



202509160134

09/16/2025 01:05 PM Pages: 1 of 12 Fees: \$314.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 3035
SEP 16 2025

When recorded return to:

Craig Sjoström
1204 Cleveland Ave.
Mount Vernon, Washington 98273

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

Quitclaim Deed
(Boundary Line Adjustment)

Grantors: Michael Frank & Vicki Frank, h/w

Grantees: Richard Frank & Andrea Frank, h/w

Legal Description: ptn E 100' S 150' 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 31st day of March, 2025, between Michael Frank & Vicki Frank, h/w, Grantors, and Richard Frank & Andrea Frank, h/w, Grantees.

Recitals

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



Danielle Dolan
NOTARY PUBLIC in 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 BB

Michael and Vicki Frank's Parcel No. 44469 before 2nd 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.

Exhibit AA

Richard and Andrea Frank's Parcel 44467 before 2nd 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 G

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

That portion of the East 100 feet of the South 150 feet 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., described as follows:

Beginning at the Southeast corner of said East 100 feet of the South 150 feet;
thence North 1°24'01" East along the East line of said East 100 feet of the South 150 feet a distance of 150.01 feet to the North line of said East 100 feet of the South 150 feet;
thence North 89°11'10" West along the North line of said East 100 feet of the South 150 feet a distance of 76.47 feet to the True Point of Beginning;
thence continue North 89°11'10" West a distance of 23.54 feet to the Northwest corner of said East 100 feet of the South 150 feet;
thence South 1°24'01" West along the West boundary of said East 100 feet of the South 150 feet a distance of 130.01 feet to the North margin of Moen Lane.
thence South 89°11'10" East along said North margin a distance of 36.39 feet;
thence North 4° 15' 07" West a distance of 130.51 feet to the True Point of Beginning.

Exhibit BBB

Michael and Vicki Frank's Parcel No. 44469 after 2nd 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.

ALSO EXCEPT that portion of the East 100 feet of the South 150 feet 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., described as follows:

Beginning at the Southeast corner of said East 100 feet of the South 150 feet;
thence North $1^{\circ}24'01''$ East along the East line of said East 100 feet of the South 150 feet a distance of 150.01 feet to the North line of said East 100 feet of the South 150 feet;
thence North $89^{\circ}11'10''$ West along the North line of said East 100 feet of the South 150 feet a distance of 76.47 feet to the True Point of Beginning;
thence continue North $89^{\circ}11'10''$ West a distance of 23.54 feet to the Northwest corner of said East 100 feet of the South 150 feet;
thence South $1^{\circ}24'01''$ West along the West boundary of said East 100 feet of the South 150 feet a distance of 130.01 feet to the North margin of Moen Lane.
thence South $89^{\circ}11'10''$ East along said North margin a distance of 36.39 feet;
thence North $4^{\circ}15'07''$ West a distance of 130.51 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.

Exhibit AAA

Richard and Andrea Frank's Parcel 44467 after 2nd 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 $1^{\circ}24'01''$ 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.

ALSO TOGETHER WITH THE BALANCE OF ALL OF THE ABOVE that portion of the East 100 feet of the South 150 feet 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., described as follows:

Beginning at the Southeast corner of said East 100 feet of the South 150 feet;
thence North $1^{\circ}24'01''$ East along the East line of said East 100 feet of the South 150 feet a distance of 150.01 feet to the North line of said East 100 feet of the South 150 feet;
thence North $89^{\circ}11'10''$ West along the North line of said East 100 feet of the South 150 feet a distance of 76.47 feet to the True Point of Beginning;
thence continue North $89^{\circ}11'10''$ West a distance of 23.54 feet to the Northwest corner of said East 100 feet of the South 150 feet;
thence South $1^{\circ}24'01''$ West along the West boundary of said East 100 feet of the South 150 feet a distance of 130.01 feet to the North margin of Moen Lane.
thence South $89^{\circ}11'10''$ East along said North margin a distance of 36.39 feet;
thence North $4^{\circ}15'07''$ West a distance of 130.51 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 GG

