



202512180033

12/18/2025 01:33 PM Pages: 1 of 8 Fees: \$310.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 4057
DEC 18 2025

Amount Paid \$
Skagit Co. Treasurer
By Deputy

LT

When recorded return to:
John Bendtsen
PO Box 302
Clear Lake, WA 98235

Quitclaim Deed

(Boundary Line Adjustment)

Grantors: Linda Holtcamp, a single woman, Parcel 77184.

Grantees: John Bendtsen, as their separate property & Lincoln Aldridge and Heidi Aldridge, husband and wife and each as to an indeterminate interest. Parcel P77185.

Legal Descriptions:

Parcel P77185

The land in the County of Skagit, State of Washington, described as follows:

Lot 18 and the North 6 feet of Lot 22, "PLAT NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 60, records of Skagit County, Washington.

EXCEPT the East 116 feet of the South 70 feet thereof.

Situate in the County of Skagit, State of Washington.

Parcel P77184

The land in the County of Skagit, State of Washington, described as follows:

The East 116 feet of the South 70 feet of the following described tracts:

The South 1/2 of Lot 18 and the North 6 feet of Lot 22, "PLAT NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 60, records of Skagit County, Washington.

Situated in the County of Skagit, State of Washington.

THIS INDENTURE is made this 17TH day of DECEMBER 2025, between **Grantor**, Linda Holtcamp, a single woman, **and Grantees**, John Bendtsen, as their separate property & Lincoln Aldridge and Heidi Aldridge, husband and wife and each as to an indeterminate interest.

Recitals

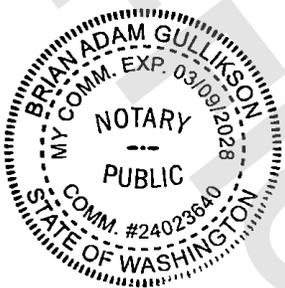
A. Grantors are the owners of the property bearing Skagit County Assessor's parcel no. P77184, described in the attached Exhibit A and shown in Exhibit D. The party wishes to adjust the boundaries between the said parcels, with a portion of P77184 (described and shown on the BLA Record of Survey recorded under Skagit County Auditor's File No. 202512180034), being incorporated into P77185, described in the attached Exhibit B.

B. The adjusted description of both properties after adjustment are described in Exhibit C and shown in Exhibit E.

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me **Lincoln Aldridge**, to me known to be one of the individuals described in and who executed the within and forgoing 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 hand and official seal this 17TH day of DECEMBER, 2025.



Brian Gullikson

NOTARY PUBLIC in and for the State of Washington, residing at BURLINGTON

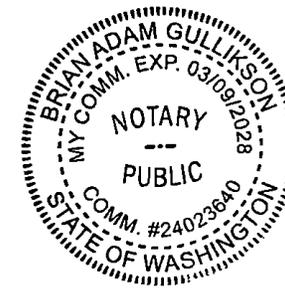
My appointment expires: 3/9/2028

Name: BRIAN GULLIKSON

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me **Heidi Aldridge**, to me known to be one of the individuals described in and who executed the within and forgoing 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 hand and official seal this 17TH day of DECEMBER, 2025.



Brian Gullikson

NOTARY PUBLIC in and for the State of Washington, residing at BURLINGTON

My appointment expires: 3/9/2028

Name: BRIAN GULLIKSON

EXHIBIT "A"

**Linda Holtcamp, a single woman,
Parcel Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P77184)**

PARCEL B:

Parcel P77184

The land in the County of Skagit, State of Washington, described as follows:

The East 116 feet of the South 70 feet of the following described tracts:

The South 1/2 of Lot 18 and the North 6 feet of Lot 22, "PLAT NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 60, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**John Bendtsen, as their separate property & Lincoln Aldridge and Heidi Aldridge, husband and wife and each as to an indeterminate interest.
Parcel Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P77185)**

PARCEL A:

Parcel P77185

The land in the County of Skagit, State of Washington, described as follows:

Lot 18 and the North 6 feet of Lot 22, "PLAT NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 60, records of Skagit County, Washington.

EXCEPT the East 116 feet of the South 70 feet thereof.

Situate in the County of Skagit, State of Washington.

– END OF EXHIBIT "A" –

EXHIBIT "B"

Linda Holtcamp, a single woman,
Parcel Being Conveyed by Boundary Line Adjustment
(Portion of Skagit County Assessor's Parcel No. P77184)

Conveyance Parcel

A Portion of Lot 18 and the North 6 feet of Lot 22, "PLAT NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 60, records of Skagit County, Washington, described as follows:

Commencing at the Northeast corner of said Lot 22; thence South 01° 16' 16" West along the East line of said Lot 22, a distance of 6.00 feet; thence North 88° 44' 00" West as measured parallel to the North line of said Lot 22, a distance of 105.00 feet to the **POINT OF BEGINNING**; thence North 01° 16' 16" East, a distance of 70.00 feet; thence North 88° 44' 00" West a distance of 11.00 feet; thence South 01° 16' 16" West, a distance of 70.00 feet; thence South 88° 44' 00" East as measured parallel to the North Line of said Lot 22, a distance of 11.00 feet to the **POINT OF BEGINNING**.

