



202510170023

10/17/2025 09:57 AM Pages: 1 of 12 Fees: \$314.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 3403
OCT 17 2025

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

When recorded return to:

Craig Sjoström
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Quitclaim Deed
(Boundary Line Adjustment)

Grantor: Frank Properties, LLC

Grantee: Frank Properties, LLC

Legal Description: ptn SE 1/4 SW 1/4 18-35N-9EWM

Assessor's Property Tax Parcel or Account Nos.: P44449; P44450; P44452

Reference Nos of Documents Assigned or Released:

THIS INDENTURE is made this 31st day of March, 2025, between Frank Properties, LLC, a Washington limited liability company, Grantor, and Frank Properties, LLC, a Washington limited liability company, Grantee.

Recitals

- a. Grantor/ Grantee is the owner of the property bearing Skagit County Assessor's parcel nos. P44449, P44450, and P44452, described in the attached Exhibits C, D & E.
- b. Grantor/ Grantee wishes to adjust the boundaries between the said parcels, as follows:
 - 1) A portion of P44449 will be adjusted to P44450, per the attached Exhibit H.
 - 2) A portion of P44452 will be adjusted to P44450, per the attached Exhibit I.

- c. The adjusted description of P44449 is attached hereto as Exhibit CC.
- d. The adjusted description of P44450 is attached hereto as Exhibit DD.
- e. The adjusted description of P44452 is attached hereto as Exhibit EE.
- f. A diagram showing the adjustment is attached hereto as Exhibit H-I.

Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, and for no monetary consideration, grantor does hereby convey and quitclaim to grantee all of its interest in the real property lying and being in the county of Skagit and State of Washington, and described in the attached Exhibits H and I.

FRANK PROPERTIES, LLC

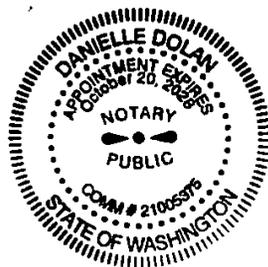
By: Phil L L

Michael S Frank, Governor
(Printed Name)

STATE OF WASHINGTON)
(ss.
COUNTY OF SKAGIT)

On this 31st day of March, 2025, before me personally appeared Michael Frank, to me known to be a governor of Frank Properties, LLC, the limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of the said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument on behalf thereof.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



Danielle Dolan
NOTARY PUBLIC in and for the State of Washington,
residing at Concrete, WA
My commission expires: 10-20-2028
Name: Danielle Dolan

FRANK PROPERTIES, LLC

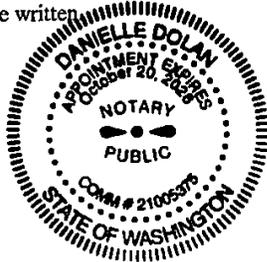
By: *Richard Frank*

Richard Frank, Governor
(Printed Name)

STATE OF WASHINGTON)
(ss.
COUNTY OF SKAGIT)

On this 31st day of March, 2025, before me personally appeared Richard Frank to me known to be a governor of Frank Properties, LLC, the limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of the said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument on behalf thereof.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



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: Oct-17-25

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 C

Frank Properties, LLC Parcel No. P 44449

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., described as follows:

Beginning at the intersection of the West line of the Southeast 1/4 of the Southwest 1/4 and the South line of the State Secondary Highway;
thence South for a distance of 300 feet;
thence East to the East line of the West 320 feet of said subdivision;
thence North along said East line for a distance of 260 feet, more or less, to the South line of the State Secondary Highway;
thence Northwesterly along said South line to the point of beginning.

Except therefrom that portion described as follows;

Beginning at the intersection of the West line of the Southeast 1/4 of the Southwest 1/4 and the South line of the State Secondary Highway;
thence South for a distance of 220 feet to the true point of beginning of this description;
thence South 80 feet;
thence East 80 feet;
thence North 80 feet;
thence West 80 feet to the true point off beginning.

Situate in Skagit County, Washington

Exhibit D

Frank Properties, LLC Parcel No. P 44450

That portion 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 intersection of the South line of the Secondary State Highway with the West line of said Southeast 1/4 of the Southwest 1/4;
thence South along the West line of said Southeast 1/4 of the Southwest 1/4, 220 feet to the true point of beginning;
thence South 80 feet;
thence East 80 feet;
thence North 80 feet;
thence West 80 feet to the true point off beginning.
EXCEPT County Road.

Situate in Skagit County.

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

Exhibit E

Frank Properties, LLC Parcel No. P 44452

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 the South 75 feet thereof.

Situate in Skagit County.

