

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261665

Jun 01 2026

Amount Paid \$9006.46

Skagit County Treasurer
By Lena Thompson Deputy

FILED FOR RECORD AT REQUEST OF:

Shultz Law Offices PLLC
317 S. 2nd Street, Suite 101
Mount Vernon, WA 98273

214726-LT

STATUTORY WARRANTY DEED (BOUNDARY LINE ADJUSTMENT)

GRANTOR: RUTH MCGLAUFLIN, ^{an unmarried person} as her separate property

GRANTEE: GERALD E. NELSON and JENNY T. NELSON, a married couple

LEGAL DESCRIPTION: Ptns. of the SE ¼ of the NW ¼ of Section 22, Township 35 North, Range 3 East, W.M.
(See Exhibits "A" through "H" for complete before/after legal descriptions and site maps)

ASSESSOR'S PROPERTY TAX PARCEL OR ACCOUNT NUMBER: P34659, P34660, P34661

REFERENCE NUMBER OF DOCUMENT ASSIGNED OR RELEASED: N/A

THE GRANTOR, RUTH MCGLAUFLIN, ^{an unmarried person} as her separate property, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, conveys and warrants to GRANTEE, GERALD E. NELSON and JENNY T. NELSON, a married couple,

all right, title, ownership, and interest in the following described real estate, situated in the County of Skagit, State of Washington:

SEE BEFORE-AFTER LEGAL DESCRIPTIONS AND SITE MAPS ATTACHED HERETO AS EXHIBITS "A" THROUGH "H"

The herein described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purpose of creating an additional building lot.

DATED this 28 day of May, 2026.

GRANTOR:

Ruth McLaughlin
RUTH MCGLAUFILIN, as her separate property

APPROVED

Boundary Line Adjustment reviewed and approved in accordance with S.C. Code Chapter 14.72 & S.C. Code Section 14.76.200.

SKAGIT COUNTY PLANNING DEPARTMENT

By: Allison Sanders
Name: Allison Sanders
Date: April 14, 2024

Exhibit "A"

**Ruth McGlauffin, as her separate property, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-34660 and P-34661)**

The Southeast 1/4 of the Northwest 1/4 of Section 22, Township 35 North, Range 3 East, W.M,

EXCEPT roads.

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.

Exhibit "B"

**Gerald E. Nelson and Jenny T. Nelson, a married couple, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-34659)**

The Southwest 1/4 of the Northwest 1/4 of Section 22, Township 35 North, Range 3 East, W.M.,
EXCEPT roads.

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.

Exhibit "C"

**Portion of Ruth McGlaulin, as her separate property, Parcel
(Skagit County Assessor's Parcel Numbers P-34660 and P-34661)
To be Boundary Line Adjusted into
Gerald E. Nelson and Jenny T. Nelson, a married couple, Parcel
(Skagit County Assessor's Parcel Number P-34659)**

The Southeast 1/4 of the Northwest 1/4 of Section 22, Township 35 North, Range 3 East, W.M.,

EXCEPT that portion being more particularly described as follows:

BEGINNING at the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22, from which the North 1/4 corner of said Section 22 bears North 2°04'53" East;
thence North 88°13'14" West, along the North line of said subdivision for a distance of 20.00 feet, more or less, to the Westerly margin of Thomas Road;
thence South 2°04'53" West along said Westerly margin for a distance of 145.60 feet to the TRUE POINT OF BEGINNING;
thence North 88°13'14" West for a distance of 214.18 feet;
thence South 2°04'53" West for a distance of 63.60 feet;
thence North 88°13'14" West for a distance of 43.74 feet;
thence South 2°04'53" West for a distance of 84.40 feet;
thence South 88°13'14" East for a distance of 42.93 feet;
thence South 02°04'53" West for a distance of 38.00 feet;
thence South 88°13'14" East for a distance of 215.00 feet, more or less, to said Westerly margin of Thomas Road at a point bearing South 2°04'53" West from the TRUE POINT OF BEGINNING;
thence North 2°04'53" East along said Westerly margin for a distance of 186.00 feet, more or less, to the TRUE POINT OF BEGINNING.

