



202510210153

10/21/2025 12:27 PM Pages: 1 of 13 Fees: \$315.50
Skagit County Auditor

When recorded return to:

Craig Sjoström
1204 Cleveland Ave.
Mount Vernon, Washington 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 - 3114

OCT 21 2025

Amount Paid \$
Skagit Co. Treasurer
By *SUB* Deputy

Quitclaim Deed
(Boundary Line Adjustment)

Grantor: Frank Properties, LLC

Grantees: Richard Frank & Andrea Frank, h/w

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

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

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 Richard Frank & Andrea Frank, h/w, Grantees.

Recitals

- a. Grantor is the owner of the property bearing Skagit County Assessor's parcel no. ~~P44452~~, described in the attached Exhibit CC, and P44452, described in the attached Exhibit EEE.
- b. Grantees are the owners of the property bearing Skagit County Assessor's parcel no. P44467, described in the attached Exhibit AAAA.

- c. The parties wish to adjust the boundaries between the said parcels, with a portion of Grantor's property (described in the attached Exhibit ~~K~~); being incorporated into Grantees' property.
- d. The adjusted description of Grantor's property is attached hereto as Exhibit ~~CCC~~ and EEEE.
- e. The adjusted description of Grantees' property is attached hereto as Exhibit AAAAA.
- d. Diagrams showing the adjustment are attached hereto as Exhibits KK.

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 G.

FRANK PROPERTIES, LLC

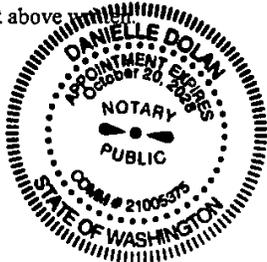
By *Richard Frank*

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



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

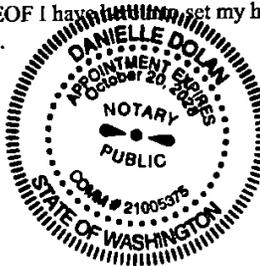
By: [Signature]

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 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 Ws

Date: October-21-2025

DEEPTI KANINA (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 EEE

Frank Properties, LLC Parcel No. P 44452 before 2nd 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

ALSO 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.

Situate in Skagit County, Washington

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

Exhibit AAAA

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

Portion to be conveyed from Frank Properties, LLC Parcel P 44452 to Richard and Andrea Frank's Parcel P 44467

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:

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;

thence East 213.00 feet to the True Point of Beginning;

thence continue East 107.00 feet to the East line of said West 320 feet;

thence North 94.00 feet along said East line;

thence West 107.00 feet;

thence South 94.00 feet to the True Point of Beginning;

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

Exhibit EEEE

Frank Properties, LLC Parcel No. P 44452 after 2nd 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.

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

ALSO EXCEPT 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:

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;

thence East 213.00 feet to the True Point of Beginning;

thence continue East 107.00 feet to the East line of said West 320 feet;

thence North 94.00 feet along said East line;

thence West 107.00 feet;

thence South 94.00 feet to the True Point of Beginning;

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

Situate in Skagit County, Washington

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

Exhibit AAAAA

Richard and Andrea Frank's Parcel 44467 after 2nd 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 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.

