



202604240107

04/24/2026 02:51 PM Pages: 1 of 11 Fees: \$313.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024-1238
APR 24 2026

Amount Paid \$ 660.21
Skagit Co. Treasurer
By *CT* Deputy

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Quitclaim Deed

(Boundary Line Adjustment)

Grantor: Wylie Inc.
Grantees: (1) Rebecca Scales
(2) Brian Cavanaugh

Legal Description: ptn Lot 2, S/P 17-89

Assessor's Property Tax Parcel or Account Nos.: P16931; P16935; P17003; P17009; P17011

Reference Nos of Documents Assigned or Released:

THIS INDENTURE is made this 16 day of MARCH, 2026, between Wylie, Inc., a Washington corporation, Grantor, and Rebecca Scales, an unmarried person, and Brian Cavanaugh, an unmarried person, as joint tenants and not as tenants in common, Grantees.

Recitals

- a. Grantor is the owner of the property bearing Skagit County Assessor's parcel nos. P16931; P16935; P17003; and P17011, described in the attached Exhibit A.
- b. Grantees are the owners of the property bearing Skagit County Assessor's parcel no. P17009, described in the attached Exhibit B.
- c. The parties wish to adjust the boundaries between the two parcels, with a portion of Grantor's property (described in the attached Exhibit C) being incorporated into Grantees' property.
- d. The adjusted descriptions of the subject parcels are attached hereto as Exhibits D & E.

c. A diagram showing the adjustment is attached as Exhibits F, G & H.

Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, and for other good and valuable consideration in hand paid, grantor does hereby convey and quitclaim to grantees all of its interest in the real property lying and being in the county of Skagit and State of Washington, and described in the attached Exhibit C.

WYLIE, Inc., Grantor

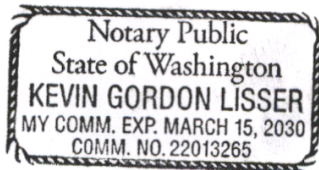
By: *Dallas Wylie*
DALLAS WYLIE, President

By: *Curt Wylie*
CURTUS WYLIE, Vice President

STATE OF WASHINGTON)
(ss.
COUNTY OF SKAGIT)

On this 13 day of MARCH, 2026, before me personally appeared Dallas Wylie, to me known to be the President of Wylie, Inc., the 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, and on oath stated that he was authorized to execute said instrument and that the seal affixed, if any, is the corporate seal of said corporation.

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



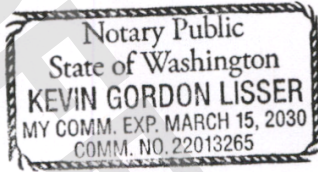
Kevin Lisser
Notary Public in and for the State of Washington,
residing at MOUNT VERNON, WA
My commission expires 3-15-30
Printed Name: KEVIN LISSER

STATE OF WASHINGTON)
(ss.
COUNTY OF SKAGIT)

On this 16 day of MARCH, 2026, before me personally appeared Curtus Wylie, to me known to be the President of Wylie, Inc., the 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, and on oath stated that he was authorized to execute said instrument and that the seal affixed, if any, is the corporate seal of said corporation.

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





Notary Public in and for the State of Washington,
residing at MOUNT VERNON WA
My commission expires 3-15-30
Printed Name: KEVIN LISSER

Exhibit "A"

**Wylie, Inc., a Washington Corporation, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-16931, P-16935, P-17011 and P-17003)**

Lot 3, Short Plat No. 17-89, approved April 27, 1989, recorded April 27, 1989 in Book 8 of Short Plats, page 122, under Auditor's File No. 8904270016 and being a portion of the West 1/2 of Section 20, Township 33 North, Range 4 East, W.M.

TOGETHER WITH that portion of Lot 2, Short Plat No. 17-89, approved April 27, 1989, recorded April 27, 1989 in Book 8 of Short Plats, page 122, under Auditor's File No. 8904270016 and being a portion of the West 1/2 of Section 20, Township 33 North, Range 4 East, W.M., described as follows:

BEGINNING at the Northeast corner of said Lot 2 of said Short Plat 17-89;
thence West 257.15 feet along the North line of said Lot 2 to the TRUE POINT OF BEGINNING;
thence continue West 230.00 feet along said North line to the Northwest corner of said Lot 2;
thence South 0°10'22" East 185.26 feet along the West line of said Lot 2 and the Southerly projection thereof to a point on the North line of Lot 1 of said Short Plat 17-89;
thence South 87°59'18" East 10.01 feet along said North line of Lot 1 to the Northeast corner thereof;
thence South 0°10'22" East 211.11 feet along said Lot line to an angle point in said line;
thence South 81°00'27" East 222.84 feet along said Lot line to a point which bears South 0°10'22" East from the TRUE POINT OF BEGINNING;
thence North 0°10'22" West 431.55 feet to the POINT OF BEGINNING.