AND EXCEPT roads;

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 39.8 acres

The above described property is to be combined or aggregated with contiguous property to the West (Parcel No. P-34659) owned by the Grantee.

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

Exhibit "D"**Ruth McGlauffin, as her separate property, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-34660 and P-34661)**

That portion of the Southeast 1/4 of the Northwest 1/4 of Section 22, Township 35 North, Range 3 East, W.M, being more particularly described as follows:

BEGINNING at the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22, from which the North 1/4 corner of said Section 22 bears North 2°04'53" East;
thence North 88°13'14" West, along the North line of said subdivision for a distance of 20.00 feet, more or less, to the Westerly margin of Thomas Road;
thence South 2°04'53" West along said Westerly margin for a distance of 145.60 feet to the TRUE POINT OF BEGINNING;
thence North 88°13'14" West for a distance of 214.18 feet;
thence South 2°04'53" West for a distance of 63.60 feet;
thence North 88°13'14" West for a distance of 43.74 feet;
thence South 2°04'53" West for a distance of 84.40 feet;
thence South 88°13'14" East for a distance of 42.93 feet;
thence South 02°04'53" West for a distance of 38.00 feet;
thence South 88°13'14" East for a distance of 215.00 feet, more or less, to said Westerly margin of Thomas Road at a point bearing South 2°04'53" West from the TRUE POINT OF BEGINNING;
thence North 2°04'53" East along said Westerly margin for a distance of 186.00 feet, more or less, to the TRUE POINT OF BEGINNING.

EXCEPT roads.

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 43,501 sq ft, 1.0 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.

Exhibit "E"**Gerald E. Nelson and Jenny T. Nelson, a married couple, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-34659)**

The Southwest 1/4 of the Northwest 1/4 of Section 22, Township 35 North, Range 3 East, W.M.,
TOGETHER WITH the Southeast 1/4 of the Northwest 1/4 of Section 22, Township 35 North,
Range 3 East, W.M.,

EXCEPT that portion being more particularly described as follows:

BEGINNING at the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of said
Section 22, from which the North 1/4 corner of said Section 22 bears North 2°04'53"
East;
thence North 88°13'14" West, along the North line of said subdivision for a distance of
20.00 feet, more or less, to the Westerly margin of Thomas Road;
thence South 2°04'53" West along said Westerly margin for a distance of 145.60 feet
to the TRUE POINT OF BEGINNING;
thence North 88°13'14" West for a distance of 214.18 feet;
thence South 2°04'53" West for a distance of 63.60 feet;
thence North 88°13'14" West for a distance of 43.74 feet;
thence South 2°04'53" West for a distance of 84.40 feet;
thence South 88°13'14" East for a distance of 42.93 feet;
thence South 02°04'53" West for a distance of 38.00 feet;
thence South 88°13'14" East for a distance of 215.00 feet, more or less, to said
Westerly margin of Thomas Road at a point bearing South 2°04'53" West from the
TRUE POINT OF BEGINNING;
thence North 2°04'53" East along said Westerly margin for a distance of 186.00 feet,
more or less, to the TRUE POINT OF BEGINNING.

AND EXCEPT roads.

