



202603120043

03/12/2026 11:08 AM Pages: 1 of 2 Fees: \$304.50  
Skagit County Auditor

When recorded return to:  
Gary K Johnson  
Kristine M Johnson  
16936 Lake View Blvd.  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

*2026-0708*  
MAR 12 2026

Amount Paid \$ *11.24*  
Skagit Co. Treasurer  
By *[Signature]* Deputy

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 Three Hundred and Ninety Dollars (\$390.00) in hand paid, conveys and quit claims

To GRANTEES, Gary K Johnson and Kristine M Johnson, 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 2<sup>nd</sup> Class lying in front of, adjacent to, or abutting the upland real property known as (2.5000 ac) A PORTION OF LOTS 54 AND 55 OF THAT CERTAIN BOUNDARY LINE ADJUSTMENT APPROVED APRIL 3, 2013, RECORDED APRIL 29, 2013, UNDER AUDITOR'S FILE NO. 201304290223, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE FULLY DESCRIBED AS FOLLOWS: THAT PORTION OF LOTS 53, 54, 55, 56, 57 AND 63, PLAT 1, LAKEVIEW TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGES 2 AND 3, RECORDS OF SKAGIT COUNTY, WASHINGTON. TGV VACATED LAKEVIEW BOULEVARD ADJOINING SAID LOTS 53 AND 63, SAID PORTION BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 63 (ALSO THE NORTHWESTERLY CORNER OF LOT 56 AS SHOWN ON THAT BOUNDARY LINE ADJUSTMENT SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200302130117, RECORDS OF SKAGIT COUNTY, WASHINGTON), SAID POINT ALSO BEING ON THE EASTERLY MARGIN OF WEST BIG LAKE BOULEVARD AND BEING A POINT ON A CURVE CONCAVE TO THE WEST; THENCE NORTHERLY ALONG SAID MARGIN AND THE ARC OF SAID CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 01-32-45 EAST AND A RADIUS OF 412.45 FEET, THROUGH A CENTRAL ANGLE OF 12-11-10, AN ARC LENGTH OF 87.72 FEET TO A POINT OF TANGENCY; THENCE NORTH 10-38-25 WEST 62.74 FEET ALONG SAID MARGIN AND THE EASTERLY LINE OF SAID LOT 63; THENCE NORTH 77-11-52 EAST 204.04 FEET; THENCE SOUTH 12-48-08 EAST 137.24 FEET; THENCE SOUTH 12-23-45 WEST 71.94 FEET; THENCE SOUTH 18-14-55 EAST 152.82 FEET; THENCE NORTH 57-13-22 EAST 137.66 FEET; THENCE NORTH 62-39-25 EAST 81.80 FEET; THENCE NORTH 34-49-00 EAST A DISTANCE OF 139.82 FEET TO THE CENTERLINE OF SAID VACATED LAKE VIEW BOULEVARD AS SHOWN ON SAID PLAT 1, LAKE VIEW TRACTS, BIG LAKE, SKAGIT CO., WASH.; THENCE SOUTH 00-35-13 EAST 71.54 FEET ALONG SAID CENTERLINE TO AN ANGLE POINT IN SAID CENTERLINE; THENCE SOUTH 87-13-49 EAST 25 FEET, MORE OR LESS, ALONG SAID CENTERLINE TO BIG LAKE; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE SHORELINE OF SAID BIG LAKE TO THE SOUTH LINE OF SAID LOT 57, AS DESCRIBED IN QUIT CLAIM DEED TO MATTHEW MIHELICH AND TRISTINE MIHELICH AND RECORDED UNDER AUDITOR'S FILE NOS. 9512190066 AND 9601080086, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 70-37-16 WEST 25 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID MIHELICH TRACT; THENCE NORTH 18-14-12 EAST 75.80 FEET ALONG SAID MIHELICH TRACT; THENCE NORTH 52-12-00 EAST 104.26 FEET TO A POINT ON THE LINE BETWEEN LOTS 55 AND 56; THENCE NORTH 18-14-54 WEST 247.27 FEET ALONG SAID LOT 55 TO A CORNER AS SHOWN ON SAID BOUNDARY LINE ADJUSTMENT; THENCE NORTH 87-38-30 WEST 114.82 FEET ALONG THE NORTH LINES OF SAID LOTS 55 AND 56 TO THE POINT OF BEGINNING. SURVEY AF#201512040093.

Also known as 16936 Lake View Blvd., Mount. Vernon, WA 98274. Tax Parcel Number(s): Parcel 67126

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): 67122

Dated: 2/20/26

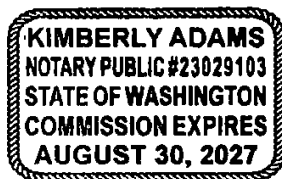
Gary K. Johnson  
Gary K. Johnson, Grantor

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