



202512010073

12/01/2025 02:07 PM Pages: 1 of 13 Fees: \$315.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20253813
DEC 01 2025

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

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

Quitclaim Deed

(Boundary Line Adjustment)

Grantors: Ronald D. Watkins & Julie A. Watkins h/w
Grantees: Douglas T. Davidson & Judith T. Davidson h/w
Legal Description: ptn vac. Fairview Ave. & ptn vac. 1st Ave., Fidalgo City
Assessor's Property Tax Parcel or Account Nos.: P73302; P73322
Reference Nos of Documents Assigned or Released:

THIS INDENTURE is made this 1 day of Dec, 2025, between
Ronald D. Watkins & Julie A. Watkins h/w, Grantors, and Douglas T. Davidson & Judith T.
Davidson h/w, Grantees.

Recitals

- a. Grantors are the owners of the property bearing Skagit County Assessor's parcel no. P73302, described in the attached Exhibit A.
- b. Grantees are the owners of the property bearing Skagit County Assessor's parcel no. P73322, described in the attached Exhibit B.
- c. The parties with to adjust the boundaries between the two parcels, with a portion of Grantor's P73302 (described in the attached Exhibit C) being incorporated into Grantee's P73322.
- d. The adjusted descriptions of the subject parcels are attached hereto as Exhibits D & E.
- e. A diagram showing the adjustment is attached as Exhibits F, G-1 and G-2.

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 C.

The property above described will be combined or aggregated with contiguous property owned by the grantees. This Boundary Line Adjustment is not for the purpose of creating an additional building lot.

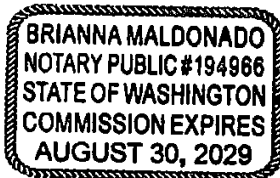

RONALD D. WATKINS



JULIE A. WATKINS

STATE OF WASHINGTON)
:SS
COUNTY OF SKAGIT)

On this day personally appeared before me Ronald D. Watkins, 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 1 day of Dec, 2025.

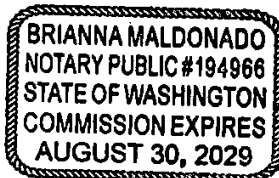


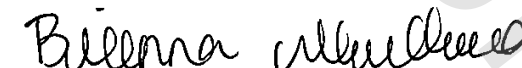

NOTARY PUBLIC in and for the State of Washington, residing at
Anacortes WA 98221
My commission expires: 08/30/2029
Name: Brianna Maldonado

STATE OF WASHINGTON)
:SS
COUNTY OF SKAGIT)

On this day personally appeared before me Julie A. Watkins, 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 1 day of Dec, 2025.





NOTARY PUBLIC in and for the State of Washington, residing at
Anacortes WA 98221
My commission expires: 08/30/2029
Name: Brianna Maldonado

COUNTY APPROVAL

This Boundary Line Adjustment has been reviewed and is hereby approved in accordance with SCC Chapter 14.72 on December 1, 2025.

By virtue of recording this Boundary Line Adjustment, newly configured lots therein shall be considered Lots of Record for individual Conveyance and Development purposes unless otherwise restricted.


(Signature)

Allison Sanders, Planner
(Printed Name)

Skagit County Planning & Development Services

*Exhibit A**Watkins P73302 Prior to Adjustment*

Parcel A:

Lots 10 through 13, inclusive, Block 192, MAP OF FIDALGO CITY, Skagit County, Washington, as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington.

TOGETHER with the East 1/2 of the vacated alley adjacent to said lots 10 through 13, inclusive.

TOGETHER with the West 1/2 of vacated Carlyle Street adjacent to said lots 10 through 13, inclusive and adjacent to all of vacated 1st street.

TOGETHER with the North 1/2 of vacated 1st Street adjacent to lot 13 and the East 1/2 of the vacated alley.

TOGETHER with the South 1/2 of vacated 1st street lying between the West line of vacated Carlyle Street and the West line of the East 1/2 of vacated Fairview Avenue.

TOGETHER with the East 1/2 of vacated Fairview Avenue adjacent to lot 26, Block 211 of said plat.

Parcel B:

A non-exclusive easement for ingress, egress and utilities, over and across that portion of the West 40 feet of the East 1/2 of vacated Fairview Avenue lying between the Southerly line of Lot 14, extended Westerly and the North line of Lot 25, extended Westerly of said block 211 of said plat.