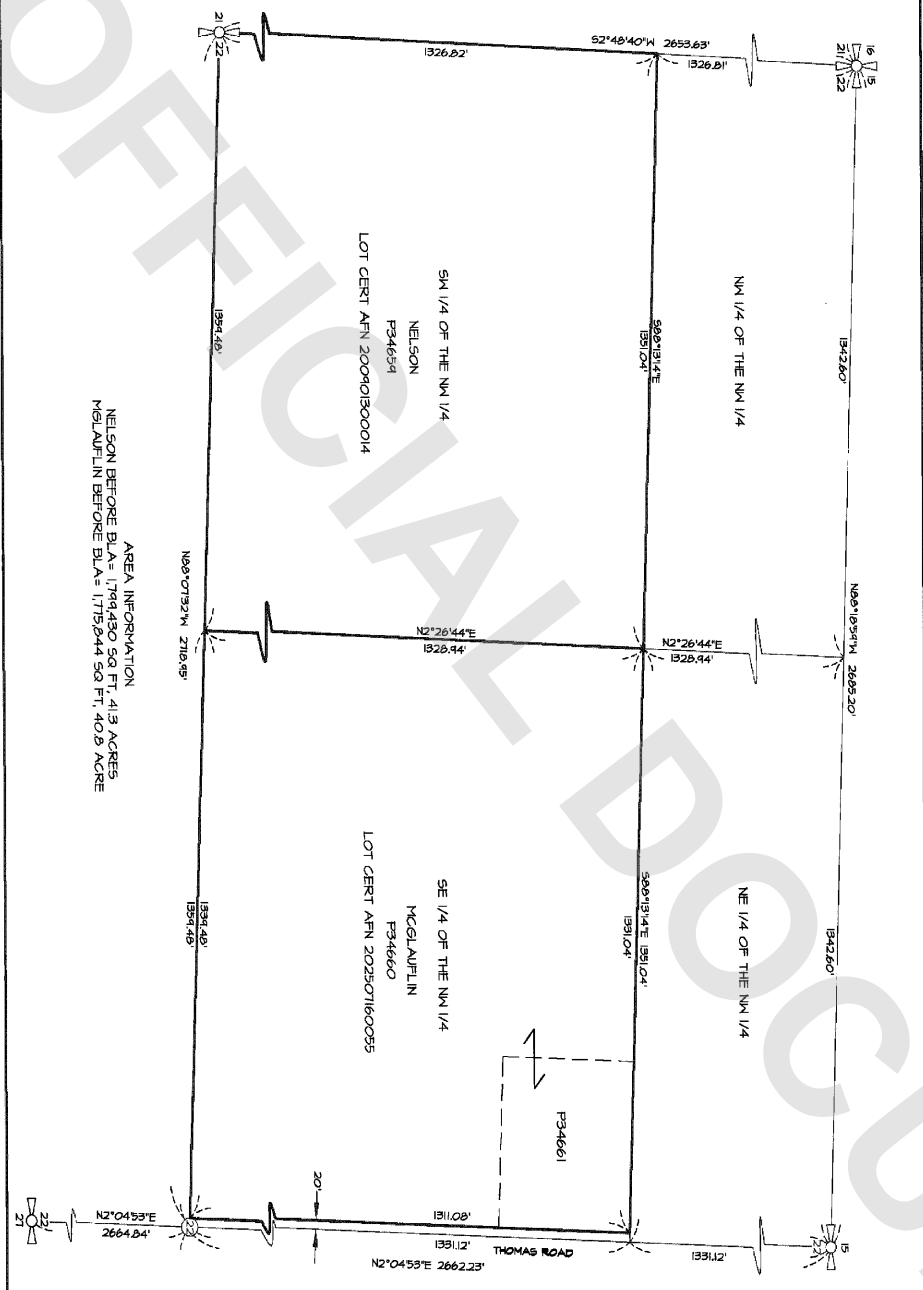
SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens,
leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Containing 3,531,698 sq ft, 81.1 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.

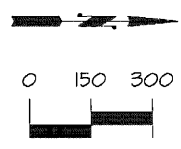
EXHIBIT "F"
 BEFORE BLA



AREA INFORMATION
 NELSON BEFORE BLA= 179,430 SQ. FT. 41.3 ACRES
 MCLAUGHLIN BEFORE BLA= 175,944 SQ. FT. 40.2 ACRES

BEING IN PORTIONS OF THE
 SW 1/4 OF THE NW 1/4
 AND SE 1/4 OF THE NW 1/4 OF
 SECTION 22, T. 35 N., R. 3 E., W.M.
 SKAGIT COUNTY, WASHINGTON
 FOR: NORM NELSON, INC.

