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04/16/2026 03:09 PM Pages: 1 of 9 Fees: \$311.50
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

2026-1129

APR 16 2026

Amount Paid \$

Skagit Co. Treasurer

Deputy

By *slb*

Quitclaim Deed

(Boundary Line Adjustment)

Grantors: (1) Timothy Lee Hyatt & Nicolette L. Harrington, h/w
(2) Timothy Lee Hyatt AHSP

Grantees: (1) Timothy Lee Hyatt & Nicolette L. Harrington, h/w
(2) Timothy Lee Hyatt AHSP

Legal Description: Lots 3, 4 & 5, Syndicate Addition to La Conner

Assessor's Property Tax Parcel or Account Nos.: P74335; P74337

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE is made this 15TH day of APRIL, 2026,
between Timothy Lee Hyatt & Nicolette L. Harrington, h/w, and Timothy Lee Hyatt, a married
person as his separate property, Grantors, and Timothy Lee Hyatt & Nicolette L. Harrington, h/w,
and Timothy Lee Hyatt, a married person as his separate property, Grantees.

Recitals

- a. Grantors/ Grantees are the owners of the parcels bearing Skagit County Assessor's parcel nos. P74335 and P74337, more particularly described in the attached Exhibits A and B.
- b. The parties wish to reconfigure and adjust the boundaries amongst the said parcels.
- d. The adjusted description of P74335 is set forth in the attached Exhibit C.
- e. The adjusted description of P74337 is set forth in the attached Exhibit D.

Exhibit "A"

**Tim L. Hyatt and Nicolette L. Harrington, husband and wife, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-74335)**

Lot 3 and 4, EXCEPT the East 25 feet of Lot 4, Block 14, Map of Syndicate Addition to the Town of La Conner, Skagit Co., Wash., as per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington.

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

Situate in the Town of La Conner, County of Skagit, State of Washington.



4-14-2026

Exhibit "B"

**Timothy Lee Hyatt, as his separate estate, Parcel
Prior to Boundary Line Adjustment
(Portion of Skagit County Assessor's Parcel Number. P-74337)**

Lot 5, and the East 25 feet of Lot 4, Block 14, "Map of Syndicate Addition to the Town of La Conner, Skagit Co., Wash.", as per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington.

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

Situate in the Town of La Conner, County of Skagit, State of Washington.



4-14-2026

Exhibit "C"

**Tim L. Hyatt and Nicolette L. Harrington, husband and wife, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-74335)**

Lot 3 TOGETHER WITH a portion of Lot 4, Block 14, Map of Syndicate Addition to the Town of La Conner, Skagit Co., Wash., as per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington, lying Westerly of the following described line:

BEGINNING at the Northeast corner of Lot 4, common to Lot 5;
thence North 60°40'00" West, along the North line of Lot 4 for a distance of 11.00 feet to the TRUE POINT OF BEGINNING;
thence South 29°56'00" West for a distance of 74.08 feet;
thence North 60°04'00" West for a distance of 10.00 feet;
thence South 29°56'00" West for a distance of 26.00 feet, more or less, to a point on the South line of said Lot 4, at a point bearing North 60°04'00" West 21.00 feet from the Southeast corner of said Lot 4 and being the terminus of said line.

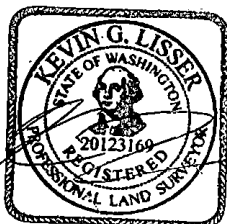
SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the Town of La Conner, County of Skagit, State of Washington.

Containing 8,647 sq ft, 0.19 acres

Reviewed and Approved in Accordance with LCMC 15.125.050 on 16th day of April, 2026.


Town of La Conner Planning Director



4-14-2026

Exhibit "D"

**Timothy Lee Hyatt, as his separate estate, Parcel
After Boundary Line Adjustment
(Portion of Skagit County Assessor's Parcel Number. P-74337)**

Lot 5 TOGETHER WITH a portion of Lot 4, Block 14, Map of Syndicate Addition to the Town of La Conner, Skagit Co., Wash., as per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington, lying Easterly of the following described line:

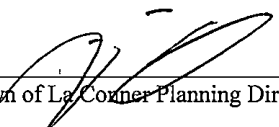
BEGINNING at the Northeast corner of Lot 4, common to Lot 5;
thence North 60°40'00" West, along the North line of Lot 4 for a distance of 11.00 feet to the TRUE POINT OF BEGINNING;
thence South 29°56'00" West for a distance of 74.08 feet;
thence North 60°04'00" West for a distance of 10.00 feet;
thence South 29°56'00" West for a distance of 26.00 feet, more or less, to a point on the South line of said Lot 4, at a point bearing North 60°04'00" West 21.00 feet from the Southeast corner of said Lot 4 and being the terminus of said line.