Situate in the County of Skagit, State of Washington.

Exhibit B***Davidson P73322 Prior to Adjustment***

Lots 1 through 4, inclusive; and Lots 23 through 26, inclusive, Block 211, MAP OF FIDALGO CITY, according to the plat thereof, recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington;

TOGETHER WITH all of the vacated alley lying between said lots.

ALSO TOGETHER WITH the West Half of vacated Carlyle Street adjacent to Lots 1 through 4, inclusive;

ALSO TOGETHER WITH the East Half of vacated Fairview Avenue adjacent to Lots 23 through 25, Inclusive;

ALSO TOGETHER WITH the West 40 feet of that portion of the East Half of vacated Fairview Avenue, lying between the South line of Lot 14, extended Westerly and the North line of Lot 22, extended Westerly, in Block 211 of said plat;

Situated in Skagit County, Washington.

*Exhibit C**Portion Watkins P73302 adjusted to Davidson P73322*

That portion of Vacated Fairview Avenue and that portion of vacated 1st Avenue, MAP OF FIDALGO CITY, according to the plat thereof, recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington described as follows:

BEGINNING at the Northwest corner of Lot 26, Block 211, of said MAP OF FIDALGO CITY;

thence South 32.50 feet;

thence West, 10.99 feet;

thence North $0^{\circ}49'16''$ East, 16.65 feet;

thence a curve to the right with a radius of 43.17 feet, length of 57.70 feet and a central angle of $76^{\circ}35'01''$;

thence North $76^{\circ}35'01''$ East, 20.00 feet;

thence North $84^{\circ}37'36''$ East, 48.92 feet;

thence a curve to the right with a radius of 18.00 feet, length of 23.44 feet and a central angle of $74^{\circ}36'38''$;

thence South $20^{\circ}45'46''$ East, 25.48 feet;

thence West 118.11, feet to the POINT OF BEGINNING.

*Exhibit D**Watkins P73302 After Adjustment*

Parcel A:

Lots 10 through 13, inclusive, Block 192, MAP OF FIDALGO CITY, Skagit County, Washington, as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington.

TOGETHER with the East 1/2 of the vacated alley adjacent to said lots 10 through 13, inclusive.

TOGETHER with the West 1/2 of vacated Carlyle Street adjacent to said lots 10 through 13, inclusive and adjacent to all of vacated 1st Street.

TOGETHER with the North 1/2 of vacated 1st Street adjacent to lot 13 and the East 1/2 of the vacated alley.

TOGETHER with the South 1/2 of vacated 1st Street lying between the West line of vacated Carlyle Street and the West line of the East 1/2 of vacated Fairview Avenue.

TOGETHER with the East 1/2 of vacated Fairview Avenue adjacent to lot 26, Block 211 of said plat.

EXCEPT that portion of vacated Fairview Avenue and that portion of vacated 1st Avenue described as follows:

BEGINNING at the Northwest corner of said Lot 26, Block 211, MAP OF FIDALGO CITY;

thence South 32.50 feet;

thence West, 10.99 feet;

thence North 0°49'16" East, 16.65 feet;

thence a curve to the right with a radius of 43.17 feet, length of 57.70 feet and a central angle of 76°35'01";

thence North 76°35'01" East, 20.00 feet;

thence North 84°37'36" East, 48.92 feet;

thence a curve to the right with a radius of 18.00 feet, length of 23.44 feet and a central angle of 74°36'38";

thence South 20° 45'46" East, 25.48 feet;

thence West 118.11 feet to the POINT OF BEGINNING.

ALSO TOGETHER WITH that portion of Lot 1, Block 211, MAP OF FIDALGO CITY and vacated Carlyle Avenue described as follows:

COMMENCING at the Northwest corner of said Lot 1 thence East 9.38 feet to the POINT OF BEGINNING;

thence South $19^{\circ}16'42''$ East, 30.29 feet;

thence East, 73.49 feet;

thence North $33^{\circ}16'27''$ East, 25.19 feet;

thence South $56^{\circ}43'33''$ East, 22.64 feet;

thence South, 13.71 feet;

thence East, 29.38 feet;

thence North, 33.66 feet to the Northeast corner of Said Lot 1;

thence West, 145.61 feet to the POINT OF BEGINNING.

