



202512290015

12/29/2025 10:06 AM Pages: 1 of 11 Fees: \$313.50  
Skagit County Auditor

When recorded return to:

Craig Sjostrom  
Attorney at Law  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2025 4137  
DEC 29 2025

Amount Paid \$ 0  
Skagit Co. Treasurer  
By *LT* Deputy

**Quitclaim Deed**

(Boundary Line Adjustment)

Grantor: MLC Properties LP  
Grantees: MLC Properties LP  
Legal Description: ptn SW ¼ NW ¼ SW ¼ 8-33N-4EWM  
Assessor's Property Tax Parcel or Account Nos.: P16539; P16540  
Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE is made this 23 day of DECEMBER, 2025,  
between MLC Properties LP, a Washington limited partnership, Grantor, and MLC Properties LP, a Washington limited partnership, Grantee.

**Recitals**

- a. Grantor/ Grantee is the owner of the property bearing Skagit County Assessor's parcel nos. P16539 and P16540, more particularly described in the attached Exhibits A & B.
- b. Grantor/ Grantee wishes to adjust the boundaries between the two parcels, with a portion of P16540 (described in the attached Exhibit C), to be incorporated into P16539.
- c. The adjusted description of P16539 is attached as Exhibit D.
- e. The adjusted description of P16540 is attached as Exhibit E.
- f. A diagram showing the adjusted boundaries of the two parcels is attached as Exhibit F.



STATE OF WASHINGTON )  
 :SS  
COUNTY OF SKAGIT )

On this day personally appeared before me Keith Morrison, 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 23 day of DECEMBER, 2025.



[Signature]  
NOTARY PUBLIC in and for the State of  
Washington, residing at MOUNT VERNON, WA  
My commission expires: 3-15-26  
Name: KEVIN LISSER

UNNOTARIALIZED DOCUMENT

**Exhibit "A"**

**MLC Properties, LP, a Washington Limited Partnership, Parcel  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel Number. P-16539)**

The North 1/2 of the Northwest 1/4 of the Southwest 1/4, and the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4, and the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 8, Township 33 North, Range 4 East, W.M.,

EXCEPT roads.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.



10-28-25

**Exhibit "B"**

**MLC Properties, LP, a Washington Limited Partnership, Parcel  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel Number. P-16540)**

The Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 8, Township 33 North,  
Range 4 East, W.M.,

EXCEPT roads along the West and South lines thereof,

AND EXCEPT the South 15 feet thereof conveyed to Skagit County for road purposes.

SUBJECT TO drainage ditch rights of way,

AND ALSO SUBJECT TO and TOGETHER WITH easements, reservations, restrictions,  
covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.



10-28-25

Exhibit "C"

**MLC Properties, LP, a Washington Limited Partnership, Parcel  
(Skagit County Assessor's Parcel Number. P-16540)  
To be Boundary Line Adjusted into  
Portion of MLC Properties, LP, a Washington Limited Partnership, Parcel  
(Skagit County Assessor's Parcel Number. P-16539)**

That portion of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 8, Township 33 North, Range 4 East, W.M., EXCEPT the following parcel being more particularly described as follows:

BEGINNING at the Northwest corner of said subdivision;  
thence North 89°06'34" East, along the North line of said subdivision for a distance of 30.00 feet to the Easterly margin of Cedardale Road;  
thence South 0°14'15" East along said Easterly margin for a distance of 25.00 feet to the TRUE POINT OF BEGINNING;  
thence North 89°06'34" East for a distance of 197.00 feet;  
thence South 0°14'15" East for a distance of 245.00 feet;  
thence South 89°06'34" West for a distance of 182.00 feet;  
thence South 0°14'15" East for a distance of 374.83 feet, more or less, to the Northerly margin of Nelson Road;  
thence South 89°10'39" West along said Northerly margin of Nelson Road for a distance of 15.00 feet, more or less, to said Easterly margin of Cedardale Road, at a point bearing South 0°14'15" East from the TRUE POINT OF BEGINNING;  
thence North 0°14'15" West, along said Easterly margin of Cedardale Road for a distance of 619.81 feet, more or less, to the TRUE POINT OF BEGINNING.

