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02/26/2026 11:41 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2026-0535
FEB 26 2026

Amount Paid \$ 10.00
Skagit Co. Treasurer
By *LT* Deputy

Document Title:

QUIT CLAIM DEED

Reference Number :

Grantor(s):

☐ additional grantor names on page ____

1. GARY K JOHNSON AND KRISTINE M JOHNSON, HUSBAND AND WIFE

2.

Grantee(s):

☐ additional grantee names on page ____

1. BRIAN JAMES DUDRA AND AMY ADELLE MORTIMORE

2.

Abbreviated legal description:

☒ full legal on page(s) 2

PTN LT 43, PLAT 1, LAKEVIEW TRACTS

Assessor Parcel / Tax ID Number:

PTN 29988

☐ additional tax parcel number(s) on page ____

When recorded return to:
 Brian James Dudra, Trustee
 Amy Adelle Mortimore, Trustee
 5753 Sophia St.
 Vancouver BC V5W W2W

QUIT CLAIM DEED

GRANTORS, GARY K. JOHNSON and KRISTINE M. JOHNSON, husband and wife,

for the purposes of (1) reattaching the appurtenant Shorelands of the Second Class with its Upland Real Property as granted by the State of Washington to the then upland owner, Day Lumber Company, a corporation, its successors and assigns, by deed signed April 7, 1924, Auditor #173577, (2) avoiding quiet title actions based on adverse possession by current abutting Upland Owners, and (3) in accordance with the policy of the State of Washington, and

In CONSIDERATION of Fifty-Five Dollars (\$55.00) in hand paid, conveys and quit claims

To GRANTEE(s) BRIAN DUDRA, ^{BD}~~Trustee~~, and AMY MORTIMORE, ^D~~Trustee~~, successor owner(s) of the abutting Upland Real Property,

THE FOLLOWING DESCRIBED REAL ESTATE, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantors herein:

All Shorelands of the 2nd Class lying in front of, adjacent to, or abutting the upland real property and described as Tax Parcel 67108 THAT PORTION OF LOT 43, PLAT 1, LAKEVIEW TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGES 2 AND 3, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE SHORE OF BIG LAKE, 9 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID TRACT 43; THENCE IN A STRAIGHT LINE TO A POINT IN THE WESTERLY LINE OF LAKE BOULEVARD OF THE EASTERLY LINE OF TRACT 44, WHICH IS 9 FEET NORTHERLY OF THE SOUTHEAST CORNER OF SAID TRACT 44. TOGETHER WITH LOTS 44 AND 45, PLAT 1, LAKEVIEW TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGES 2 AND 3, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THAT PORTION THEREOF LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE SHORE OF BIG LAKE, 9 FEET SOUTHERLY OF THE NORTHWEST CORNER OF TRACT 43; THENCE IN A STRAIGHT LINE TO A POINT IN THE WESTERLY LINE OF LAKE BOULEVARD ON THE EASTERLY LINE OF TRACT 44, 9 FEET NORTHERLY OF THE SOUTHEAST CORNER OF SAID TRACT 44, AND EXCEPT THAT PORTION THEREOF LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID TRACT 45, WHICH LIES 18.58 FEET NORTHWESTERLY OF THE SOUTHEAST CORNER OF SAID LOT WHEN MEASURED ALONG SAID EASTERLY LINE; THENCE SOUTH 68 DEGREES 15'30" WEST TO A POINT ON THE SHORELINE OF BIG LAKE, SAID POINT BEING THE TERMINUS OF THIS LINE DESCRIPTION. TOGETHER WITH THAT PORTION OF TRACTS 44 AND 45, 'PLAT 1, LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH.', AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGES 2 AND 3, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID TRACT 45, WHICH LIES 18.58 FEET NORTHWESTERLY OF THE SOUTHEAST CORNER OF SAID LOT WHEN MEASURED ALONG SAID EASTERLY LINE; THENCE SOUTH 68-15-30 WEST TO A POINT ON THE SHORELINE OF BIG LAKE, SAID POINT BEING THE TERMINUS OF THIS LINE DESCRIPTION. ALSO EXCEPT THAT PORTION LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTH 21.5 FEET OF SAID TRACT 45, (LINE REFERRED TO IN 'AGREEMENT AS TO PROPERTY LINES' AUDITOR'S FILE NO. 815797 BETWEEN TESARIKS AND SAUERS) AND ITS INTERSECTION WITH THE WESTERLY MARGIN OF LAKEVIEW BOULEVARD, AS SHOWN ON SURVEY MAP FILED IN BOOK 6 OF SURVEYS, PAGE 11, UNDER AUDITOR'S FILE NO. 8411080014; THENCE SOUTH 22 DEGREES 01'30" EAST ALONG THE WESTERLY MARGIN OF LAKEVIEW BLVD., A DISTANCE OF 8.5 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 74 DEGREES 45'57" WEST, A DISTANCE OF 100 FEET, MORE OR LESS, TO A POINT ON THE SHORELINE OF BIG LAKE, SAID POINT BEING THE TERMINUS OF THIS LINE DESCRIPTION. SURVEY RECORDED UNDER AF#200704270054, together with any improvements herein.

Also known as 17132 Lake View Blvd., Mount. Vernon, WA 98274. Tax Parcel 67108 and 55 feet of P29988.
 Tax Parcel Number(s): P 67108

TOGETHER WITH and SUBJECT TO all rights acquired first by the Day Lumber Company and thereafter transferred by Deed to successor owners of Government Lots 1 and 2 to have and maintain a dam on Nookachamp Creek at the outflow of Big Lake, Skagit County, State of Washington, and to overflow shorelands and uplands of Big Lake. The rights to have and maintain said dam and overflow said lands having been established by the decision of the Supreme Court of the State of Washington, C. F. McInnis, et al., Appellant, vs. Day Lumber Company, Respondent (102 WA Rpts. 38 (1918)) and further established by Order of the Commissioner of Public Lands, State of Washington April 7, 1924, Auditor #173578.

Grantors make no representation of warranty, nor any guarantee of warranty, expressed or implied, as to the condition of title to any property, nor the physical condition of any property or its fitness for any use or purpose. Buyer expressly assumes all risks and agrees to indemnify Grantors with respect to any legal actions regarding this real estate.

Tax Parcel Number(s): P 67108

Dated: 2/20/26

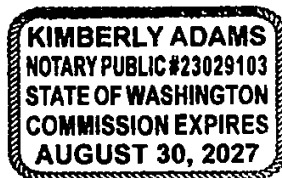
Gary K. Johnson
Gary K. Johnson, Grantor

Kristine M. Johnson
Kristine M. Johnson, Grantor

ACKNOWLEDGMENT

State of Washington
County of Skagit

I hereby certify that I know or have satisfactory evidence that Gary Johnson and Kristine Johnson, are the persons who appeared before me and acknowledged that each of them is authorized to execute the instrument and acknowledged it as the free and voluntary act of each such party for the uses and purposes mentioned in this instrument.



NOTARY PUBLIC for the State of
Washington

Kimberly Adams
Print Name:

My commission expires: 08/30/27