



202603190046

03/19/2026 09:17 AM Pages: 1 of 2 Fees: \$304.50  
Skagit County Auditor

When recorded return to:  
Jeffrey Adams, Trustee  
Kimberly Adams, Trustee  
17129 Lake View Blvd.  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2626.0769  
MAR 19 2026

Amount Paid \$ 10.00  
Skagit Co. Treasurer  
By Deputy

LJ

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 Dollars (\$3.00) in hand paid, conveys and quit claims

To GRANTEES, JEFFREY ADAMS and KIMBERLY ADAMS 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 Tax Parcel 103211 and described as THAT PORTION OF LOT 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; A 3 FOOT STRIP OF LAND DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE WESTERLY MARGIN OF LAKEVIEW BOULEVARD AND THE SOUTH LINE OF THE NORTH 21.5 FEET OF SAID TRACT 45; THENCE SOUTH 22 DEGREES 01'30" EAST ALONG SAID WESTERLY MARGIN OF SAID LAKEVIEW BOULEVARD, 8.5 FEET; THENCE SOUTH 74 DEGREES 45'57" WEST TO THE SHORELINE OF BIG LAKE; THENCE NORTHWESTERLY ALONG SAID SHORELINE TO THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE NORTH 21.5 FEET OF SAID TRACT 45; THENCE NORTH 86 DEGREES 46'30" EAST ALONG SAID WESTERLY PROJECTION TO THE POINT OF BEGINNING together with any improvements thereon.

Also known as 17129 Lake View Blvd., Mount. Vernon, WA 98274. Tax Parcel 103211 and 3 feet of P29988.

Tax Parcel Number(s): P 103211

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): 103211

Dated: 28 Feb 2026

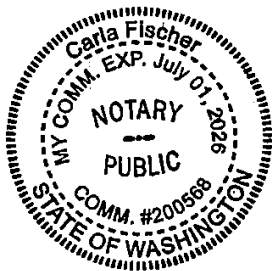
Gary K. Johnson  
Gary K. Johnson, Grantor

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

Carla Fischer  
Print Name:

My commission expires: July 01, 2026

Carla Fischer