Containing an area of 770 Square feet or 0.02 Acres.

Situate in the County of Skagit, State of Washington.

The above-described property will be combined or aggregated with contiguous property (Parcel No. P77185) owned by the grantees. This boundary line adjustment is not for the purpose of creating an additional lot.

APPROVED

Reviewed and Approved in accordance with Title 16 and Title 17 of the Sedro-Woolley Municipal Code and is hereby approved this 17 day of December, 2025.



Planning Director



City Engineer

- END OF EXHIBIT "B" -

EXHIBIT "C"

**John Bendtsen, as their separate property & Lincoln Aldridge and Heidi Aldridge, husband and wife and each as to an indeterminate interest.
Parcel After to Boundary Line Adjustment**

New Parcel A

A Portion of Lot 18 and the North 6 feet of Lot 22, "PLAT NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 60, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of said Lot 18; thence South 01° 16' 16" West along the East line of said Lot 18, a distance of 80.20 feet; thence North 88° 44' 00" West, a distance of 105.00 feet; thence South 01° 16' 16" West, a distance of 70.00 feet to a point on a line being 6.00 feet South of and parallel with the North line of said Lot 22; thence North 88° 44' 00" West along said parallel line, a distance of 196.66 feet to the West line of said Lot 22; Thence North 01° 16' 16" East along the West line of said Lot 22 & Lot 18, a distance of 150.16 feet to the Northwest corner of said Lot 18; thence South 88° 44' 30" East along the North line of said Lot 18, a distance of 301.66 feet to the **POINT OF BEGINNING**.

Containing an area of 37,954 Square feet or 0.87 Acres

Situate in the County of Skagit, State of Washington.

Linda Holtcamp, a single woman,
Parcel After to Boundary Line Adjustment

New Parcel B

A Portion of Lot 18 and the North 6 feet of Lot 22, "PLAT NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 60, records of Skagit County, Washington, described as follows:

Commencing at the Northeast corner of said Lot 18; thence South 01° 16' 16" West along the East line of said Lot 18, a distance of 80.20 feet to the **POINT OF BEGINNING**; thence North 88° 44' 00" West, a distance of 105.00 feet; thence South 01° 16' 16" West, a distance of 70.00 feet to a point on a line being 6.00 feet South of and parallel with the North line of said Lot 22; thence South 88° 44' 00" East along said parallel line, a distance of 105.00 feet to the East line of said Lot 22; thence North 01° 16' 16" East along the East line of said Lot 22 & Lot 18, a distance of 70.00 feet to the **POINT OF BEGINNING**.

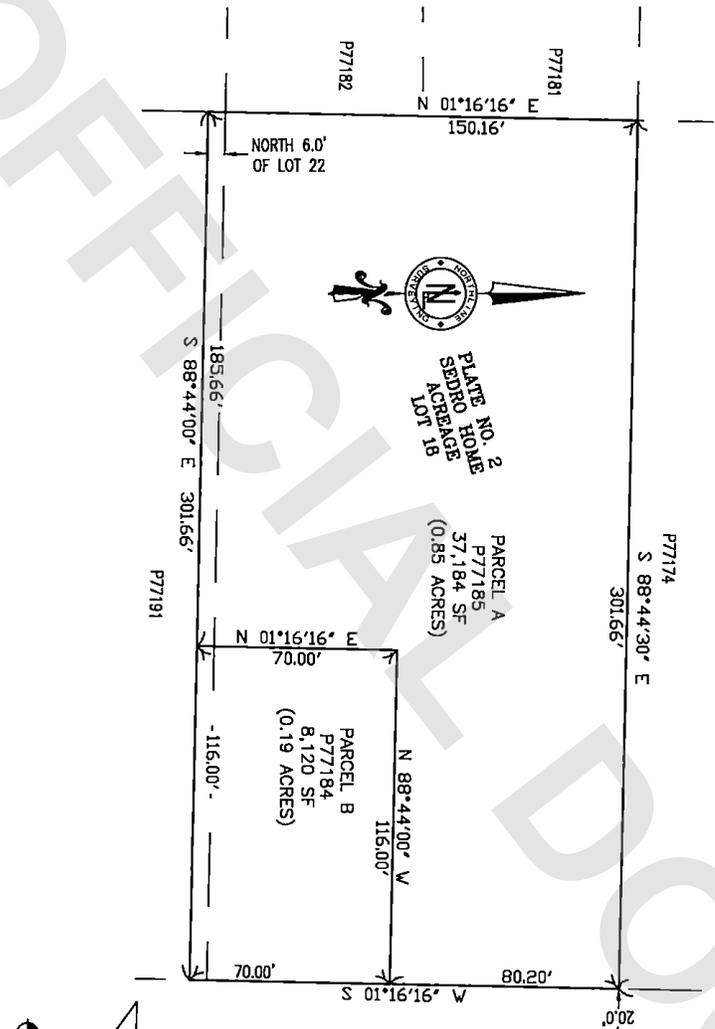
Containing an area of 7,350 Square feet or 0.17 Acres.