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

Situate in the Town of La Conner, County of Skagit, State of Washington.

Containing 6,365 sq ft, 0.15 acres

Reviewed and Approved in Accordance with LCMC 15.125.050 on 16th day of April, 2026.

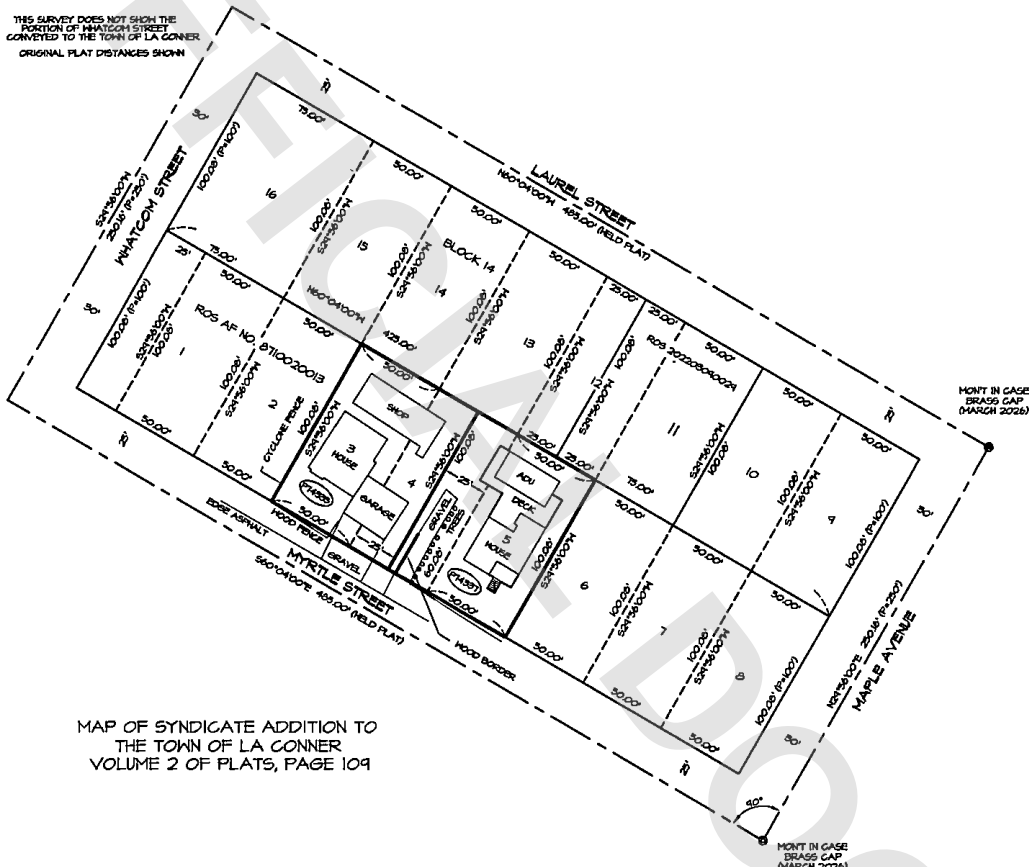

Town of La Conner Planning Director



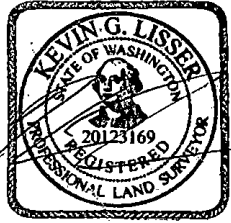
4-14-2026

EXHIBIT "E" BOUNDARY INFORMATION

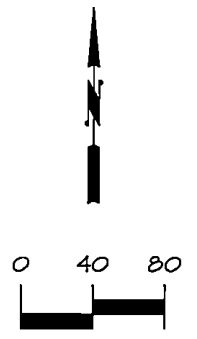
THIS SURVEY DOES NOT SHOW THE
PORTION OF HWAYCOM STREET
CONVEYED TO THE TOWN OF LA CONNER
ORIGINAL PLAT DISTANCES SHOWN