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



SCALE: 1" = 300'
 DATE: 3/06/26

EXHIBIT "G"
AFTER BLA

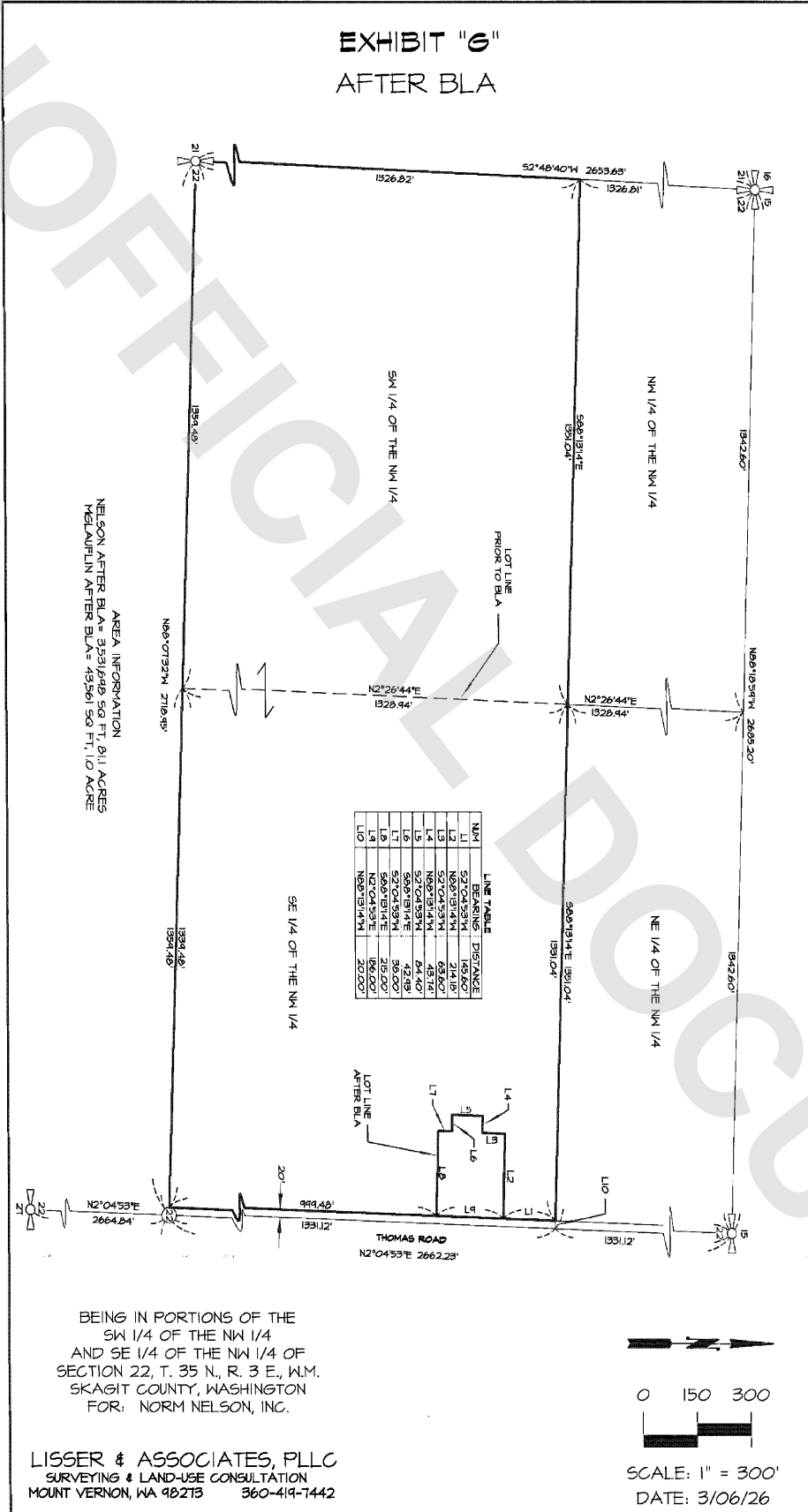
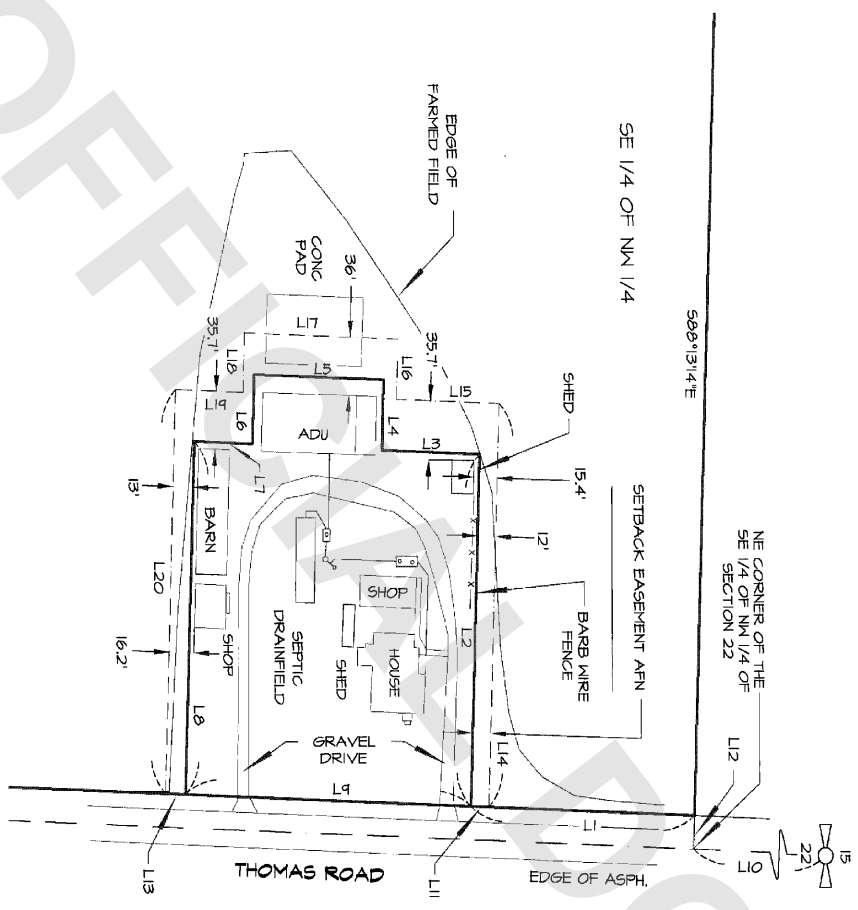