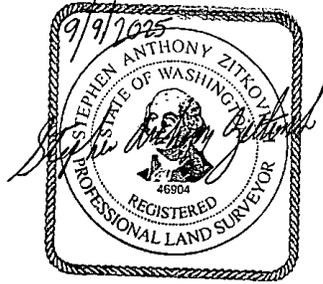
Showing parcel described as G

For Boundary Line Adjustment between Michael and Vicki Frank and Richard and Andrea Frank

LOCATED IN THE SE 1/4 OF THE SW 1/4, SECTION 18, T 35 N, R 9 E, W.M.

ZITKOVICH LAND SURVEYING, PLLC
 44906 CONCRETE ROAD,
 CONCRETE, WASHINGTON 98237

S 01°07'31" W 380.41'
 THIS BOUNDARY NOT SURVEYED (CALCULATED)



LEGEND:

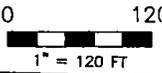
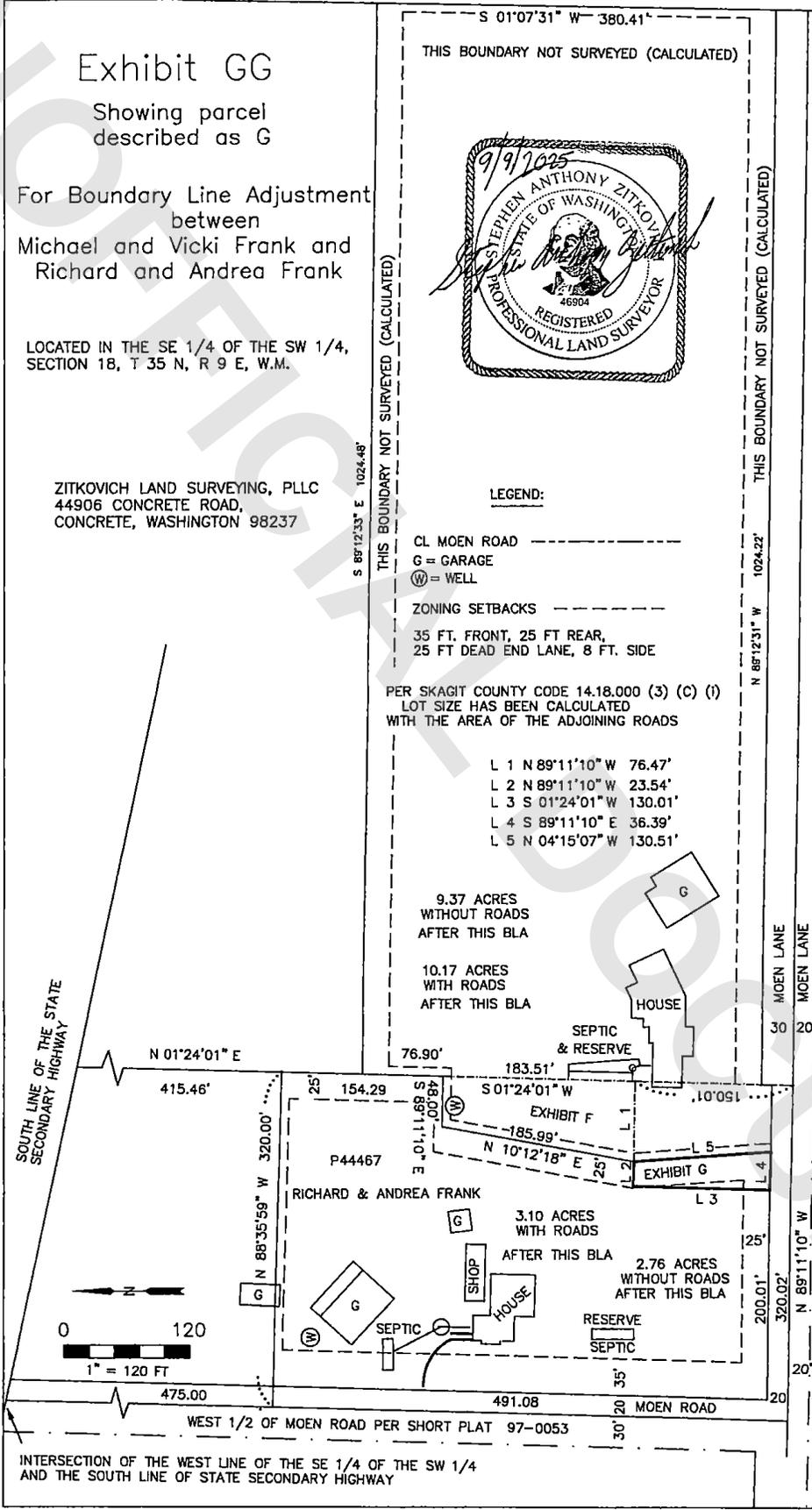
- CL MOEN ROAD -----
- G = GARAGE
- ⊙ = WELL
- ZONING SETBACKS -----
- 35 FT. FRONT, 25 FT REAR,
 25 FT DEAD END LANE, 8 FT. SIDE