EXCEPT County roads;

SUBJECT TO drainage ditch rights-of-way.

ALSO SUBJECT TO an easement for ditch purposes and the maintenance thereof over, under and across the West 15.00 feet of the South 170 feet of the above-described parcel.

AND ALSO SUBJECT TO a 10-foot wide easement for waterline, purposes and the maintenance thereof, centered along the as-constructed centerline of the existing waterline. This easement shall terminate at such time as the waterline is abandoned.

AND ALSO SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes, designated right-of-way and other instruments of record.

Situate in the County of Skagit, State of Washington.

The above described property is to be combined or aggregated with contiguous property to the north and east (Parcel No. P-16539) owned by the Grantee.

This Boundary Line Adjustment is not for the purpose of creating an additional building lot.

**APPROVED**

Reviewed and approved in accordance with Skagit County Code, Chapter 14.18.700

Skagit County

By: *Bryan Bled*  
Title: Senior Planner

Date: 12-23-25

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.



10-28-25

**Exhibit "D"**

**MLC Properties, LP, a Washington Limited Partnership, Parcel  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel Number. P-16539)**

The North 1/2 of the Northwest 1/4 of the Southwest 1/4, and the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4, and the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 8, Township 33 North, Range 4 East, W.M.,

EXCEPT roads.

TOGETHER WITH that portion of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 8, Township 33 North, Range 4 East, W.M., EXCEPT the following parcel being more particularly described as follows:

BEGINNING at the Northwest corner of said subdivision;  
thence North 89°06'34" East, along the North line of said subdivision for a distance of 30.00 feet to the Easterly margin of Cedardale Road;  
thence South 0°14'15" East along said Easterly margin for a distance of 25.00 feet to the TRUE POINT OF BEGINNING;  
thence North 89°06'34" East for a distance of 197.00 feet;  
thence South 0°14'15" East for a distance of 245.00 feet;  
thence South 89°06'34" West for a distance of 182.00 feet;  
thence South 0°14'15" East for a distance of 374.83 feet, more or less, to the Northerly margin of Nelson Road;  
thence South 89°10'39" West along said Northerly margin of Nelson Road for a distance of 15.00 feet, more or less, to said Easterly margin of Cedardale Road, at a point bearing South 0°14'15" East from the TRUE POINT OF BEGINNING;  
thence North 0°14'15" West, along said Easterly margin of Cedardale Road for a distance of 619.81 feet, more or less, to the TRUE POINT OF BEGINNING.

EXCEPT County roads;

SUBJECT TO drainage ditch rights-of-way.

ALSO SUBJECT TO an easement for ditch purposes and the maintenance thereof over, under and across the West 15.00 feet of the South 170 feet of the above-described parcel.

AND ALSO SUBJECT TO a 10-foot wide easement for waterline, purposes and the maintenance thereof, centered along the as-constructed centerline of the existing waterline within a portion of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 8, as shown on Exhibit "H", said easement shall terminate at such time as the waterline is abandoned.

AND ALSO SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes, designated right-of-way and other instruments of record.

Situate in the County of Skagit, State of Washington.

Containing 2,164,069 sq ft, 49.7 acres

Per Skagit County Planning & Development Services, by virtue of recording this Boundary Line Adjustment, this newly configured lot shall be considered a Lot of Record for individual conveyance and development purposes unless otherwise restricted.