EXHIBIT "H"
 DETAIL OF MCGLAUFLIN AFTER

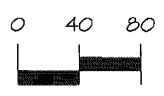


LINE TABLE

NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	S2°04'53"W	145.60'	L11	S2°04'53"W	12.00'
L2	N88°13'14"W	214.18'	L12	N88°13'14"W	20.00'
L3	S2°04'53"W	63.60'	L13	S2°04'53"W	13.00'
L4	N88°13'14"W	43.74'	L14	S88°13'14"E	246.00'
L5	S2°04'53"W	84.40'	L15	N2°04'53"E	67.00'
L6	S88°13'14"E	42.93'	L16	S88°13'14"E	37.50'
L7	S2°04'53"W	38.00'	L17	N2°04'53"E	100.00'
L8	S88°13'14"E	215.00'	L18	N88°13'14"W	37.00'
L9	S2°04'53"W	186.00'	L19	N2°04'53"E	44.00'
L10	N2°04'53"E	1331.12'	L20	N88°13'14"W	246.50'

NELSON AFTER BLA = 3,531,698 SQUARE FEET, 81.1 ACRES
 MCGLAUFLIN AFTER BLA = 43,561 SQUARE FEET, 1.0 ACRE

BEING IN PORTIONS OF THE
 SW 1/4 OF THE NW 1/4 AND
 SE 1/4 OF THE NW 1/4 OF
 SECTION 22, T. 35 N., R. 3 E., W.M.
 SKAGIT COUNTY, WASHINGTON
 FOR: NORM NELSON, INC.



SCALE: 1" = 80'
 DATE: 3/06/26

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