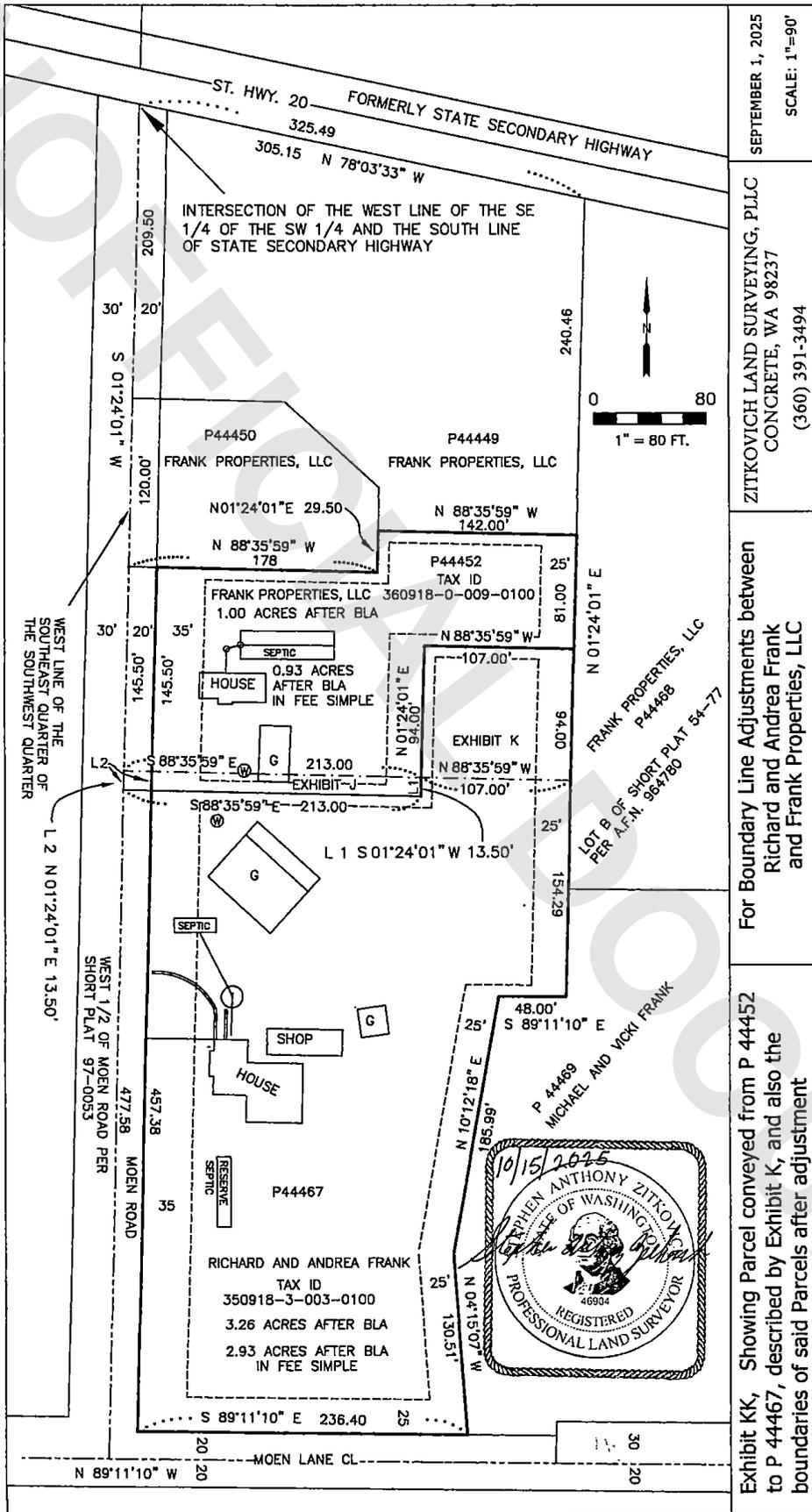
ALSO TOGETHER WITH THE BALANCE OF ALL OF THE ABOVE that portion of the West 320 feet of the Southeast 1/4 of the Southwest 1/4 of Section 18, Township 35 North, Range 9 East, W.M., described as follows:

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;
 thence East 213.00 feet to the True Point of Beginning;
 thence continue East 107.00 feet to the East line of said West 320 feet;
 thence North 94.00 feet along said East line;
 thence West 107.00 feet;
 thence South 94.00 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.

Situate Skagit County, Washington



SEPTEMBER 1, 2025
SCALE: 1"=90'

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

For Boundary Line Adjustments between
Richard and Andrea Frank
and Frank Properties, LLC

Exhibit KK, Showing Parcel conveyed from P 44452
to P 44467, described by Exhibit K, and also the
boundaries of said Parcels after adjustment