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202510170078
10/17/2025 02:32 PM Pages: 1 of 8 Fees: \$310.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025-3420
OCT 17 2025

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

**QUIT CLAIM DEED
(Boundary Line Adjustment)**

Grantor: Grant Johnson, an unmarried person

Grantee: Grant Johnson, an unmarried person

Abbreviated Legal: Ptn of Govt Lot 4 and SW 1/4 of S27, T34N, R2E, W.M. Skagit County, Washington

Assessor's Property Tax Parcel or Account Nos.: P69663 and P69672

This Quit Claim Deed (Boundary Line Adjustment) is made this 10th day of October, 2025, between **Grant Johnson**, an unmarried person (Grantor), and **Grant Johnson**, an unmarried person (Grantee).

RECITALS

- a. Grantor is the owner of the property bearing Skagit County Assessor's Parcel No. P69663, more particularly described in the attached Exhibit "A."
- b. Grantee is the owner of the property bearing Skagit County Assessor's Parcel No. P69672, more particularly described in the attached Exhibit "B."
- c. The parties wish to adjust the boundaries between the said parcels, with a portion of Grantor's property, described in the attached Exhibit "C," to be combined with Grantee's property.
- d. The adjusted description of Grantee's property is set forth in the attached Exhibit "D," being Skagit County Assessor Parcel No. P69672, and a portion of Skagit County Assessor P69663.
- e. The adjusted description of Grantor's property is set forth in the attached Exhibit "E," being a portion of Skagit County Assessor Parcel No. P69663.

CONVEYANCE

THEREFORE, for and in consideration of the said boundary line adjustment, and for other good and valuable consideration, receipt of which is hereby acknowledged, Grantor does hereby QUIT CLAIM to the 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 Exhibit "C."

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

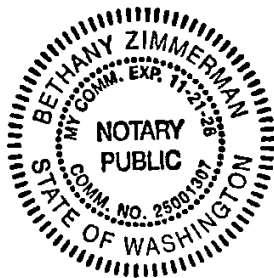
Lori Weeks

**Lori Weeks, CPG No. 13241, Court-Appointed
Guardian and Conservator for Grant Johnson**

STATE OF WASHINGTON)
)
)
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that **Lori Weeks, Certified Professional Guardian (License No. 13241)**, is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the **Court-Appointed Guardian and Conservator of Grant Johnson**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Oct 6, 2025



Bethany Zimmerman

Notary Public in and for the State of Washington
My commission expires: 11/21/28

EXHIBIT A

LEGAL DESCRIPTIONS BEFORE ADJUSTMENT

PARCEL B: P69663 / 4016-000-049-0007

(PER CHICAGO TITLE COMMITMENT NO. 620056601)

LOTS 48 AND 49, "SNEE OOSH, SKAGIT COUNTY, WASH." ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 50, RECORDS OF SKAGIT COUNTY, WASHINGTON. **TOGETHER WITH** THAT PORTION OF UNPLATTED GOVERNMENT LOT 4 IN SECTION 27, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., LYING ADJACENT TO AND ABUTTING UPON THE NORTH LINE OF SAID LOT 49;

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED LOT 49;
THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 25 FEET;
THENCE NORTHEASTERLY TO A POINT ON THE NORTHERLY LINE OF THAT PARTS OF UNPLATTED GOVERNMENT LOT 4, SECTION 27, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., ADJACENT, WHICH IS 36 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE WEST TO THE SAID NORTHWEST CORNER;
THENCE SOUTH ALONG THE WEST LINE OF THAT PART OF UNPLATTED GOVERNMENT LOT 4 AND LOT 49, SNEE-OOSH, SKAGIT COUNTY, WASHINGTON', TO THE **POINT OF BEGINNING**.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT B**LEGAL DESCRIPTIONS BEFORE ADJUSTMENT****PARCEL A (P69672 / 4016-000-055-0008):**

(PER CHICAGO TITLE COMMITMENT NO. 620056599)

THAT PORTION OF GOVERNMENT LOT 4, AND THAT PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 27, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., TOGETHER WITH THOSE PORTIONS OF LOTS 49 AND 55, IN THE PLAT OF SNEE-OOSH, AS RECORDED IN VOLUME 4 OF PLATS, PAGE 50, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, OF SAID SECTION 27;

THENCE NORTH 87°13'25" WEST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 178.58 FEET TO A POINT ON THE NORTH LINE OF GOVERNMENT LOT 4 THAT IS 36 FEET EASTERLY OF A POINT OF INTERSECTION WITH THE NORTHERLY PROJECTION OF THE LOT LINE BETWEEN LOTS 49 AND 55 AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 68°48'37" WEST, 97.99 FEET;

