



202606080054

06/08/2026 02:43 PM Pages: 1 of 9 Fees: \$311.50  
Skagit County Auditor

AFTER RECORDING MAIL TO:

Scott Lennon  
17131 Beaton Rd. SE  
Monroe, WA. 98272

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2026.1696  
JUN 3 2026

Amount Paid \$  
Skagit Co. Treasurer  
By LT Deputy

### Quit Claim Deed

The Grantor: **Cedardale Properties, LLC** for and in consideration of Ten and No/100 dollars (\$10.00) in hand paid, conveys and quite claims to Scott Lennon, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor herein:

THOSE PORTIONS OF LOTS 2 AND 3 OF BINDING SITE PLAN NO. LU08-058, UNDER AUDITOR'S FILE NO. 200909220049 LYING WEST AND SOUTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 89°00'06" WEST ALONG THE SOUTH LINE THEREOF 180.03 FEET TO THE **TRUE POINT OF BEGINNING** OF SAID DESCRIBED LINE; THENCE NORTH 04°22'48" EAST 349.02 FEET; THENCE NORTH 17°10'31" WEST 78.25 FEET; THENCE NORTH 62°28'08" WEST 183.84 FEET TO THE WEST LINE OF SAID LOT 2 AND THE END OF THIS DESCRIBED LINE.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

Tax Parcel Numbers: P128693 and P128694

Dated this 27<sup>th</sup> day of MAY, 2026.

Grantor's Signature

[Signature]  
For Cedardale Properties, LLC

### CITY PUBLIC WORKS DIRECTOR:

The above-described property will be combined or aggregated with contiguous property owned by the Grantee. This boundary line adjustment is hereby approved this 4<sup>th</sup> day of

June, 2026.

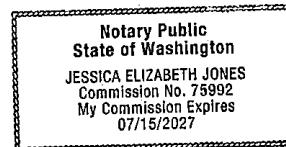
[Signature]  
Public Works Director

STATE OF WASHINGTON )

)SS

COUNTY OF Skagit )

I certify that i know or have satisfactory evidence that Paul Hagman is the person who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was/were authorized to execute the instrument and acknowledged it as the Managing Partner of Cedardale Properties, LLC, a Washington Limited Liability Company to be the free and voluntary act such party for the uses and the purposes mentioned in the instrument.

Dated 5/27/26Signature Jessie Jones(print name) Jessica Jones  
Notary public in and for the state of washingtonResiding at Skagit Co.My appointment expires July 15, 2027

THOSE PORTIONS OF LOTS 2 AND 3 OF BINDING SITE PLAN NO. LU08-058, UNDER AUDITOR'S FILE NO. 200909220049 LYING WEST AND SOUTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 89°00'06" WEST ALONG THE SOUTH LINE THEREOF 180.03 FEET TO THE TRUE POINT OF BEGINNING OF SAID DESCRIBED LINE; THENCE NORTH 04°22'48" EAST 349.02 FEET; THENCE NORTH 17°10'31" WEST 78.25 FEET; THENCE NORTH 62°28'08" WEST 183.84 FEET TO THE WEST LINE OF SAID LOT 2 AND THE END OF THIS DESCRIBED LINE.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

**EXHIBIT A-1****BEFORE BOUNDARY LINE ADJUSTMENT LEGAL DESCRIPTIONS**

TPN. P135277: LOT 3, CITY OF MOUNT VERNON SHORT PLAT NO. PLAN 20-0341, APPROVED OCTOBER 9, 2020 AND RECORDED OCTOBER 12, 2020, UNDER AUDITORS FILE NO. 202010120150; BEING A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

TOGETHER WITH THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. ALSO BEING A PORTION OF LOT 3, CITY OF MOUNT VERNON BINDING SITE PLAN LAND USE NO. LU-08-058, APPROVED JUNE 16, 2009, AND RECORDED SEPTEMBER 22, 2009, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200909220049 AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 3, CITY OF MOUNT VERNON SHORT PLAT NO. PLAN-20-0341, APPROVED OCTOBER 9, 2020, AND RECORDED OCTOBER 12, 2020, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 202010120150; THENCE SOUTH 62°28'16" EAST ON A SOUTHEASTERLY PROJECTION OF THE NORTHERLY LINE OF SAID LOT 3 FOR A DISTANCE OF 6.68 FEET, MORE OR LESS, TO AN EXISTING NORTH-SOUTH FENCE LINE; THENCE ALONG SAID FENCE LINE SOUTH 1°09'23" WEST FOR A DISTANCE OF 24.24 FEET; THENCE SOUTH 0°56'27" WEST FOR A DISTANCE OF 60.23 FEET; THENCE SOUTH 1°18'27" WEST FOR A DISTANCE OF 37.93 FEET; THENCE SOUTH 1°18'45" WEST FOR A DISTANCE OF 24.98 FEET, MORE OR LESS, TO A POINT ON THE SOUTHEASTERLY PROJECTION OF THE SOUTHERLY LINE OF SAID LOT 3; THENCE NORTH 62°28'16" WEST ALONG THE PROJECTED SOUTHERLY LINE OF SAID LOT 3 FOR A DISTANCE OF 9.21 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID LOT 3 AT A POINT BEARING SOUTH 2°01'16" WEST FROM THE POINT OF BEGINNING; THENCE NORTH 2°01'16" EAST FROM THE EASTERLY LINE OF SAID LOT 3 FOR A DISTANCE OF 146.27 FEET TO THE POINT OF BEGINNING.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

