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02/13/2026 02:09 PM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2026 0395
FEB 13 2026

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

QUIT CLAIM DEED FOR PARCEL COMBINATION
(For Recording in Skagit County, Washington)

After recording return to:
Skagit Transit
600 County Shop Lane
Burlington, WA 98233

Document Title:
QUIT CLAIM DEED — PARCEL COMBINATION
(Skagit County Tax Parcels P121434, P121435, and P134381)

Grantor and Grantee:
Grantor: Skagit Transit, a Washington municipal corporation
Grantee: Skagit Transit, a Washington municipal corporation

Legal Description and Purpose Clause:
THIS INDENTURE, made this 21 day of JANUARY, 2026 by and
between Skagit Transit, a Washington municipal corporation ("Grantor"), and Skagit
Transit, a Washington municipal corporation ("Grantee"),

WITNESSETH:

That the said Grantor, for and in consideration of the purposes herein expressed and
other good and valuable consideration, hereby quitclaims, conveys, and confirms
unto the said Grantee, all right, title, and interest of the Grantor in and to the
following described real property situated in Skagit County, State of Washington:

PARCEL DESCRIPTIONS:

Parcel A:
Tax Parcel No. P121434 and P121435

All that portion of the East Half of the Southeast Quarter of Section 34, Township 35
North, Range 3 East of the Willamette Meridian, being more particularly described
as follows:

Commencing at the Southeast corner of Section 34, Township 35 North, Range 3
East of the Willamette Meridian;
Thence North 88°20'14" West along the South line of said Section 34, a distance of
645.76 feet, more or less, to the Northerly extension of the centerline of a 60.00 foot

easement as shown on Skagit County Short Plat No. 96-012, approved October 2, 1996, and recorded in Auditor's File No. 9610110054, records of Skagit County, Washington, in Book 12 of Short Plats, at page 155, records of Skagit County, Washington;

Thence North $1^{\circ}27'22''$ East, a distance of 1,041.74 feet;

Thence North $88^{\circ}20'48''$ West, a distance of 30.00 feet to the true point of beginning;

Thence continue North $88^{\circ}20'48''$ West, a distance of 645.96 feet to the West line of the Southeast Quarter of the Southeast Quarter of said Section 34;

Thence North $1^{\circ}27'22''$ East along said line a distance of 500.00 feet;

Thence South $88^{\circ}20'48''$ East a distance of 645.96 feet;

Thence South $1^{\circ}27'22''$ West a distance of 500.00 feet to the true point of beginning;

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across the following described parcel of land:

Commencing at the Southeast corner of Section 34, Township 35 North, Range 3 East of the Willamette Meridian;

Thence North $88^{\circ}20'14''$ West along the South line of said Section 34, a distance of 645.76 feet, more or less, to the Northerly extension of the centerline of a 60.00 foot easement as shown on Skagit County Short Plat No. 96-012, approved October 2, 1996, and recorded in Auditor's File No. 9610110054, records of Skagit County, Washington, in Book 12 of Short Plats, at page 155, records of Skagit County, Washington;

Thence North $1^{\circ}27'22''$ East, a distance of 1,041.74 feet;

Thence North $88^{\circ}20'48''$ West, a distance of 30.00 feet to the true point of beginning;

Thence South $1^{\circ}27'22''$ West a distance of 986.65 feet to the beginning of a tangent curve to the right having a radius of 25.00 feet;

Thence along the arc of said curve, passing through a central angle of $90^{\circ}12'24''$, an arc distance of 39.36 feet to the point which lies 30.00 feet, when measured at a right angle, from the South line of said Section 34;

Thence South $88^{\circ}20'14''$ East parallel to the South line of said Section 34, a distance of 110.00 feet to the beginning of a tangent curve having a radius of 25.00 feet, the center of which bears North $01^{\circ}39'46''$ East;

Thence Northwesterly along the arc of said curve, passing through a central angle of $89^{\circ}47'36''$, a distance of 39.18 feet;

Thence North $01^{\circ}27'22''$ East a distance of 1,078.60 feet to the beginning of a non-tangent curve having a radius of 48.00 feet, the center of which bears South $51^{\circ}10'51''$ East;

Thence Northeasterly along the arc of said curve, passing through a central angle of $31^{\circ}37'02''$, a distance of 26.49 feet to a point of reverse curvature;

Thence Northerly along the arc of said curve, passing through a central angle of $161^{\circ}29'44''$, a distance of 146.57 feet to the end of said curve;
Thence North $88^{\circ}20'48''$ West a distance of 60.00 feet to a point lying North $01^{\circ}27'22''$ East from the true point of beginning;
Thence South $1^{\circ}27'22''$ West a distance of 207.93 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel B:

Tax Parcel No. P134381

The Westernmost 318.65 feet of Lot 5C, Bay Ridge Business Park BSP, Phase 5, recorded under Auditor's File No. 200801220120, pursuant to Stipulated Judgment and Decree of Appropriation under Superior Court Cause No. 17-2-01330-0 and as recorded under recording numbers 201806210056 and 201808220072, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Combined Legal Description

Parcels A and B

All that portion of the East Half of the Southeast Quarter of Section 34, Township 35 North, Range 3 East of the Willamette Meridian, being more particularly described as follows:

Commencing at the Southeast corner of Section 34, Township 35 North, Range 3 East of the Willamette Meridian;
Thence North $88^{\circ}20'30''$ West, along the South line of said Section 34, a distance of 645.76 feet, to the centerline of Bay Ridge Drive;
Thence North $1^{\circ}27'06''$ East, a distance of 1,041.84 feet;
Thence North $88^{\circ}32'54''$ West, perpendicular to said centerline, a distance of 30.00 feet to the west right of way margin of Bay Ridge Drive and the point of beginning;

Thence North $88^{\circ}21'04''$ West, a distance of 645.95 feet to the West line of the Southeast Quarter of the Southeast Quarter of said Section 34;
thence north $1^{\circ}27'07''$ east, along said line, a distance of 500.00 feet to the southwest corner of Lot 5C as shown on Bay Ridge Business Park binding site plan No. PL-07-0733 and recorded under recording number 200801220120;

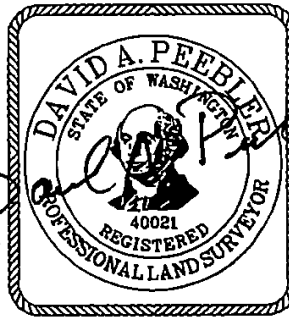
Thence South 88°21'04" East, along the south line of said Lot 5C, a distance of 645.95 feet to said West margin;

Thence South 1°27'06" West, along said margin, a distance of 500.00 feet to the point of beginning;

Together with the following described parcel;

The West 318.65 feet of Lot 5C as shown on Bay Ridge Business Park binding site plan No. PL-07-0733 and recorded under recording number 200801220120, pursuant to stipulated judgment and decree of appropriation under Superior Court Cause No. 17-2-01330-0 and as recorded under recording numbers 201806210056 and 201808220072, records of Skagit County, Washington.

Situate in the county of Skagit,
State of Washington.



10/24/2025

Combination Clause:

It is the intent and purpose of this instrument to combine the above-described parcels into one contiguous parcel for all purposes, including but not limited to taxation, assessment, property management, and conveyance.

The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary line adjustment is not for the purpose of creating an additional building lot.

This parcel combination shall not be construed as approval for subdivision or short subdivision under Chapter 58.17 RCW or Skagit County Code Title 14, and does not create a building site or modify underlying land use entitlements.

Upon approval by the Skagit County Assessor's Office, the combined parcel shall hereafter be identified and assessed as a single parcel of land.

TO HAVE AND TO HOLD

All of the above-described real property, together with the appurtenances thereto belonging, unto the said Grantee forever.

By virtue of recording this Boundary Line Adjustment, all newly configured lots shall be considered Lots of Record for individual conveyance and development purposes unless otherwise restricted

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

Execution:

GRANTOR/GRANTEE:

Skagit Transit

A Washington Municipal Corporation

By: Crystle Stidham

Crystle Stidham, CEO

[Name, Title]

Date: 1-21-26

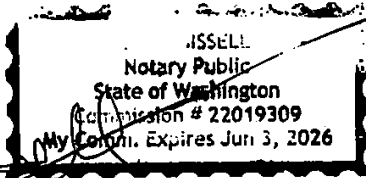
Notary Acknowledgment:

STATE OF WASHINGTON)

COUNTY OF SKAGIT) ss.

On this 21 day of January, 2026, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Crystle Stidham, known to me to be the Chief Executive Officer of Skagit Transit, the municipal corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



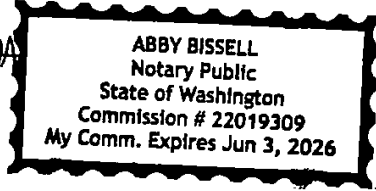
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Notary Public in and for the State of Washington

Residing at: 721 E Illinois St. Bellingham, WA

My Commission Expires: 6/3/26



UNOFFICIAL DOCUMENT