THENCE SOUTH 34°30'54" WEST, 15.00 FEET;

THENCE SOUTH 20°24'35" WEST, 111.66 FEET;

THENCE SOUTH 77°19'59" WEST, 37.59 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF CHILBERG AVENUE, AS SHOWN ON SAID PLAT OF SNEE-OOSH;

THENCE SOUTH 34°30'34" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 3.14 FEET TO THE SOUTHWEST CORNER OF SAID LOT 55;

THENCE SOUTH 85°11'34" EAST, 129.36 FEET TO THE SOUTHEAST CORNER OF SAID LOT 55;

THENCE SOUTH 85°11'34" EAST, ALONG THE SOUTH LINE OF LOT 49, A DISTANCE OF 25.00 FEET;

THENCE NORTH 10°41'01" EAST, 107.22 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, ACROSS THAT CERTAIN PARCEL, AS DESCRIBED UNDER DOCUMENT RECORDED IN SKAGIT COUNTY, UNDER AUDITOR'S FILE NO. 9905030118.

TOGETHER WITH AN EASEMENT FOR UTILITIES AND THE MAINTENANCE THEREOF, OVER UNDER AND ACROSS THE EXISTING SERVICES AS THEY EXIST IN JULY OF 1999 SERVING THE ABOVE DESCRIBED PARCEL, FROM THE COUNTY ROAD KNOWN AS CHILBERG AVENUE, ACROSS THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THAT PORTION OF GOVERNMENT LOT 4, ALL IN SECTION 27, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., TOGETHER WITH THAT PORTION OF LOTS 55 AND 56 IN THE PLAT OF SNEE-OOSH, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 50, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27;

THENCE NORTH 87°13'25" WEST, ALONG THE SOUTH LINE THEREOF, 145.00 FEET;

THENCE NORTH 12°20'35" EAST, 135.90 FEET;

THENCE NORTH 49°44'25" WEST, 66.05 FEET;

THENCE SOUTH 50°15'35" WEST, 75.32 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 50°15'35" WEST, 60.03 FEET;

THENCE NORTH 87°13'25" WEST, 81.60 FEET;

THENCE SOUTH 30°20'05" WEST, 92.03 FEET TO THE NORTH LINE OF SAID LOT 56;

THENCE SOUTH 85°11'34" EAST, ALONG SAID LINE, 0.92 FEET TO A POINT WHICH LIES 79 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 56;

THENCE SOUTH 32°04'56" WEST, 40.69 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CHILBERG AVENUE, AS SHOWN ON SAID PLAT OF SNEE-OOSH;

THENCE SOUTH 54°15'34" EAST, ALONG SAID RIGHT-OF-WAY, 46.25 FEET;

THENCE SOUTH 34°30'34" EAST, ALONG SAID RIGHT-OF-WAY, 48.64 FEET TO A POINT WHICH LIES NORTHWESTERLY A DISTANCE OF 3.14 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 55;

THENCE NORTH 77°19'59" EAST, 37.59 FEET;

THENCE NORTH 20°24'35" EAST, 111.66 FEET;

THENCE NORTH 34°30'54" EAST, 59.60 FEET;

THENCE NORTH 20°50'31" EAST, 57.25 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT C

DESCRIPTION OF PORTION BEING CONVEYED

THAT PORTION OF GOVERNMENT LOT 4, AND THAT PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 27, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., **TOGETHER WITH THOSE PORTIONS OF LOTS 49 AND 55, IN THE PLAT OF SNEE-OOSH, AS RECORDED IN VOLUME 4 OF PLATS, PAGE 50, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:**

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, OF SAID SECTION 27;
THENCE NORTH 87°13'25" WEST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 145.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 87°13'25" WEST, 33.58 FEET;
THENCE SOUTH 10°41'01" WEST, 107.22 FEET;
THENCE NORTH 27°14'58" EAST, 116.68 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

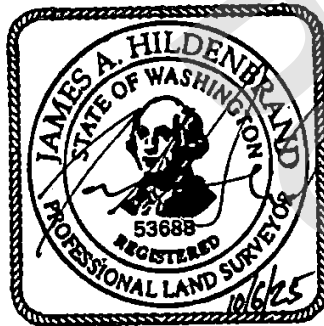


EXHIBIT D**LEGAL DESCRIPTIONS AFTER ADJUSTMENT****PARCEL A:**

THAT PORTION OF GOVERNMENT LOT 4, AND THAT PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 27, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., TOGETHER WITH THOSE PORTIONS OF LOTS 49 AND 55, IN THE PLAT OF SNEE-OOSH, AS RECORDED IN VOLUME 4 OF PLATS, PAGE 50, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