TPN. P135278: LOT 4, CITY OF MOUNT VERNON SHORT PLAT NO. PLAN 20-0341, APPROVED OCTOBER 9, 2020 AND RECORDED OCTOBER 12, 2020, UNDER AUDITORS FILE NO. 202010120150; BEING A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

TOGETHER WITH THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. ALSO BEING A PORTION OF LOT 3, CITY OF MOUNT VERNON BINDING SITE PLAN LAND USE NO. LU-08-058, APPROVED JUNE 16, 2009, AND RECORDED SEPTEMBER 22, 2009, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200909220049 AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 4, CITY OF MOUNT VERNON SHORT PLAT NO. PLAN-20-0341, APPROVED OCTOBER 9, 2020, AND RECORDED OCTOBER 12, 2020, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 202010120150; THENCE SOUTH 62°28'16" EAST ON A SOUTHEASTERLY PROJECTION OF THE NORTHERLY LINE OF SAID LOT 4 FOR A DISTANCE OF 9.21 FEET, MORE OR LESS, TO AN EXISTING

**EXHIBIT A-2****BEFORE BOUNDARY LINE ADJUSTMENT LEGAL DESCRIPTIONS**

NORTH-SOUTH FENCE LINE; THENCE ALONG SAID FENCE LINE SOUTH 1°18'58" WEST FOR A DISTANCE OF 45.15 FEET; THENCE SOUTH 0°36'44" WEST FOR A DISTANCE OF 10.50 FEET; THENCE SOUTH 1°30'44" WEST FOR A DISTANCE OF 48.64 FEET; THENCE SOUTH 1°34'46" WEST FOR A DISTANCE OF 45.88 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY PROJECTION OF THE SOUTHERLY LINE OF SAID LOT 4; THENCE NORTH 87°58'43" WEST ALONG THE PROJECTED SOUTHERLY LINE OF SAID LOT 4 FOR A DISTANCE OF 9.91 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID LOT 4 AT A POINT BEARING SOUTH 2°01'16" WEST FROM THE POINT OF BEGINNING; THENCE NORTH 2°01'16" EAST FROM THE EASTERLY LINE OF SAID LOT 4 FOR A DISTANCE OF 154.13 FEET TO THE POINT OF BEGINNING.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

TPN. P29401: LOT 5, CITY OF MOUNT VERNON SHORT PLAT NO. PLAN 20-0341, APPROVED OCTOBER 9, 2020 AND RECORDED OCTOBER 12, 2020, UNDER AUDITORS FILE NO. 202010120150; BEING A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

TOGETHER WITH THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. ALSO BEING A PORTION OF LOT 3, CITY OF MOUNT VERNON BINDING SITE PLAN LAND USE NO. LU-08-058, APPROVED JUNE 16, 2009, AND RECORDED SEPTEMBER 22, 2009, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200909220049 AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 5, CITY OF MOUNT VERNON SHORT PLAT NO. PLAN-20-0341, APPROVED OCTOBER 9, 2020, AND RECORDED OCTOBER 12, 2020, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 202010120150; THENCE SOUTH 87°58'43" EAST ON AN EASTERLY PROJECTION OF THE NORTHERLY LINE OF SAID LOT 4 FOR A DISTANCE OF 9.91 FEET, MORE OR LESS, TO AN EXISTING NORTH-SOUTH FENCE LINE; THENCE ALONG SAID FENCE LINE SOUTH 1°34'46" WEST FOR A DISTANCE OF 2.05 FEET; THENCE SOUTH 1°06'07" WEST FOR A DISTANCE OF 56.91 FEET; THENCE SOUTH 1°33'35" WEST FOR A DISTANCE OF 95.27 FEET; THENCE SOUTH 1°46'15" WEST FOR A DISTANCE OF 51.30 FEET TO THE SOUTHEAST CORNER OF SAID FENCE LINE AT THE SOUTHEASTERLY PROJECTION OF THE NORTH LINE OF THAT CERTAIN PARCEL SHOWN ON RECORD OF SURVEY MAP RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201901090077; THENCE NORTH 87°46'54" WEST ALONG SAID NORTHERLY LINE FOR A DISTANCE OF 512.90 FEET, MORE OR LESS, TO THE SOUTHEASTERLY RIGHT-OF-WAY MARGIN OF CEDARDALE ROAD AT A POINT BEARING SOUTH 27°32'27" WEST FROM THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 27°32'27" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY MARGIN OF CEDARDALE ROAD FOR A DISTANCE OF 15.69 FEET, MORE OR LESS, TO SAID SOUTHWEST CORNER OF LOT 5; THENCE SOUTH 89°37'33" EAST ALONG THE SOUTH LINE OF SAID LOT 5 FOR A DISTANCE OF 494.52 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5 AT A POINT BEARING SOUTH 2°01'16" WEST FROM THE POINT OF BEGINNING; THENCE NORTH 2°01'16" EAST ALONG THE EASTERLY LINE OF SAID LOT 5 FOR A DISTANCE OF 175.39 FEET TO THE POINT OF BEGINNING.

