

202509160133  
09/16/2025 01:05 PM Pages: 1 of 9 Fees: \$311.50  
Skagit County Auditor

When recorded return to:

Craig Sjoström  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2025 3034  
SEP 16 2025

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

**Quitclaim Deed**  
(Boundary Line Adjustment)

**Grantors:** Richard Frank & Andrea Frank, h/w

**Grantees:** Michael Frank & Vicki Frank, h/w

**Legal Description:** ptn W 320' SE 1/4 SW 1/4 18-35N-9EWM

**Assessor's Property Tax Parcel or Account Nos.:** P44467; P44469

**Reference Nos of Documents Assigned or Released:**

THIS INDENTURE is made this 31<sup>st</sup> day of March, 2025, between Richard Frank & Andrea Frank, h/w, Grantors, and Michael Frank & Vicki Frank, h/w, Grantees.

**Recitals**

- a. Grantors are the owners of the property bearing Skagit County Assessor's parcel no. P44467, described in the attached Exhibit A.
- b. Grantees are the owners of the property bearing Skagit County Assessor's parcel no. P44469, described in the attached Exhibit B.
- c. The parties wish to adjust the boundaries between the said parcels, with a portion of Grantors' property (described in the attached Exhibit F), being incorporated into

Grantees' property.

- d. The adjusted description of Grantors' property is attached hereto as Exhibit AA.
- e. The adjusted description of Grantees' property is attached hereto as Exhibit BB.
- d. A diagram showing the adjustment is attached hereto as Exhibit FF.

**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 F.

  
 RICHARD FRANK

  
 ANDREA FRANK

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

On this day personally appeared before me Richard Frank, 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 31<sup>st</sup> day of March, 2025.

  
 NOTARY PUBLIC in and for the State of Washington  
 Concrete, WA  
 My commission expires: 10.20.2028  
 Name: Danielle Dolan



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

On this day personally appeared before me Andrea Frank, 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 31<sup>st</sup> day of March, 2025.

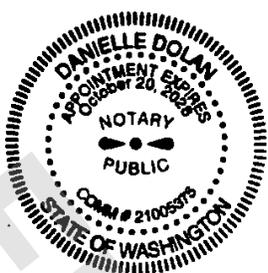
*Danielle Dolan*

NOTARY PUBLIC, for and for the State of Washington, residing at

*Concrete, WA*

My commission expires: *10-20-2028*

Name: *Danielle Dolan*



**County Approval**

This Boundary Line Adjustment has been reviewed and approved in accordance with Skagit County Code, Ch. 14.18.700.

SKAGIT COUNTY

By: *Deepti Khanna*

Date: *09/16/25*

*Deepti Khanna (Associate Planner)*  
(Printed Name & Title)

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 A**

Skagit County Assessor's Parcel No. P 44467

The West 320 feet of that portion of the Southeast 1/4 of the Southwest 1/4 of Section 18, Township 35 North, Range 9 East, W. M., lying Southerly of State Highway 20,

Except the following described portion thereof: Commencing at the intersection of the West line of the Southeast 1/4 of the Southwest 1/4 and the South line of State Secondary Highway as now located; thence South along said West line 550 feet; thence East 320 feet; thence North 510 feet, more or less, to the south line of said Highway; thence in a Northwesterly direction along the south line of said Highway to the point of beginning.

And also except the county road right-of-way along the West line thereof.

**ALSO EXCEPT** the East 100 feet of the South 150 feet thereof.

**TOGETHER WITH THE BALANCE OF ALL OF THE ABOVE** the South 75 feet of the following described tract:

A tract of land in the Southeast 1/4 of the Southwest 1/4 of Section 18, Township 35 North, Range 9 East W.M., described as follows:

Commencing at the intersection of the West line of said Southeast 1/4 of the Southwest 1/4 and the South line of State Secondary Highway as located on May 22, 1946; thence South along said West line, 300 feet to the point of beginning of this description; thence East 320 feet; thence South 250 feet; thence West 320 feet to the West line of said Southeast 1/4 of the Southwest 1/4; thence North 250 feet to the point of beginning; EXCEPT County road as now located along said West line.

Situate on the County of Skagit, State of Washington

**Exhibit B****Skagit County Assessor's Parcel No. P 44469**

Lot A of Short Plat 54-77, approved September 15, 1977 and recorded September 15, 1977 under Auditor's File Number 864780, in Book 2 of short Plats, Page 126, records of Skagit County Washington, being a portion of the Southeast 1/4 of the Southwest 1/4 of Section 18, Township 35 North, Range 9 East, W.M. lying south of State Highway 20.

**TOGETHER WITH** the East 100 feet of the South 150 feet of the following described tract:

The West 320 feet of that portion of the Southeast 1/4 of the Southwest 1/4 of Section 18, Township 35 North, Range 9 East, W. M., lying Southerly of State Highway 20, except the following described portion thereof:

Beginning at the intersection of the West line of the Southeast 1/4 of the Southwest 1/4 and the South line of State Secondary Highway as now located; thence South along said West line 550 feet;  
thence East 320 feet;  
thence North 510 feet, more or less, to the South line of said Highway; thence in a Northwesterly direction along the South line of said Highway to the point of beginning, and ALSO EXCEPT the County road right-of-way along the West line thereof.

Situate in the County of Skagit, State of Washington.