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THENCE NORTH 87°13'25" WEST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 145.00 FEET TO THE TRUE POINT OF BEGINNING;

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THENCE SOUTH 77°19'59" WEST, 37.59 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF CHILBERG AVENUE, AS SHOWN ON SAID PLAT OF SNEE-OOSH;

THENCE SOUTH 34°30'34" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 3.14 FEET TO THE SOUTHWEST CORNER OF SAID LOT 55;

THENCE SOUTH 85°11'34" EAST, 129.36 FEET TO THE SOUTHEAST CORNER OF SAID LOT 55;

THENCE SOUTH 85°11'34" EAST, ALONG THE SOUTH LINE OF LOT 49, A DISTANCE OF 25.00 FEET;

THENCE NORTH 27°14'58" EAST, 116.68 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, ACROSS THAT CERTAIN PARCEL, AS DESCRIBED UNDER DOCUMENT RECORDED IN SKAGIT COUNTY, UNDER AUDITOR'S FILE NO. 9905030118.

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THENCE SOUTH 54°15'34" EAST, ALONG SAID RIGHT-OF-WAY, 46.25 FEET;

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THENCE NORTH 20°50'31" EAST, 57.25 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT E

LEGAL DESCRIPTIONS AFTER ADJUSTMENT

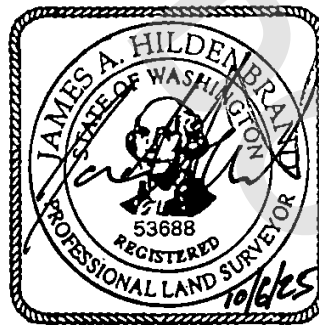
PARCEL B:

LOTS 48 AND 49, "SNEE OOSH, SKAGIT COUNTY, WASH.", ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE 50, RECORDS OF SKAGIT COUNTY, WASHINGTON. **TOGETHER WITH** THAT PORTION OF UNPLATTED GOVERNMENT LOT 4 IN SECTION 27, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., LYING ADJACENT TO AND ABUTTING UPON THE NORTH LINE OF SAID LOT 49;

EXCEPT THAT PORTION THEREOF LYING NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 49;
THENCE SOUTH $85^{\circ}11'34''$ EAST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 25.00 FEET;
THENCE NORTH $27^{\circ}14'58''$ EAST, 116.68 FEET TO THE NORTH LINE OF SAID GOVERNMENT LOT 4, AND
THE **POINT OF TERMINUS** OF THIS LINE DESCRIPTION.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



24-4-00311-29
LTRGDN 104
Letters of Guardianship
18811566



SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

FILED
Skagit County Clerk
Skagit County, WA
5/8/2025

Guardianship of GRANT STEVEN JOHNSON:	No. 24-4-00311-29 Letters of Guardianship / Conservatorship (LTRGDN) Date Letters Expire: 12/31/2025
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These Letters of Guardianship provide official verification of the following:

On 08/23/2024, the Court appointed LORI WEEKS to serve as:

☒ Guardian of the Person	☒ Full	☐ Limited
☒ Conservator of the Estate	☒ Full	☐ Limited

For GRANT STEVEN JOHNSON in the above referenced matter.

The Guardian / Conservator has fulfilled all legal requirements to serve, including, but not limited to: taking and filing the acceptance of appointment; filing the bond consistent with the court's order; filing any blocked account agreement consistent with the court's order; and appointing a resident agent for a nonresident guardian.

The Court, having found the Guardian / Conservator duly qualified, now makes it known LORI WEEKS is authorized as [X] Guardian [X] Conservator for GRANT STEVEN JOHNSON designated in the court's order as referenced above.

These Letters expire and are no longer valid on the date in the caption.

These Letters can only be renewed by a new court order. If the court grants an extension, new Letters will be issued.

The limitations of the Guardian and or Conservator are:

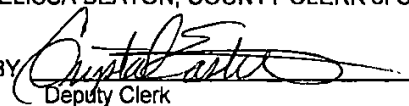
[X] none [] as listed in the Order Appointing Guardian and or Conservator dated 05/08/2025. This matter came before the Honorable Comm Haley W. Sebens of Superior Court, the seal of the Court affixed 5/8/2025.

STATE OF WASHINGTON
COUNTY OF SKAGIT

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I, MELISSA BEATON, COUNTY CLERK of the Superior Court of Skagit County, Washington, certify that this document represents true and correct Letters of Guardianship in the above entitled case, entered on 05/08/2025. These Letters remain in full force and effect until the date the Letters expire, as provided above. The seal of the Superior Court has been affixed and witnessed by my hand on 7/29/25.

MELISSA BEATON, COUNTY CLERK of Skagit County Superior Court

BY 
Deputy Clerk

C. EASTON

