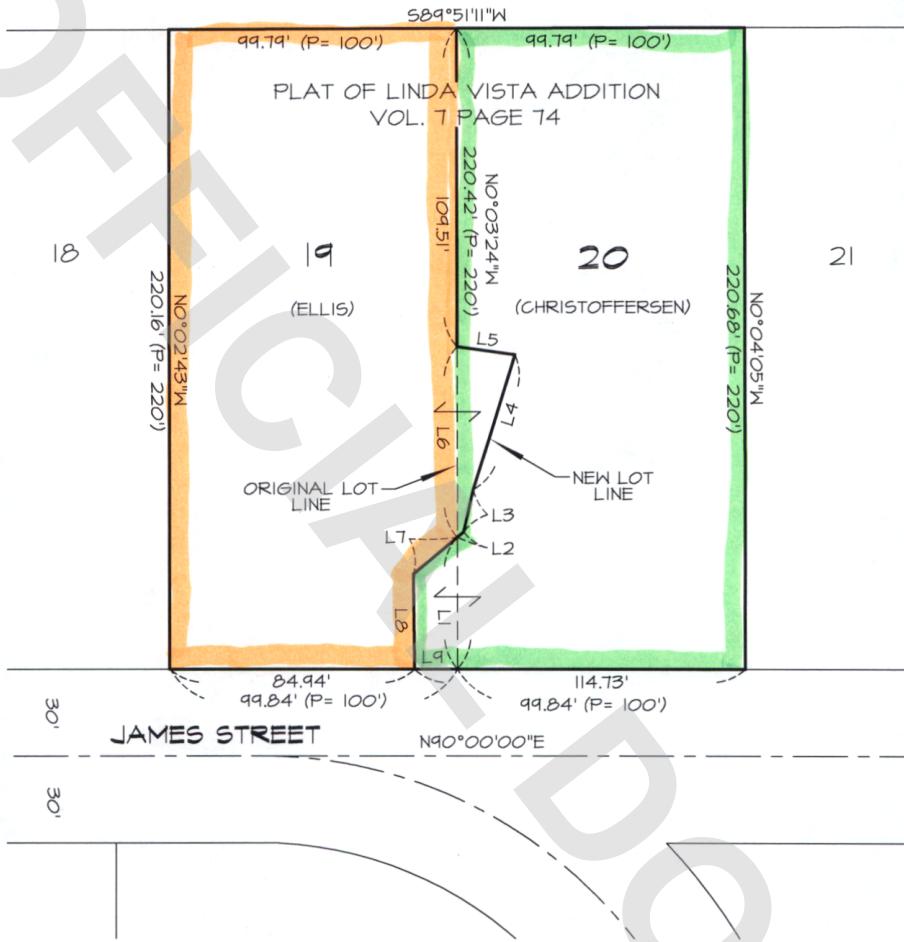


EXHIBIT "F"

BEFORE BLA



LINE TABLE

L1	NO°03'24"W	45.14'
L2	N50°21'57"E	2.86'
L3	N12°46'44"E	15.01'
L4	N17°18'00"E	48.74'
L5	N82°08'02"W	20.27'
L6	S0°03'24"E	65.77'
L7	S50°21'57"W	19.75'
L8	S0°37'41"E	32.55'
L9	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

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



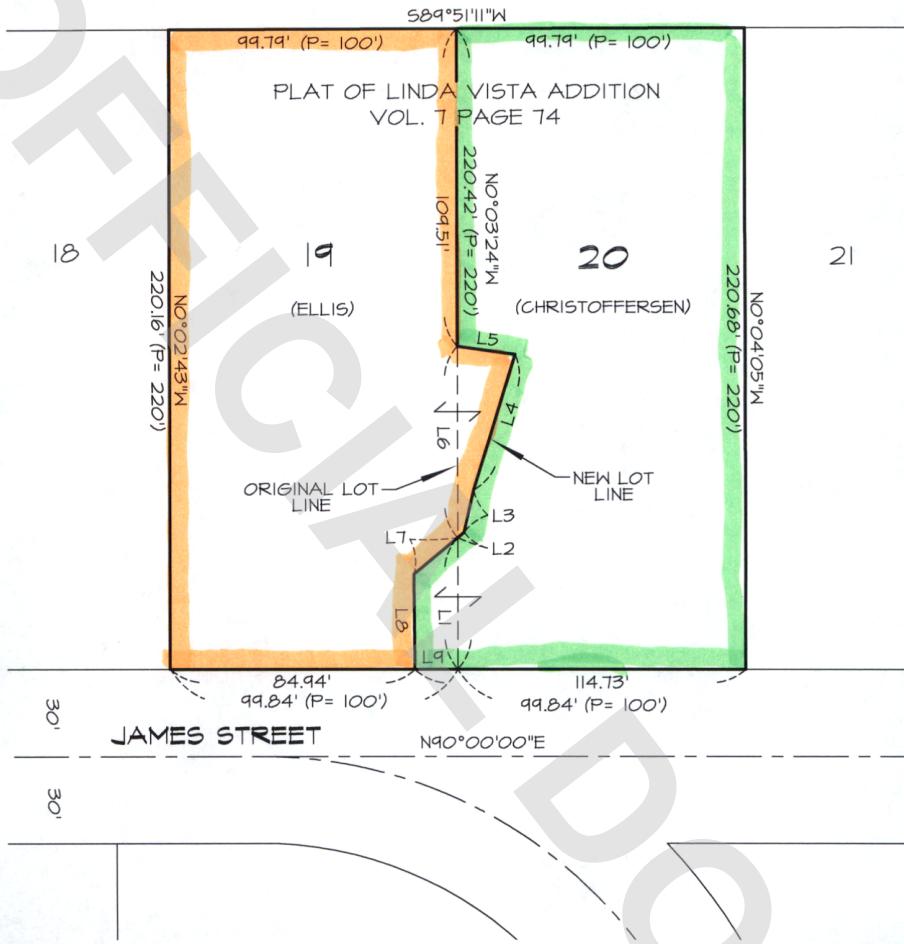
SCALE: 1" = 50'
MERIDIAN: ASSUMED

LISSER & 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	NO°03'24" W	45.14'
L2	N50°21'57"E	2.86'
L3	N12°46'44"E	15.01'
L4	N17°18'00"E	48.74'
L5	N82°08'02"W	20.27'
L6	S0°03'24"E	65.77'
L7	S50°21'57"W	19.75'
L8	S0°37'41"E	32.55'
L9	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

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



SCALE: 1" = 50'
MERIDIAN: ASSUMED

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

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