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

Situate in the County of Skagit, State of Washington.



1-20-2026

Exhibit "B"

**Rebecca Scales, an unmarried woman and Brian Cavanaugh, an unmarried man as joint
tenants with right of survivorship, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-17009)**

Lot 2, Short Plat No. 17-89, approved April 27, 1989, recorded April 27, 1989 in Book 8 of Short Plats, page 122, under Auditor's File No. 8904270016. Being a portion of the West 1/2 of Section 20, Township 33 North, Range 4 East, W.M.

EXCEPT that portion described as follows:

BEGINNING at the Northeast corner of said Lot 2 of said Short Plat 17-89;
thence West 257.15 feet along the North line of said Lot 2 to the TRUE POINT
OF BEGINNING;
thence continue West 230.00 feet along said North line to the Northwest corner
of said Lot 2;
thence South 0°10'22" East 185.26 feet along the West line of said Lot 2 and the
Southerly projection thereof to a point on the North line of Lot 1 of said Short
Plat 17-89;
thence South 87°59'18" East 10.01 feet along said North line of Lot 1 to the
Northeast corner thereof;
thence South 0°10'22" East 211.11 feet along said Lot line to an angle point in
said line;
thence South 81°00'27" East 222.84 feet along said Lot line to a point which
bears South 0°10'22" East from the TRUE POINT OF BEGINNING;
thence North 0°10'22" West 431.55 feet to the POINT OF BEGINNING.

TOGETHER WITH a 40.00 foot wide easement for ingress, egress and utilities being 20.00 feet
on either side of the centerline of an existing East-West gravel drive over the above excepted
portion of said Lot 2.

TOGETHER WITH a non-exclusive easement for ingress and egress as granted by instrument
recorded August 16, 2000, under Auditor's File No. 200008160004.

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

Situate in the County of Skagit, State of Washington.



1-20-2026

Exhibit "C"

**Portion of Wylie, Inc., a Washington Corporation, Parcel
(Skagit County Assessor's Parcel Number P-17011)
To be Boundary Line Adjusted into
Rebecca Scales, an unmarried woman and Brian Cavanaugh, an unmarried man as joint
tenants with right of survivorship, Parcel
(Skagit County Assessor's Parcel Number P-17009)**

That portion of Lot 2, Short Plat No. 17-89, approved April 27, 1989, recorded April 27, 1989 in Book 8 of Short Plats, page 122, under Auditor's File No. 8904270016 and being a portion of the West 1/2 of Section 20, Township 33 North, Range 4 East, W.M., described as follows:

BEGINNING at the Northeast corner of said Lot 2 of said Short Plat 17-89;
thence West 257.15 feet along the North line of said Lot 2 to the TRUE POINT
OF BEGINNING;
thence continue West 230.00 feet along said North line to the Northwest corner
of said Lot 2;
thence South 0°10'22" East 185.26 feet along the West line of said Lot 2 and the
Southerly projection thereof to a point on the North line of Lot 1 of said Short
Plat 17-89;
thence South 87°59'18" East 10.01 feet along said North line of Lot 1 to the
Northeast corner thereof;
thence South 0°10'22" East 211.11 feet along said Lot line to an angle point in
said line;
thence South 81°00'27" East 222.84 feet along said Lot line to a point which
bears South 0°10'22" East from the TRUE POINT OF BEGINNING;
thence North 0°10'22" West 431.55 feet to the POINT OF BEGINNING.

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

Situate in the County of Skagit, State of Washington.

Containing 92,961 sq ft, 2.1 acres

The above described property is to be combined or aggregated with contiguous property to the
east (Parcel No. P-17009) owned by the Grantee.

This Boundary Line Adjustment is not for the purpose of creating an additional building lot.

APPROVED

Reviewed and approved in accordance with Skagit County Code, Chapter 14.18.700

Skagit County

By: Bryan Blew
Title: Senior Planner

Date: 3-12-26

Per Skagit County Planning & Development Services, by virtue of recording this Boundary Line
Adjustment, both newly configured lots shall be considered Lots of Record for individual
conveyance and development purposes unless otherwise restricted.



1-20-2026

Exhibit "D"

**Wylie, Inc., a Washington Corporation, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-16931, P-16935 and P-17003)**

Lot 3, Short Plat No. 17-89, approved April 27, 1989, recorded April 27, 1989 in Book 8 of Short Plats, page 122, under Auditor's File No. 8904270016 and being a portion of the West 1/2 of Section 20, Township 33 North, Range 4 East, W.M.

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

Situate in the County of Skagit, State of Washington.