10-28-25

**Exhibit "E"**

**MLC Properties, LP, a Washington Limited Partnership, Parcel  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel Number. P-16540)**

That portion of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 8, Township 33 North, Range 4 East, W.M., being more particularly described as follows:

BEGINNING at the Northwest corner of said subdivision;  
thence North 89°06'34" East, along the North line of said subdivision for a distance of 30.00 feet to the Easterly margin of Cedardale Road;  
thence South 0°14'15" East along said Easterly margin for a distance of 25.00 feet to the TRUE POINT OF BEGINNING;  
thence North 89°06'34" East for a distance of 197.00 feet;  
thence South 0°14'15" East for a distance of 245.00 feet;  
thence South 89°06'34" West for a distance of 182.00 feet;  
thence South 0°14'15" East for a distance of 374.83 feet, more or less, to the Northerly margin of Nelson Road;  
thence South 89°10'39" West along said Northerly margin of Nelson Road for a distance of 15.00 feet, more or less, to said Easterly margin of Cedardale Road, at a point bearing South 0°14'15" East from the TRUE POINT OF BEGINNING;  
thence North 0°14'15" West, along said Easterly margin of Cedardale Road for a distance of 619.81 feet, more or less, to the TRUE POINT OF BEGINNING.

EXCEPT County roads, if any;

TOGETHER WITH a 10-foot wide easement for waterline, purposes and the maintenance thereof, centered along the as-constructed centerline of the existing waterline within a portion of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 8, as shown on Exhibit "H", said easement shall terminate at such time as the waterline is abandoned.

SUBJECT TO drainage ditch rights-of-way.

AND SUBJECT TO an easement for ditch purposes and the maintenance thereof over, under and across the West 15.00 feet of the South 170 feet of the above-described parcel.

AND ALSO SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes, designated right-of-way and other instruments of record.

Situate in the County of Skagit, State of Washington.

Containing 53,884 sq ft, 1.2 acres

Per Skagit County Planning & Development Services, by virtue of recording this Boundary Line Adjustment, this newly configured lot shall be considered a Lot of Record for individual conveyance and development purposes unless otherwise restricted.