**Exhibit F**

Portion to be conveyed from Richard and Andrea Frank's Parcel No. 44467  
to Michael and Vicki Frank's Parcel No. 44469

That portion of the West 320 feet of the Southeast 1/4 of the Southwest 1/4 of Section 18,  
Township 35 North, Range 9 East, W. M., lying southerly of State Highway 20 described as  
follows:

Beginning at the Southeast corner of said West 320 feet;  
thence North  $1^{\circ}24'01''$  East along the East line of said West 320 feet a distance of 150.01 feet  
to the North line of the South 150 feet of said West 320 feet and the True Point of Beginning;  
thence North  $89^{\circ}11'10''$  West along the North line of said South 150 feet a distance of 76.47  
feet;  
thence North  $10^{\circ}12'18''$  East a distance of 185.99 feet;  
thence South  $89^{\circ}11'10''$  East a distance of 48.00 feet to the East line of said West 320 feet;  
thence South  $01^{\circ}24'01''$  West along said East line a distance of 183.51 feet to the True Point  
of Beginning.

**Exhibit AA**

Richard and Andrea Frank's Parcel 44467 after 1st Boundary Line Adjustment  
with Michael and Vicki Frank's Parcel 44469

The West 320 feet of that portion of the Southeast 1/4 of the Southwest 1/4 of Section 18,  
Township 35 North, Range 9 East, W. M., lying Southerly of State Highway 20:

Except the following described portion thereof: Commencing at the intersection of the West  
line of the Southeast 1/4 of the Southwest 1/4 and the South line of State Secondary  
Highway as now located;

thence South along said West line 550 feet; thence East 320 feet; thence North 510 feet,  
more or less, to the South line of said Highway; thence in a Northwesterly direction along the  
South line of said Highway to the point of beginning.

And also except the County Road Right-of-Way along the West line thereof.

**ALSO EXCEPT** the East 100 feet of the South 150 feet thereof.

**TOGETHER WITH BALANCE OF ALL OF THE ABOVE** the South 75 feet of the following  
described tract:

A tract of land in the Southeast 1/4 of the Southwest 1/4 of Section 18, Township 35  
North, Range 9 East W.M., described as follows:

Commencing at the intersection of the West line of said Southeast 1/4 of the Southwest  
1/4 and the South line of State Secondary Highway as located on May 22, 1946; thence  
South along said West line 300 feet to the point of beginning of this description; thence  
East 320 feet; thence South 250 feet; thence West 320 feet to the West line of said  
Southeast 1/4 of the Southwest 1/4; thence North 250 feet to the point of beginning;  
EXCEPT County road as now located along said West line.

**ALSO EXCEPT** that portion of the aforesaid West 320 feet described as follows:

Beginning at the Southeast corner of said West 320 feet;  
thence North 1°24'01" East along the East line of said West 320 feet a distance of 150.01  
feet to the North line of the South 150 feet of said West 320 feet and the True Point of  
Beginning;  
thence North 89°11'10" West along the North line of said South 150 feet a distance of  
76.47 feet; thence North 10°12'18" East a distance of 185.99 feet;  
thence South 89°11'10" East a distance of 48.00 feet to the East line of said West 320  
feet;  
thence South 01°24'01" West along said East line a distance of 183.51 feet to the True  
Point of Beginning.

**AND ALSO EXCEPT** Moen Lane along the South side thereof.

Subject to all easements, restrictions, and reservations of record, if any.

## Exhibit BB

Michael and Vicki Frank's Parcel No. 44469 after 1st Boundary Line Adjustment  
with Richard and Andrea Frank's Parcel No. 44467

Skagit County Assessor's Parcel No. P 44469

Lot A of Short Plat 54-77, approved September 15, 1977 and recorded September 15, 1977 under Auditor's File Number 864780, in Book 2 of short Plats, Page 126, records of Skagit County Washington, being a portion of the Southeast 1/4 of the Southwest 1/4 of Section 18, Township 35 North, Range 9 East, W.M. lying south of State Highway 20.

TOGETHER WITH the East 100 feet of the South 150 feet of the following described tract:

The West 320 feet of that portion of the Southeast 1/4 of the Southwest 1/4 of Section 18, Township 35 North, Range 9 East, W. M., lying Southerly of State Highway 20, except the following described portion thereof:

Beginning at the intersection of the West line of the Southeast 1/4 of the Southwest 1/4 and the South line of State Secondary Highway as now located; thence South along said West line 550 feet; thence East 320 feet; thence North 510 feet, more or less, to the South line of said Highway; thence in a Northwesterly direction along the South line of said Highway to the point of beginning,  
and ALSO EXCEPT the County road right-of-way along the West line thereof.

ALSO TOGETHER WITH that portion of the West 320 feet of the Southeast 1/4 of the Southwest 1/4 of Section 18, Township 35 North, Range 9 East, W. M., lying southerly of State Highway 20 described as follows:

Beginning at the Southeast corner of said West 320 feet;  
thence North 1°24'01" East along the East line of said West 320 feet a distance of 150.01 feet to the North line of the South 150 feet of said West 320 feet and the True Point of Beginning;  
thence North 89°11'10" West along the North line of said South 150 feet a distance of 76.47 feet;  
thence North 10°12'18" East a distance of 185.99 feet;  
thence South 89°11'10" East a distance of 48.00 feet to the East line of said West 320 feet;  
thence South 01°24'01" West along said East line a distance of 183.51 feet to the True Point of Beginning.

AND ALSO EXCEPT Moen Lane along the South side thereof.

Situate in the County of Skagit. State of Washington

Subject to all easements, restrictions, and reservations of record, if any.