Parcel B:

A non-exclusive easement for ingress, egress and utilities, over and across that portion of the West 40 feet of the East 1/2 of vacated Fairview Avenue lying between the Southerly line of Lot 14, extended Westerly and the North line of Lot 25, extended Westerly of said Block 211 of said plat.

Situate in the County of Skagit, State of Washington.

EXHIBIT E***Davidson P73322 After Adjustment***

Lots 1 through 4, inclusive; and Lots 23 through 26, inclusive, Block 211, MAP OF FIDALGO CITY, according to the plat thereof, recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington;

TOGETHER WITH all of the vacated alley lying between said lots.

ALSO TOGETHER WITH the West Half of vacated Carlyle Street adjacent to Lots 1 through 4, inclusive;

ALSO TOGETHER WITH the East Half of vacated Fairview Avenue adjacent to Lots 23 through 25, inclusive;

ALSO TOGETHER WITH the West 40 feet of that portion of the East Half of vacated Fairview Avenue, lying between the South line of Lot 14, extended Westerly and the North line of Lot 22, extended Westerly, in Block 211 of said plat;

ALSO TOGETHER WITH that portion of Vacated Fairview Avenue and that portion of vacated 1st Avenue described as follows:

BEGINNING at the Northwest corner of said Lot 26, Block 211, MAP OF FIDALGO CITY;

thence South 32.50 feet;

thence West, 10.99 feet;

thence North 0°49'16" East, 16.65 feet;

thence a curve to the right with a radius of 43.17 feet, length of 57.70 feet and a central angle of 76°35'01";

thence North 76°35'01" East, 20.00 feet;

thence North 84°37'36" East, 48.92 feet;

thence a curve to the right with a radius of 18.00 feet, length of 23.44 feet and a central angle of 74°36'38";

thence South 20° 45'46" East, 25.48 feet;

thence West 118.11 feet to the POINT OF BEGINNING.

EXCEPT that portion of said Lot 1, Block 211, MAP OF FIDALGO CITY and Vacated Carlyle Avenue described as follows:

COMMENCING at the Northwest corner of said Lot 1;

thence East 9.38 feet to the POINT OF BEGINNING;

thence South $19^{\circ}16'42''$ East, 30.29 feet;

thence East, 73.49 feet;

thence North $33^{\circ}16'27''$ East, 25.19 feet;

thence South $56^{\circ}43'33''$ East, 22.64 feet;