SITUATED IN SKAGIT COUNTY, WASHINGTON

**EXHIBIT A-3****BEFORE BOUNDARY LINE ADJUSTMENT LEGAL DESCRIPTIONS**

TPN. P128693: LOT 2, OF BINDING SITE PLAN NO. LU08-058 AS RECORDED SEPTEMBER 22, 2009, UNDER AUDITOR'S FILE NO. 200909220049; BEING AN AMENDMENT TO BINDING SITE PLAN NO. PL01-0518 AS RECORDED FEBRUARY 2, 2004 UNDER AUDITOR'S FILE NO. 200402020080, BEING A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.;

EXCEPT THAT PORTION LYING WITHIN QUIET TITLE JUDGMENT FILED SEPTEMBER 2, 2021, UNDER SKAGIT COUNTY CAUSE NO. 21-2-00468-29. SAID JUDGMENT WAS ALSO RECORDED ON SEPTEMBER 29, 2021 AS SKAGIT COUNTY AUDITOR'S FILE NO. 202109290078.

TPN. P128694: LOT 3, OF BINDING SITE PLAN NO. LU08-058 AS RECORDED SEPTEMBER 22, 2009, UNDER AUDITOR'S FILE NO. 200909220049; BEING AN AMENDMENT TO BINDING SITE PLAN NO. PL01-0518 AS RECORDED FEBRUARY 2, 2004 UNDER AUDITOR'S FILE NO. 200402020080, BEING A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.;

EXCEPT THAT PORTION LYING WITHIN QUIET TITLE JUDGMENT FILED SEPTEMBER 2, 2021, UNDER SKAGIT COUNTY CAUSE NO. 21-2-00468-29. SAID JUDGMENT WAS ALSO RECORDED ON SEPTEMBER 29, 2021 AS SKAGIT COUNTY AUDITOR'S FILE NO. 202109290078.

**EXHIBIT B**  
**AFTER BOUNDARY LINE ADJUSTMENT LEGAL DESCRIPTIONS**

**PARCEL 'A' LEGAL DESCRIPTION AFTER ADJUSTMENT**

LOTS 3, 4 AND 5 OF CITY OF MOUNT VERNON SHORT PLAT NO. PLAN 20-0341, UNDER AUDITORS FILE NO. 202010120150.

TOGETHER WITH THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. ALSO BEING A PORTION OF LOTS 2 AND 3, CITY OF MOUNT VERNON BINDING SITE PLAN LAND USE NO. LU-08-058, APPROVED JUNE 16, 2009, AND RECORDED SEPTEMBER 22, 2009, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200909220049, LYING WEST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHWEST CORNER SAID LOT 3 OF SAID SHORT PLAT;  
THENCE SOUTH 62°28'08" EAST, ALONG THE NORTH LINE THEREOF, 241.68 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING SOUTH 62°28'08" EAST 183.84 FEET;  
THENCE SOUTH 17°10'31" EAST 78.25 FEET;  
THENCE SOUTH 04°22'48" WEST 349.02 FEET TO THE SOUTH LINE OF SAID BINDING SITE PLAN AND THE TERMINUS OF SAID LINE.

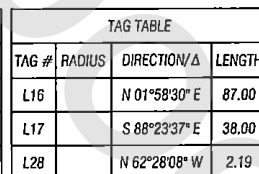
SITUATED IN SKAGIT COUNTY, WASHINGTON.

**PARCEL 'B' LEGAL DESCRIPTIONS AFTER ADJUSTMENT**

THOSE PORTIONS OF LOTS 2 AND 3 OF BINDING SITE PLAN NO. LU08-058, UNDER AUDITOR'S FILE NO. 200909220049 LYING EAST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHWEST CORNER SAID LOT 2;  
THENCE SOUTH 02°01'24" WEST, ALONG THE WEST LINE THEREOF, 333.53 FEET, TO THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 62°28'08" EAST 181.65 FEET;  
THENCE SOUTH 17°10'31" EAST 78.25 FEET;  
THENCE SOUTH 04°22'48" WEST 349.02 FEET TO THE SOUTH LINE OF SAID BINDING SITE PLAN AND THE TERMINUS OF SAID LINE.

SITUATED IN SKAGIT COUNTY, WASHINGTON.



6/1/2026