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

Exhibit H

Portion to be conveyed from Frank Properties, LLC Parcel P 44449
to Frank Properties, LLC Parcel P 44450.

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., described as follows:

Beginning at the intersection of the West line of said Southeast 1/4 of the Southwest 1/4 and the South line of the State Secondary Highway;
thence South along said West line a distance of 209.50 feet to the True Point of Beginning;
thence continue South along said West line 10.50 feet.
thence East 80.00 feet;
thence South 80.0 feet;
thence East 98.00 feet;
thence North 31.00 feet;
thence Northwesterly 91.11 feet to a point which lies East 109.00 feet from the True Point of Beginning.
thence West 109.00 feet to the True Point of Beginning.

Except the County Road along the West side.

Exhibit I

Portion to be conveyed from Frank Properties, LLC Parcel P 44452
to Frank Properties, LLC Parcel P 44450

That portion 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 intersection of the West line of said Southeast 1/4 of the Southwest 1/4 and the South line of the State Secondary Highway;
thence South along said West line a distance of 300 feet to the True Point of Beginning;
thence East 178.00 feet;
thence South 29.50 feet;
thence West 178.00 feet to said West line;
thence North 29.50 feet along said West line to the True Point of Beginning.

Except the County Road along the West side.

Exhibit CC

Frank Properties, LLC Parcel No. P 44449 after Boundary Line Adjustment
with Frank Properties, LLC Parcel No. P 44450

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., described as follows:

Beginning at the intersection of the West line of the Southeast 1/4 of the Southwest 1/4
and the South line of the State Secondary Highway;
thence South for a distance of 300 feet; thence East to the East line of the West 320 feet of
said subdivision; thence North along said East line for a distance of 260 feet, more or less,
to the South line of the State Secondary Highway; thence Northwesterly along said South
line to the point of beginning.

Except therefrom that portion described as follows;

Beginning at the intersection of the West line of the Southeast 1/4 of the Southwest 1/4
and the South line of the State Secondary Highway;
thence South for a distance of 220 feet to the true point of beginning of this description;
thence South 80 feet; thence East 80 feet; thence North 80 feet;
thence West 80 feet to the true point off beginning.

ALSO EXCEPT therefrom that portion described as follows:

Beginning at the intersection of the West line of said Southeast 1/4 of the Southwest 1/4
and the South line of the State Secondary Highway;
thence South along said West line a distance of 209.50 feet to the True Point of Beginning;
thence continue South along said West line 10.50 feet; thence East 80.00 feet; thence
South 80.0 feet; thence East 98.00 feet; thence North 31.00 feet;
thence Northwesterly 91.11 feet to a point which lies East 109.00 feet from the True Point
of Beginning; thence West 109.00 feet to the True Point of Beginning.

EXCEPT from all of the above the county road as located along the West side.

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

Situate in Skagit County, Washington.

Exhibit DD

Frank Properties, LLC Parcel No. P 44450 after Boundary Line Adjustment with Frank Properties, LLC Parcel No. P 44449 and P 44452

That portion 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 intersection of the South line of the Secondary State Highway with the West line of said Southeast 1/4 of the Southwest 1/4;
thence South along the West line of said Southeast 1/4 of the Southwest 1/4, 220 feet to the true point of beginning; thence South 80 feet; thence East 80 feet; thence North 80 feet; thence West 80 feet to the true point of beginning;
EXCEPT County Road.

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., described as follows:

Beginning at the intersection of the West line of said Southeast 1/4 of the Southwest 1/4 and the South line of the State Secondary Highway;
thence South along said West line a distance of 209.50 feet to the True Point of Beginning;
thence continue South along said West line 10.50 feet.
thence East 80.00 feet; thence South 80.0 feet; thence East 98.00 feet; thence North 31.00 feet; thence Northwesterly 91.11 feet to a point which lies East 109.00 feet from the True Point of Beginning; thence West 109.00 feet to the True Point of Beginning.
EXCEPT the County Road along the West Side.

ALSO TOGETHER WITH that portion 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 intersection of the West line of said Southeast 1/4 of the Southwest 1/4 and the South line of the State Secondary Highway;
thence South along said West line a distance of 300 feet to the True Point of Beginning;
thence East 178.00 feet; thence South 29.50 feet; thence West 178.00 feet to said West line; thence North 29.50 feet along said West line to the True Point of Beginning.
Except the County Road along the West side.

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

Situate in Skagit County.

Exhibit EE

Frank Properties, LLC Parcel No. P 44452 after Boundary Line Adjustment with Frank Properties, LLC Parcel No. P 44450

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.