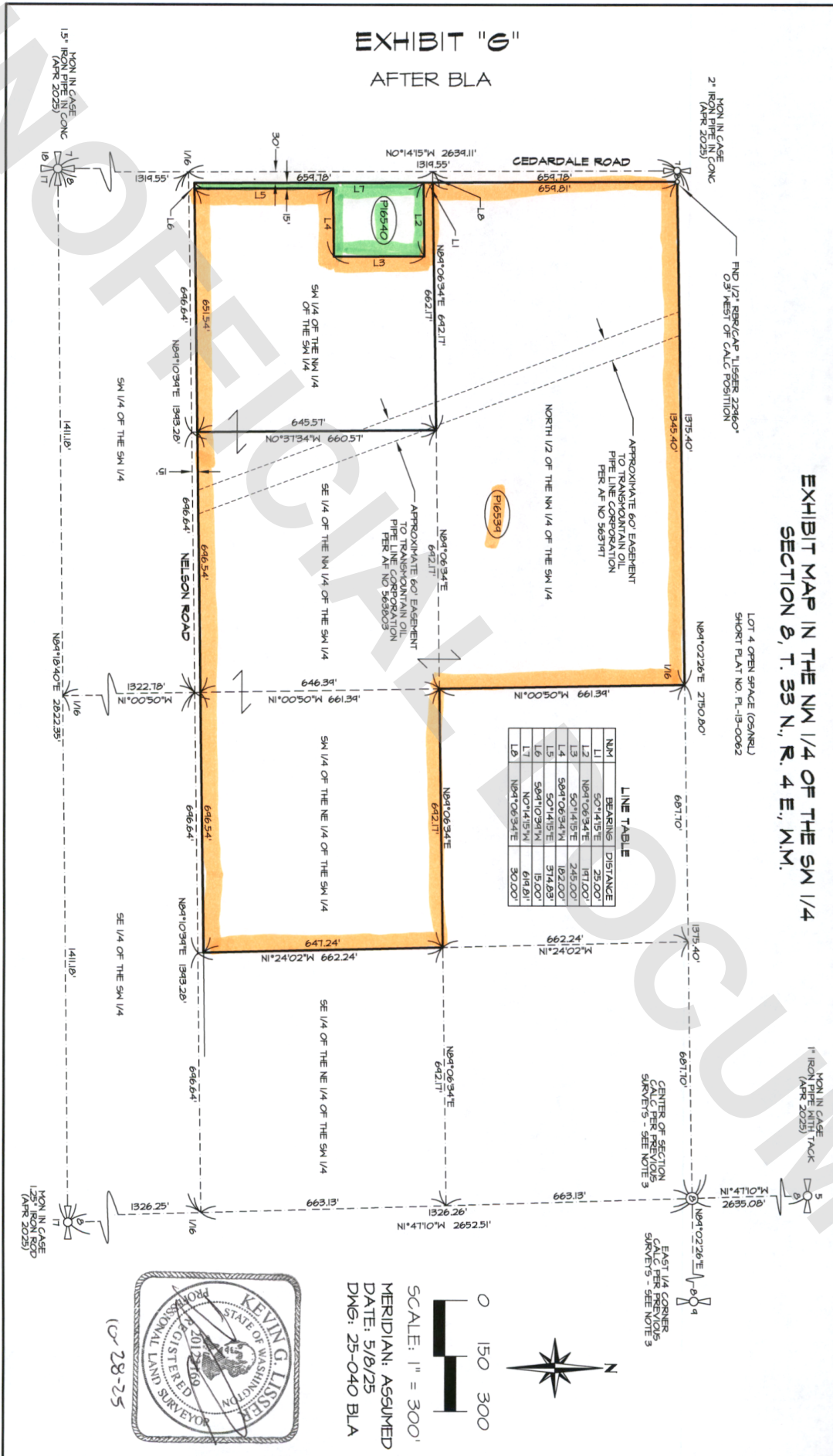
10-28-25



EXHIBIT "G"  
 AFTER BLA

EXHIBIT MAP IN THE NW 1/4 OF THE SW 1/4  
 SECTION 8, T. 33 N., R. 4 E., N.M.

