

202510210152

10/21/2025 12:27 PM Pages: 1 of 11 Fees: \$313.50  
Skagit County Auditor

When recorded return to:

Craig Sjoström  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2025-3447  
OCT 21 2025

Amount Paid \$ ✓  
Skagit Co. Treasurer  
By *SOB* Deputy

**Quitclaim Deed**  
(Boundary Line Adjustment)

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

**Grantee:** Frank Properties, LLC

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

**Assessor's Property Tax Parcel or Account Nos.:** P44452; P44467

**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 Frank Properties, LLC, a Washington limited liability company, Grantee.

**Recitals**

- a. Grantors are the owners of the property bearing Skagit County Assessor's parcel no. P44467, described in the attached Exhibit AAA.
- b. Grantee is the owner of the property bearing Skagit County Assessor's parcel no. P44452, described in the attached Exhibit EE.
- c. The parties wish to adjust the boundaries between the said parcels, with a portion of Grantors' property (described in the attached Exhibit J), being incorporated into

Grantee's property.

- d. The adjusted description of Grantors' property is attached hereto as Exhibit AAAA.
- e. The adjusted description of Grantee's property is attached hereto as Exhibit EEE.
- d. A diagram showing the adjustment is attached hereto as Exhibit JJ.

**Conveyance**

THEREFORE, for and in consideration of the said boundary line adjustment, and for no monetary consideration, grantors do hereby convey and quitclaim to grantee 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 G.

  
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.

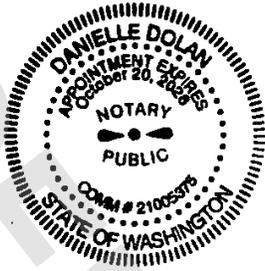
  
NOTARY PUBLIC in and for the State of Washington, residing at  
Concrete WA  
My commission expires: 10.20.2025  
Name: Danielle Dolan



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 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: *October-21-2025*

**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 AAA**

Richard and Andrea Frank's Parcel 44467 before 1st Boundary Line  
Adjustment with Frank Properties, LLC Parcel 44452

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 Side 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.

**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°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.

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

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

## 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.

**Exhibit J**

Portion to be conveyed from Richard and Andrea Frank's Parcel P 44467 to Frank Properties, LLC Parcel 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:

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 475 feet to the True Point of Beginning; thence East 213.00 feet; thence South 13.50 feet; thence West 213.00 feet to said West line; thence North along said West line 13.50 feet to the True Point of Beginning;

EXCEPT the County road as now located along said West line.

## Exhibit AAAA

Richard and Andrea Frank's Parcel 44467 after 1st Boundary Line Adjustment  
with Frank Properties, LLC Parcel 44452

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 Side 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.

**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°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.

**ALSO EXCEPT FROM THE BALANCE OF ALL OF THE ABOVE** 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:

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 475 feet to the True Point of Beginning;  
thence East 213.00 feet;  
thence South 13.50 feet;  
thence West 213.00 feet to said West line;  
thence North along said West line 13.50 feet to the True Point of Beginning;  
EXCEPT the County road as now located along said West line.

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

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

Situate Skagit County, Washington.

**Exhibit EEE**

Frank Properties, LLC Parcel No. P 44452 after 1<sup>st</sup> Boundary Line Adjustment  
with Richard and Andrea Frank's Parcel No. P 44467

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 as located along said West line

**AND TOGETHER WITH THE BALANCE OF ALL OF THE ABOVE** 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:

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 475 feet to the True Point of Beginning; thence East 213.00 feet; thence South 13.50 feet; thence West 213.00 feet to said West line; thence North along said West line 13.50 feet to the True Point of Beginning;

**ALSO EXCEPT** from all of the above the County road as now located along said West line.

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

Situate in Skagit County, Washington