Containing 109+/- acres

Total area of Lot 3 was not calculated per Short Plat No. 17-89 as it exceeded 20 acres. Approximate area was calculated by subtracting the excepted area of Lot 2 (Exhibit C) from the total area of 111+/- acres as shown on that certain Grant of Conservation Easement recorded under Skagit County Auditor's File No. 201608020049.

Per Skagit County Planning & Development Services, by virtue of recording this Boundary Line Adjustment, this newly configured lot shall be considered a Lot of Record for individual conveyance and development purposes unless otherwise restricted.



1-20-2026

Exhibit "E"

**Rebecca Scales, an unmarried woman and Brian Cavanaugh, an unmarried man as joint tenants with right of survivorship, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-17009 and P-17011)**

Lot 2, Short Plat No. 17-89, approved April 27, 1989, recorded April 27, 1989 in Book 8 of Short Plats, page 122, under Auditor's File No. 8904270016 and being in a portion of the West 1/2 of Section 20, Township 33 North, Range 4 East, W.M.

SUBJECT TO a conservation easement over a portion of the above-described property and being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 2 of said Short Plat 17-89;
thence West 257.15 feet along the North line of said Lot 2 to the TRUE POINT OF BEGINNING;
thence continue West 230.00 feet along said North line to the Northwest corner of said Lot 2;
thence South 0°10'22" East 185.26 feet along the West line of said Lot 2 and the Southerly projection thereof to a point on the North line of Lot 1 of said Short Plat 17-89;
thence South 87°59'18" East 10.01 feet along said North line of Lot 1 to the Northeast corner thereof;
thence South 0°10'22" East 211.11 feet along said Lot line to an angle point in said line;
thence South 81°00'27" East 222.84 feet along said Lot line to a point which bears South 0°10'22" East from the TRUE POINT OF BEGINNING;
thence North 0°10'22" West 431.55 feet to the POINT OF BEGINNING.

TOGETHER WITH a 40.00 foot wide easement for ingress, egress and utilities being 20.00 feet on either side of the centerline of an existing East-West gravel drive over the above described conservation easement on a portion of said Lot 2.

TOGETHER WITH a non-exclusive easement for ingress and egress as granted by instrument recorded August 16, 2000, under Auditor's File No. 200008160004.

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

Situate in the County of Skagit, State of Washington.

Containing 310,853 sq ft, 7.14 acres

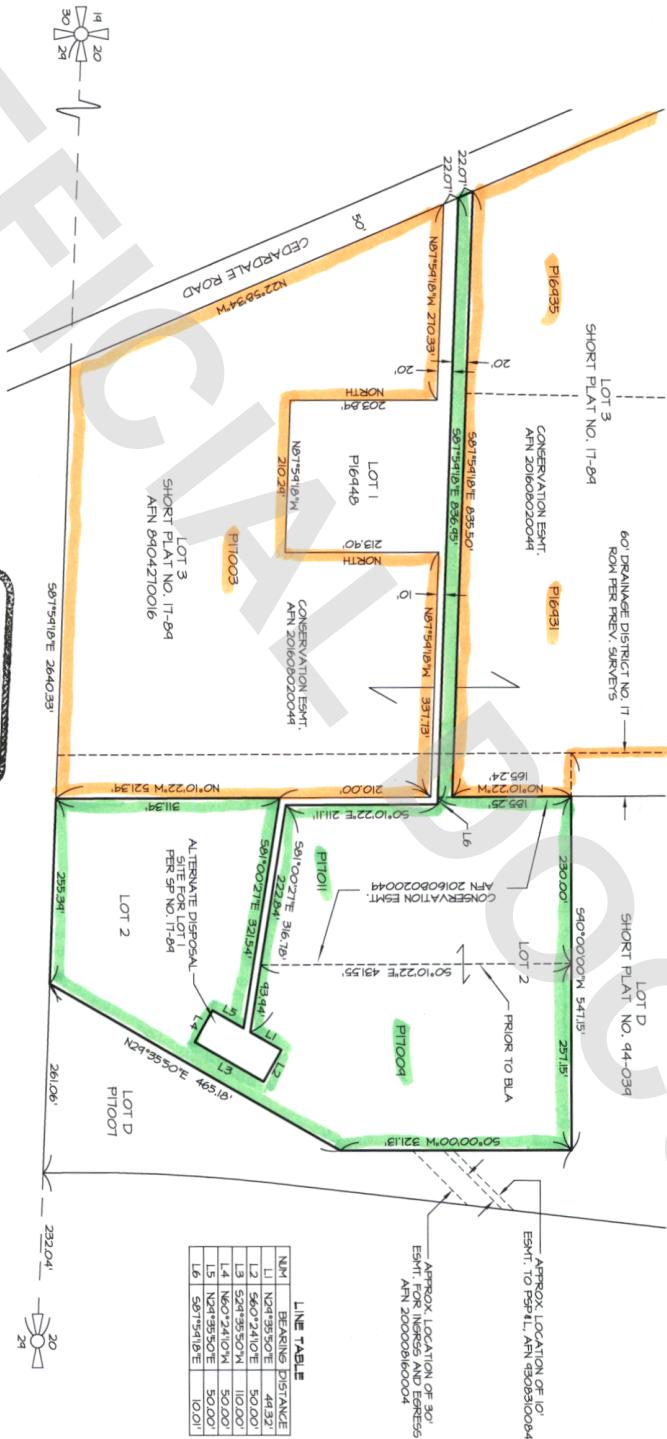
Per Skagit County Planning & Development Services, by virtue of recording this Boundary Line Adjustment, this newly configured lot shall be considered a Lot of Record for individual conveyance and development purposes unless otherwise restricted.