LOT 4 OPEN SPACE (OSARU)  
 SHORT PLAT NO. PL-13-0062



LINE TABLE

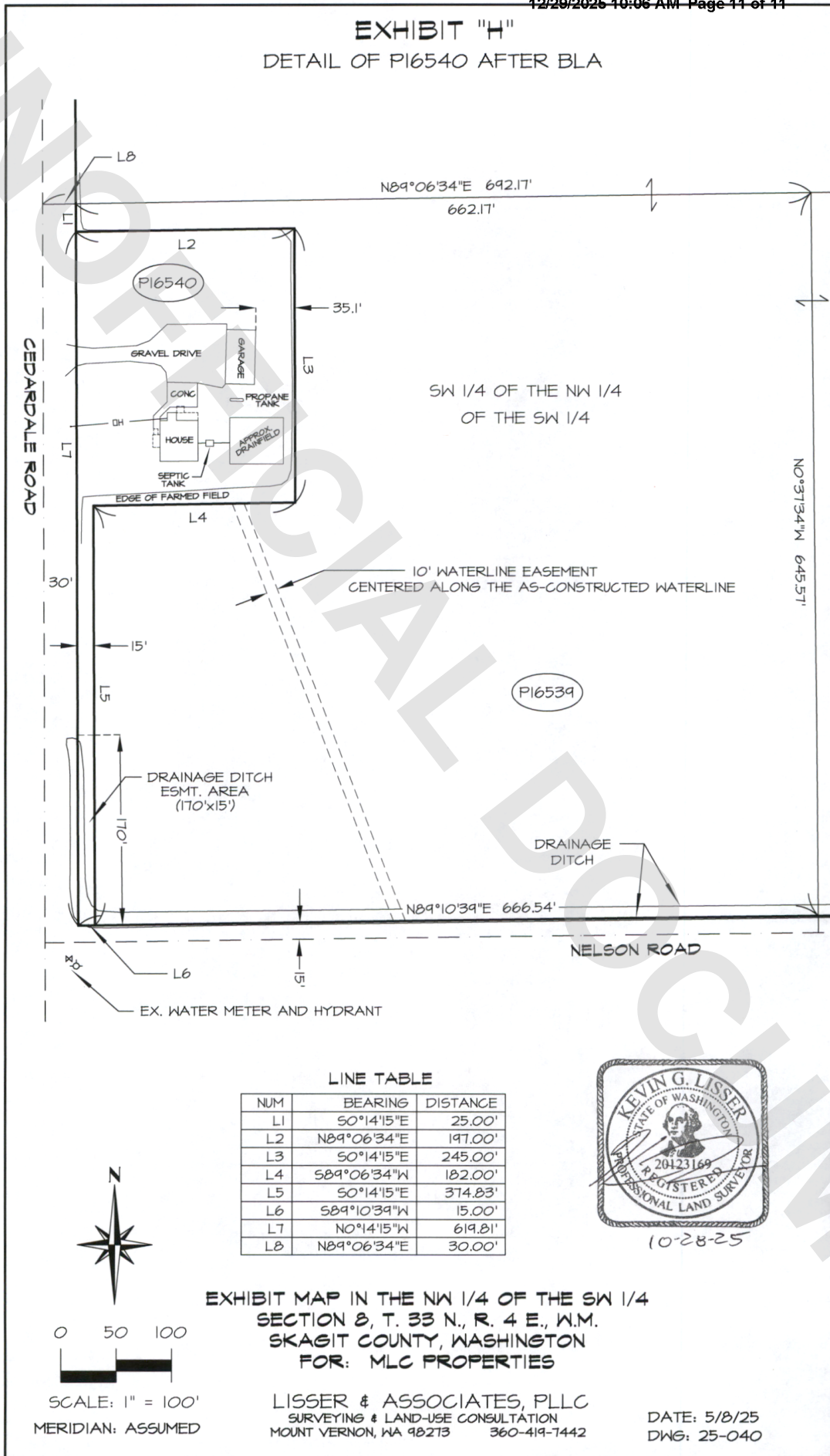
LINE	BEARING	DISTANCE
L1	S84°06'34"E	2700'
L2	N84°06'34"E	2700'
L3	S84°06'34"E	248.00'
L4	S84°06'34"E	182.00'
L5	S84°06'34"E	374.23'
L6	S84°06'34"E	15.00'
L7	N0°14'15"W	64.81'
L8	N84°06'34"E	30.00'



SCALE: 1" = 300'  
 MERIDIAN: ASSUMED  
 DATE: 5/8/25  
 DWG: 25-040 BLA

10-28-25

**EXHIBIT "H"**  
 DETAIL OF P16540 AFTER BLA



**LINE TABLE**

NUM	BEARING	DISTANCE
L1	S0°14'15"E	25.00'
L2	N89°06'34"E	197.00'
L3	S0°14'15"E	245.00'
L4	S89°06'34"W	182.00'
L5	S0°14'15"E	374.83'
L6	S89°10'39"W	15.00'
L7	N0°14'15"W	619.81'
L8	N89°06'34"E	30.00'



10-28-25



SCALE: 1" = 100'  
 MERIDIAN: ASSUMED

**EXHIBIT MAP IN THE NW 1/4 OF THE SW 1/4  
 SECTION 8, T. 33 N., R. 4 E., W.M.  
 SKAGIT COUNTY, WASHINGTON  
 FOR: MLC PROPERTIES**

LISSER & ASSOCIATES, PLLC  
 SURVEYING & LAND-USE CONSULTATION  
 MOUNT VERNON, WA 98273 360-419-7442

DATE: 5/8/25  
 DWG: 25-040