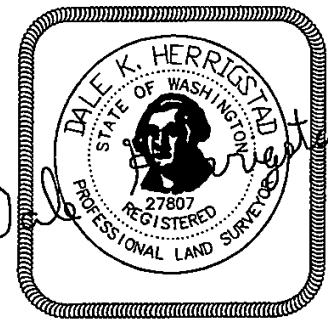
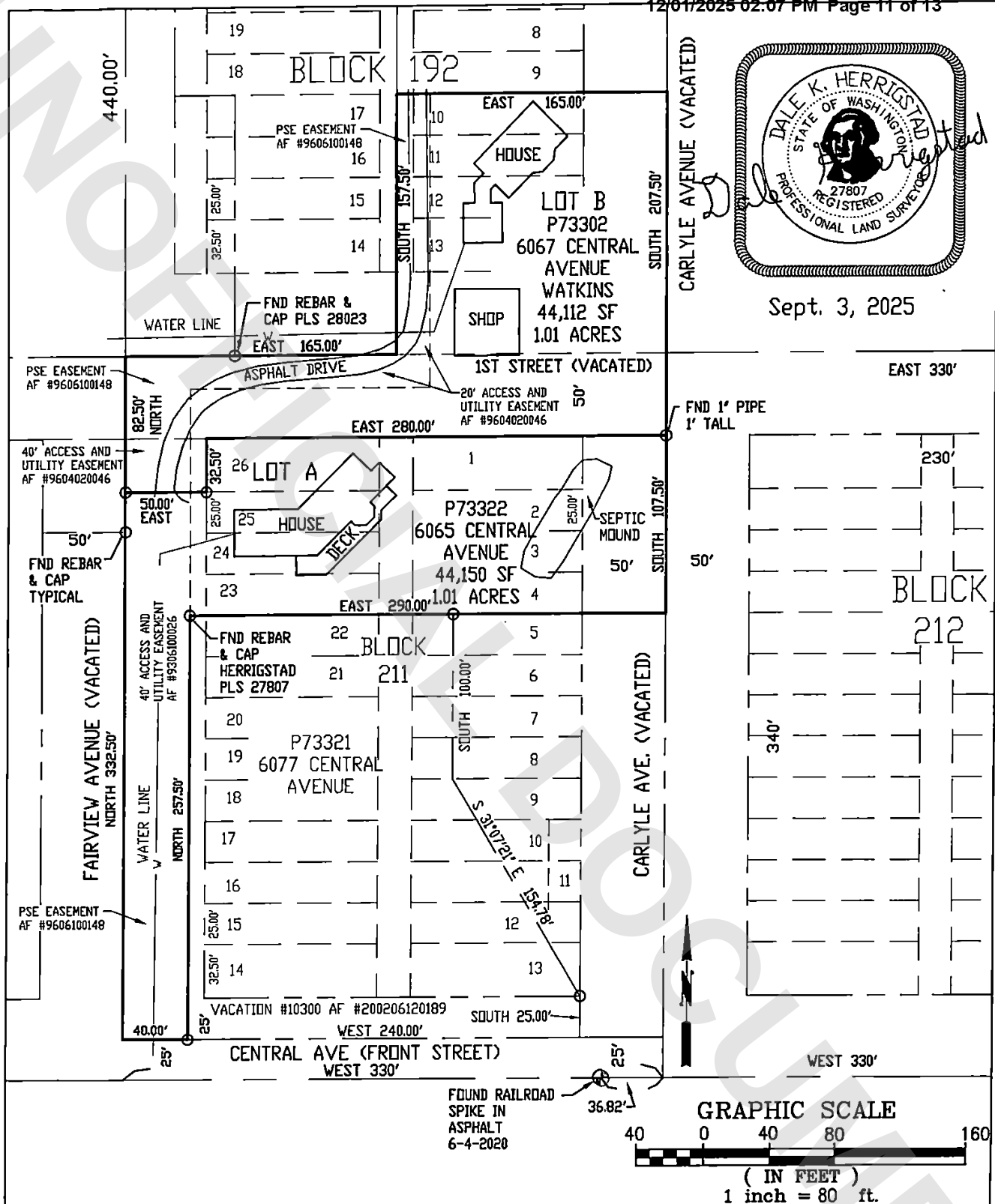
thence South, 13.71 feet;

thence East, 29.38 feet;

thence North, 33.66 feet to the Northeast corner of Said Lot 1;

thence West, 145.61 feet to the POINT OF BEGINNING.