PER SKAGIT COUNTY CODE 14.18.000 (3) (C) (i)
 LOT SIZE HAS BEEN CALCULATED WITH THE AREA OF THE ADJOINING ROADS

- L 1 N 89°11'10" W 76.47'
- L 2 N 89°11'10" W 23.54'
- L 3 S 01°24'01" W 130.01'
- L 4 S 89°11'10" E 36.39'
- L 5 N 04°15'07" W 130.51'

9.37 ACRES WITHOUT ROADS AFTER THIS BLA

10.17 ACRES WITH ROADS AFTER THIS BLA



INTERSECTION OF THE WEST LINE OF THE SE 1/4 OF THE SW 1/4 AND THE SOUTH LINE OF STATE SECONDARY HIGHWAY

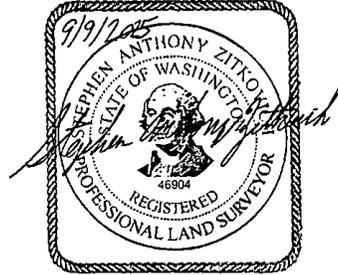
Exhibit GGG

Showing the common boundary after both conveyances

For Boundary Line adjustment between
 Richard and Andrea Frank
 and Michael and Vicki Frank

ZITKOVICH LAND SURVEYING, PLLC
 44906 CONCRETE ROAD
 CONCRETE, WASHINGTON, 98237

S 01°07'31" W - 380.41'
 THIS BOUNDARY NOT SURVEYED (CALCULATED)



LOCATED IN THE SE 1/4 OF THE SW 1/4
 OF SECTION 18, T 35 N, R 9 E, W.M.

LEGEND:

CL MOEN ROAD -----
 G = GARAGE
 (W) = WELL

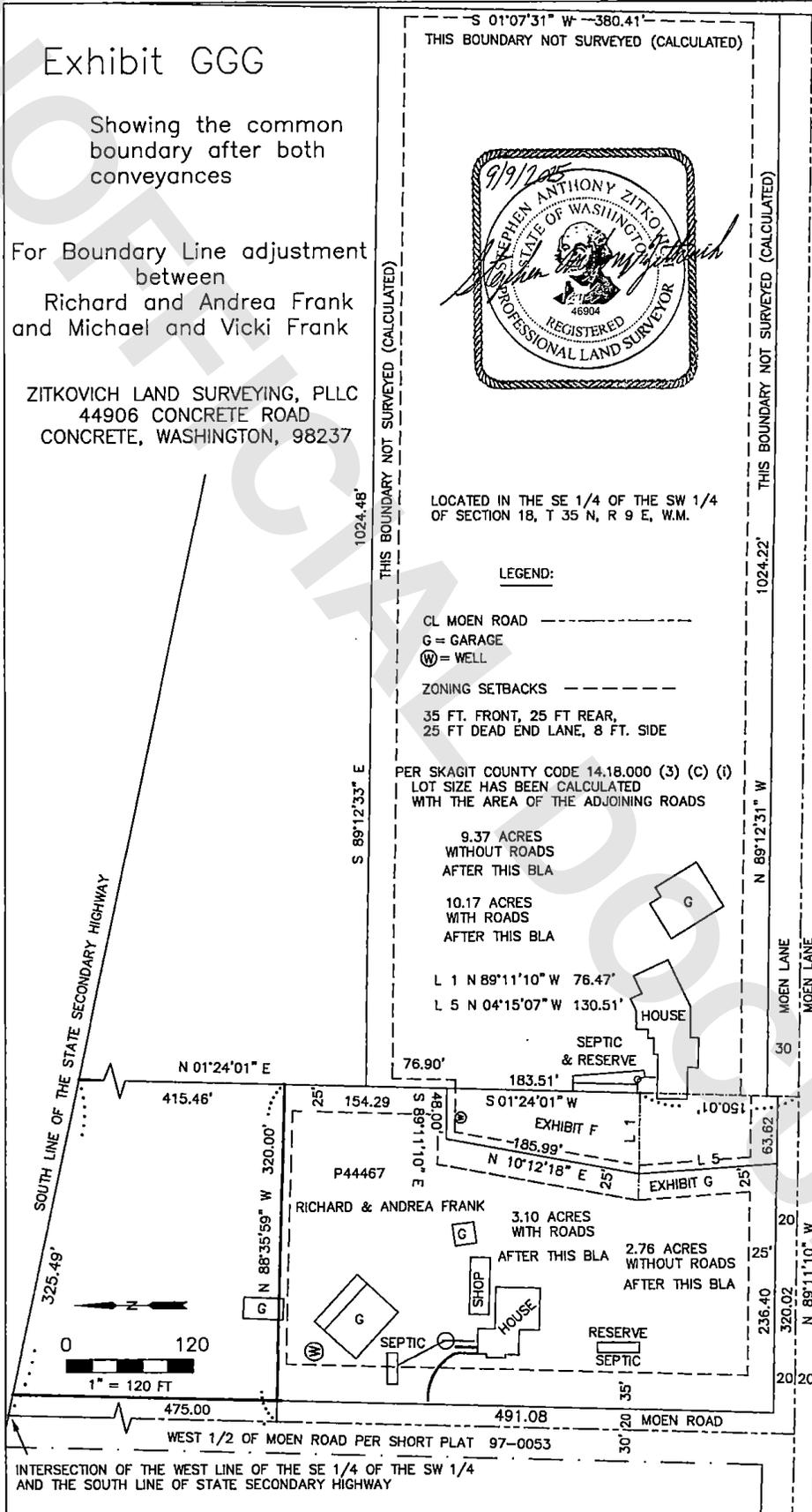
ZONING SETBACKS -----
 35 FT. FRONT, 25 FT REAR,
 25 FT DEAD END LANE, 8 FT. SIDE

PER SKAGIT COUNTY CODE 14.18.000 (3) (C) (i)
 LOT SIZE HAS BEEN CALCULATED
 WITH THE AREA OF THE ADJOINING ROADS

9.37 ACRES
 WITHOUT ROADS
 AFTER THIS BLA

10.17 ACRES
 WITH ROADS
 AFTER THIS BLA

L 1 N 89°11'10" W 76.47'
 L 5 N 04°15'07" W 130.51'



INTERSECTION OF THE WEST LINE OF THE SE 1/4 OF THE SW 1/4
 AND THE SOUTH LINE OF STATE SECONDARY HIGHWAY