MAP OF SYNDICATE ADDITION TO
THE TOWN OF LA CONNER
VOLUME 2 OF PLATS, PAGE 109



4-14-2026



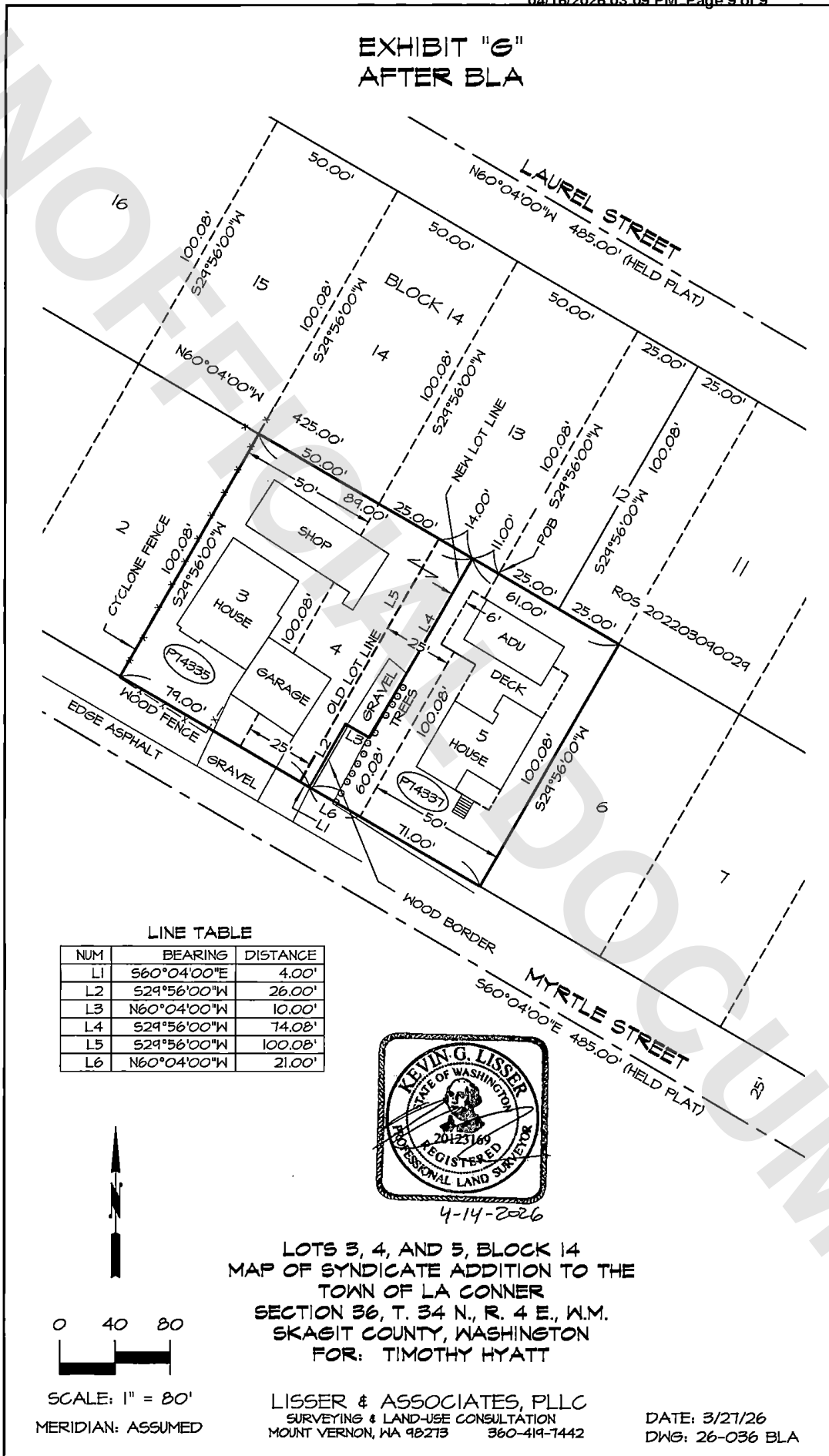
SCALE: 1" = 80'
MERIDIAN: ASSUMED

LOTS 3, 4, AND 5, BLOCK 14
MAP OF SYNDICATE ADDITION TO THE
TOWN OF LA CONNER
SECTION 36, T. 34 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: TIMOTHY HYATT

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

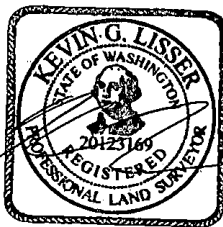
DATE: 3/27/26
DWG: 26-036 BLA

**EXHIBIT "G"
AFTER BLA**



LINE TABLE

NUM	BEARING	DISTANCE
L1	S60°04'00"E	4.00'
L2	S29°56'00"W	26.00'
L3	N60°04'00"W	10.00'
L4	S29°56'00"W	74.08'
L5	S29°56'00"W	100.08'
L6	N60°04'00"W	21.00'



**LOTS 3, 4, AND 5, BLOCK 14
MAP OF SYNDICATE ADDITION TO THE
TOWN OF LA CONNER
SECTION 36, T. 34 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: TIMOTHY HYATT**

SCALE: 1" = 80'
MERIDIAN: ASSUMED

LISSER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-419-1442

DATE: 3/21/26
DWG: 26-036 BLA