1-20-2026

EXHIBIT MAP IN PORTION
 OF THE SW 1/4 OF
 SECTION 20, T. 33 N., R. 4 E., M.M.
 SKAGIT COUNTY, WASHINGTON

EXHIBIT G
 AFTER BLA



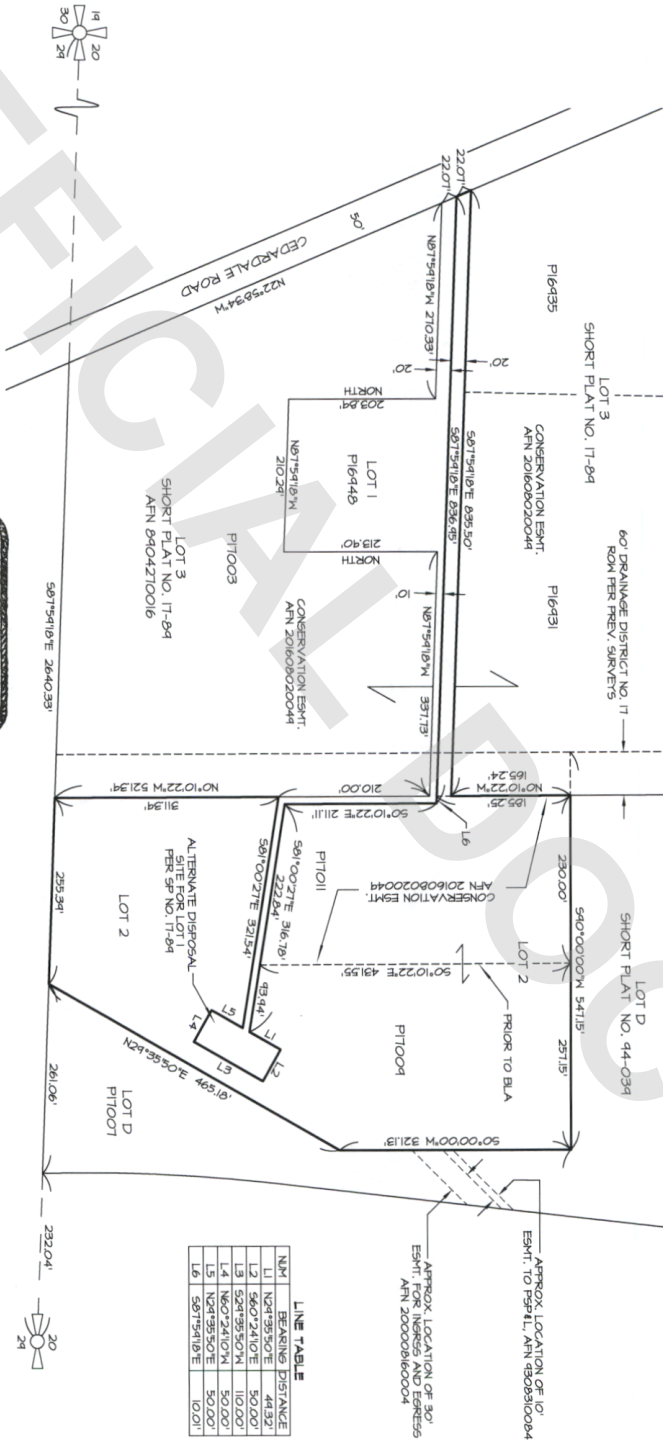
LISSER & ASSOCIATES, PLLC
 SURVEYING & LAND-USE CONSULTATION
 MOUNT VERNON, WA 98273
 360-419-1442



SCALE: 1" = 200'
 DATE: 6/12/25
 DMG: 25-075 BLA

EXHIBIT MAP IN PORTION
OF THE SW 1/4 OF
SECTION 20, T. 33 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON

EXHIBIT H
CLEAN COPY



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



9202-02-1

SCALE: 1" = 200'
DATE: 6/12/25
DMG: 25-075 BLA