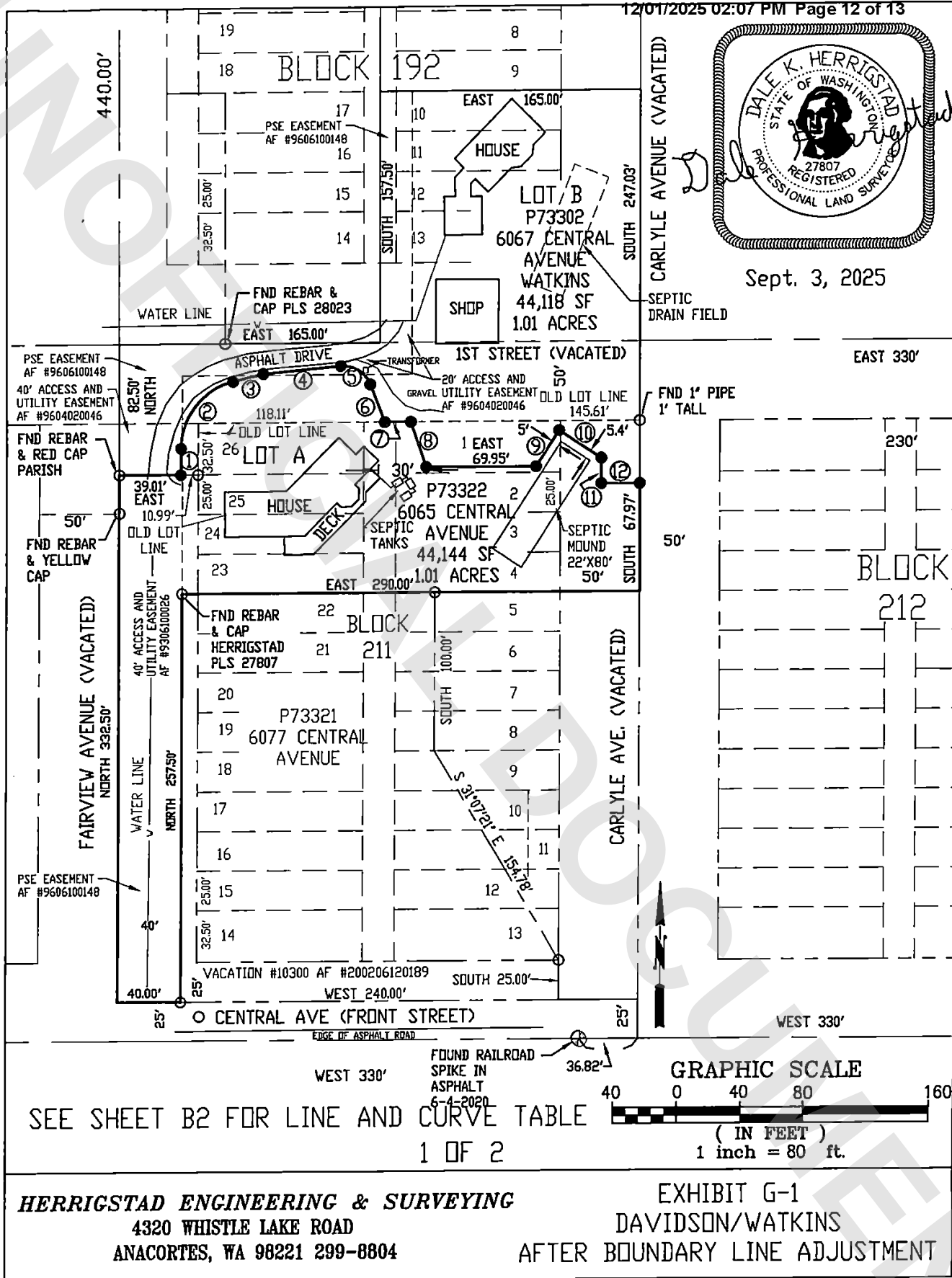
Situated in Skagit County, Washington.



Sept. 3, 2025

HERRIGSTAD ENGINEERING & SURVEYING
4320 WHISTLE LAKE ROAD
ANACORTES, WA 98221 299-8804

EXHIBIT F
DAVIDSON/WATKINS
BEFORE BOUNDARY LINE ADJUSTMENT



P73302

6067 CENTRAL AVENUE
WATKINS
44,118 SF 1.01 ACRES

1ST STREET (VACATED)

LOT B

20' ACCESS AND
UTILITY EASEMENT
AF #9604020046

OLD LOT LINE

145.61'

EAST
69.95'

39.53'

5.4'

SEPTIC
MOUND
22'x80'

SOUTH 67.97'

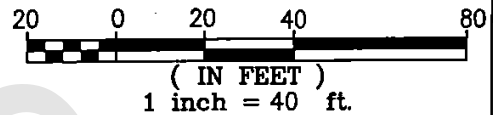
P73322
6065 CENTRAL AVENUE
44,144 SF
1.01 ACRES

EAST 290.00'

LINE AND CURVE TABLE

#	BEARING	DISTANCE	RADIUS	LENGTH	DELTA
1	N 00°49'16" E	16.65'			
2			43.17'	57.70'	76°35'01"
3	N 76°35'01" E	20.00'			
4	N 84°37'36" E	48.92'			
5			18.00'	23.44'	74°36'38"
6	S 20°45'46" E	25.48'			
7	N 90°00'00" E	16.27'			
8	S 19°16'42" E	30.29'			
9	N 33°16'27" E	27.13'			
10	S 56°43'33" E	32.00'			
11	S 00°00'00" W	16.07'			
12	N 90°00'00" E	24.02'			

GRAPHIC SCALE



Sept. 3, 2025

2 OF 2

HERRIGSTAD ENGINEERING & SURVEYING
4320 WHISTLE LAKE ROAD
ANACORTES, WA 98221 299-8804

EXHIBIT G-2
DAVIDSON/WATKINS
AFTER BOUNDARY LINE ADJUSTMENT