Situate in the County of Skagit, State of Washington.

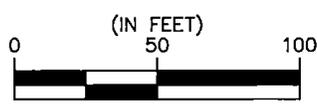
- END OF EXHIBIT "C" -

EXHIBIT D

BEFORE BOUNDARY LINE ADJUSTMENT



FOUND 1 1/2" BRASS DISK
W/ PUNCH IN CONCRETE
MONUMENT IN CASE;
DOWN 0.47' BELOWGRADE;
CL INTERSECTION BALL ST.
AND NORTHERN AVE.



N NorthLine
Surveying
Surveying and Construction Technologies

1580 PORT DRIVE
BURLINGTON, WA 98233
(360)899-9598

Brian

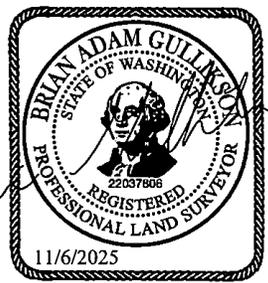
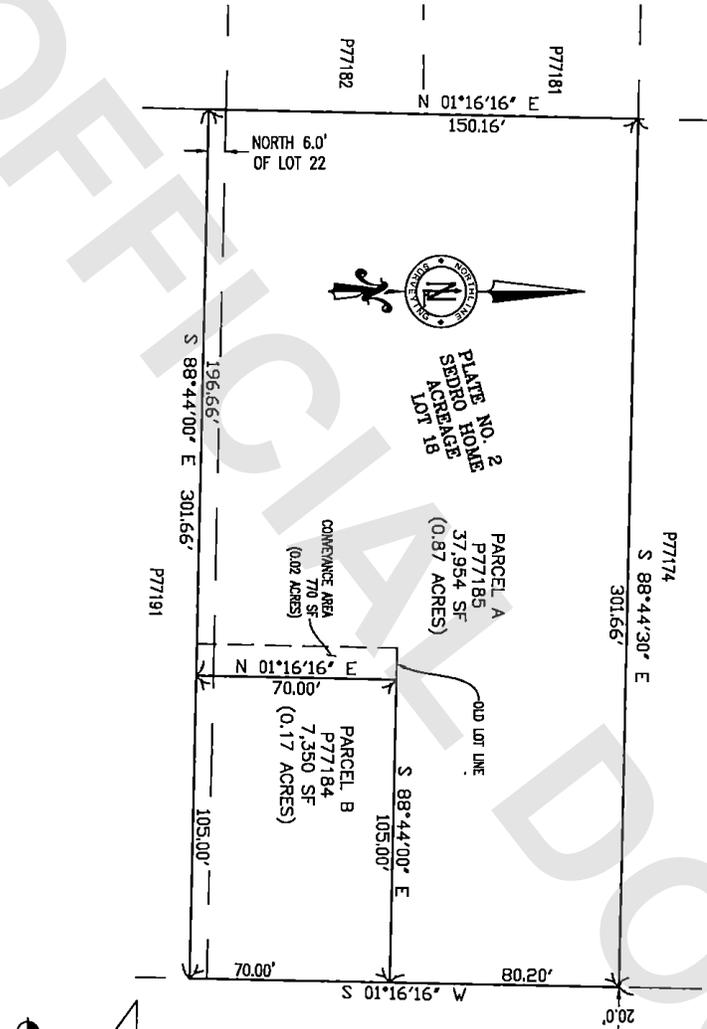
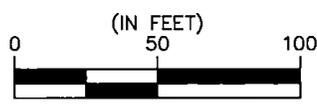


EXHIBIT E

AFTER BOUNDARY LINE ADJUSTMENT



FOUND 1 1/2" BRASS DISK
W/ PUNCH IN CONCRETE
MONUMENT IN CASE;
DOWN 0.47' BELOWGRADE;
CL INTERSECTION BALL ST.
AND NORTHERN AVE.



NNorthLine
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