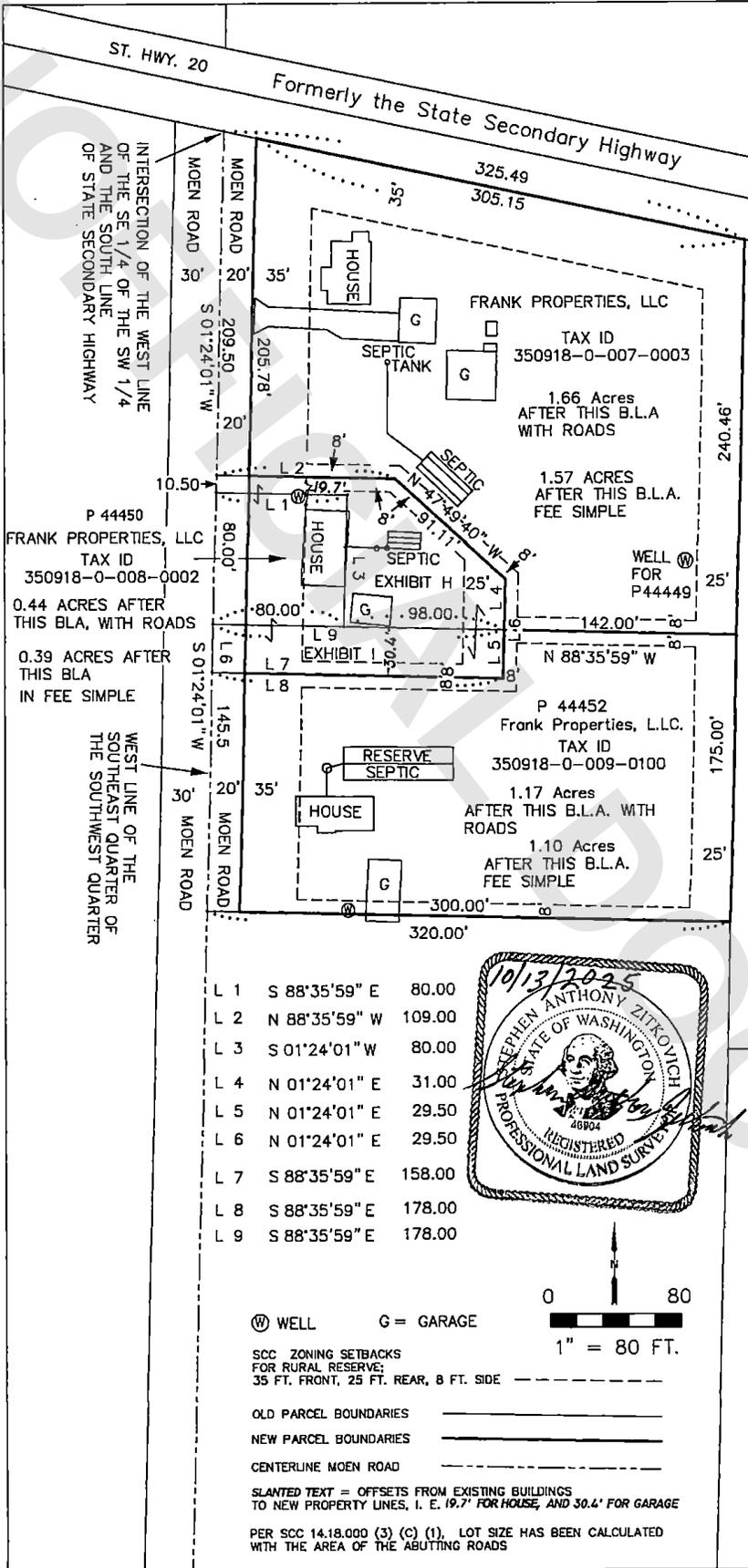
ALSO EXCEPT the South 75 feet thereof.

ALSO EXCEPT that portion 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 intersection of the West line of said Southeast 1/4 of the Southwest 1/4 and the South line of the State Secondary Highway;
thence South along said West line a distance of 300 feet to the True Point of Beginning;
thence East 178.00 feet;
thence South 29.50 feet;
thence West 178.00 feet to said West line;
thence North 29.50 feet along said West line to the True Point of Beginning.
Except the County road along the West side.

Situate in Skagit County.

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



OCTOBER 1, 2025
 SCALE: 1"=80'

ZITKOVICH LAND SURVEYING, PLLC
 CONCRETE, WA 98237
 (360) 391-3494

For Boundary Line Adjustments between
 Frank Properties, LLC, Grantors and Frank Properties, LLC, Grantees

Exhibit H-I
 Showing exhibits H and I