UNOFFICIAL DOCUMENT

202408160018
08/16/2024 09:22 AM Pages: 1 of 11 Fees: $313.50
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20241787
AUG 16 2024
Amount Paid $2405.00
Skagit Co. Treasurer
By LT Deputy

Quitclaim Deed

(Boundary Line Adjustment)

Grantor: Cheri L. Olis AHSP
Grantees: Mark A. Handy & Valencia M. Handy h/w
Legal Description: ptn SW ¼ SE ¼ SE ¼ 13-35N-4EWM
Assessor's Property Tax Parcel or Account Nos.: P36522
Reference Nos of Documents Assigned or Released: P122991

THIS INDENTURE is made this 7th day of August, 2024, between Cheri L. Olis, as her separate property, Grantor, and Mark A. Handy & Valencia M. Handy, h/w, Grantees.

Recitals

a. Grantor is the owner of the property bearing Skagit County Assessor's parcel no. P36522, more particularly described in the attached Exhibit A.

b. Grantees are the owners of the property bearing Skagit County Assessor's parcel no. P122991, more particularly described in the attached Exhibit B.

c. The parties wish to reconfigure and adjust the boundaries amongst the said parcels, with a portion of Grantor's property, described in the attached Exhibit C, to be incorporated into Grantees' property.

d. The adjusted description of Grantor's property is set forth in the attached Exhibit D.

e. The adjusted description of Grantees' property is set forth in the attached Exhibit E.

f. A diagram showing the adjusted boundaries of the two parcels is attached as Exhibit F.

Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, and for other good and valuable consideration in hand paid, namely the payment of One Hundred Fifty Thousand Dollars ($150,000) grantor does hereby QUIT CLAIM to the grantees all of her interest in the real property lying and being in the county of Skagit and State of Washington, and described in the attached Exhibit C.

This boundary adjustment is not for the purpose of creating an additional building lot.

Cheri L. Olis
CHERI L. OLIS

STATE OF WASHINGTON)
:ss
COUNTY OF SKAGIT)

On this day personally appeared before me Cheri L. Olis, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 7 day of AUGUST, 2024.

KEVIN GORDON LISSER
APPOINTMENT EXPIRES
March 15, 2026
NOTARY
PUBLIC
COMM # 22013685
STATE OF WASHINGTON

NOTARY PUBLIC in and for the State of Washington, residing at MOUNT VERNON.
My commission expires: 3-15-26
Name: KEVIN LISSER

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City Approval

Exhibits "A" and "B" describes the properties prior to boundary line adjustment, Exhibit "C" describes the portion of Exhibit "A" property to be combined with Exhibit "B" property, Exhibits "D" and "E" describe the properties after boundary line adjustment and Exhibit "F" is a map reflecting the property before and after adjustments.

This lot line adjustment is not for the purposes of creating an additional lot (SWMC 16.16.030(D)).

Approved by the City of Sedro-Woolley

The within and foregoing Boundary Line Adjustment has been examined for conformance with the provisions of Title 16 and Title 17 of the Sedro-Woolley Municipal Code and is hereby approved this 7 day of August, 2024.

Planning Director

City Engineer

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Exhibit "A"

Cheri L. Olis, a married woman as her separate estate, Parcel
Prior to Boundary Line Adjustment
(Portion of Skagit County Assessor's Parcel No. P-36522)

The West 137 feet 4 inches (137.33') of the East 357 feet 4 inches (357.33') of the Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 13, Township 35 North, Range 4 East, W.M.,

EXCEPT the as built and existing road running along the South line thereof commonly known as the John Liner Road.

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

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.



6-27-24

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Exhibit "B"

Mark A. Handy and Valencia M. Handy, a married couple, Parcel Prior to Boundary Line Adjustment (Portion of Skagit County Assessor's Parcel No. P-122991)

Lot B, Sedro-Woolley Short Plat No. SW-05-2655, approved May 12, 2005, recorded May 13, 2005, under Auditor's File No. 200505130092, records of Skagit County, Washington; being a portion of the Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 13, Township 35 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for road and utilities as shown on the face of Sedro-Woolley Short Plat No. SW-28-89, approved April 28, 1989, recorded June 27, 1989 in Volume 8 of Short Plats, page 136, under Auditor's File No. 8906270031, records of Skagit County, Washington;

AND TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across the West 15 feet of Lot 3 of said Sedro-Woolley Short Plat No. SW-28-89, as reserved by instrument recorded January 19, 1990, under Auditor's File No. 9001190018, records of Skagit County, Washington;

AND TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across the East 15 feet of the West 5 feet of the South 163.64 feet of Lot 4 of said Sedro-Woolley Short Plat No. SW-28-89, as reserved by instrument recorded April 20, 1990, under Auditor's File No. 9004200041, records of Skagit County, Washington;

AND ALSO TOGETHER WITH a non-exclusive easement for sanitary sewer line over, under and across the West 5 feet of Lot 2 of said Sedro-Woolley Short Plat No. SW-28-89, with the right of ingress and egress for maintenance, repair, and/or replacement of the same, as reserved in instrument recorded November 13, 1989, under Auditor's File No. 8911130024, records of Skagit County, Washington.

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

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.



6-27-24

UNOFFICIAL DOCUMENT

Exhibit "C"

Portion of Cheri L. Olis, a married woman as her separate estate, Parcel (Portion of Skagit County Assessor's Parcel No. P-36522) to be conveyed to Mark A. Handy and Valencia M. Handy, a married couple, Parcel (Portion of Skagit County Assessor's Parcel No. P-122991)

That portion of the Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 13, Township 35 North, Range 4 East, W.M., described as follows:

BEGINNING at the Northwest corner of Lot B, Short Plat No. SW-05-2655, approved May 12, 2005, and recorded May 13, 2005 under Auditor's File No. 200505130092, records of Skagit County, Washington;
thence North 00°20'32" West along the Northerly extension of the West line of said Lot B, Short Plat No. SW-05-2655 for a distance of 100.34 feet, more or less, to the North line of said Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 13, Township 35 North, Range 4 East, W.M.;
thence North 85°38'45" West along said North line for a distance of 137.79 feet, more or less, to the Northwest corner of the West 137 feet 4 inches (137.33 feet) of the East 357 feet 4 inches (357.33 feet) of said Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4, also being the Northeast corner of that certain parcel conveyed to Valley Baptist Church, Inc. by Quit Claim Deed recorded under Auditor's File No. 661212, and also as shown on that certain Record of Survey recorded under Skagit County Auditor's File No. 9907080010, records of Skagit County, Washington;
thence South 00°20'32" East along the West line of said West 137 feet 4 inches (137.33') of the East 357 feet 4 inches (357.33') of said Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 for a distance of 299.16 feet;
thence South 85°18'14" East for a distance of 137.86, more or less, to the West line of said Lot B, Short Plat No. SW-05-2655, at a point bearing South 00°20'32" East from the POINT OF BEGINNING and also North 00°20'32" West 5.00 feet from the Southwest corner of said Lot B, Short Plat SW-05-2655;
thence North 00°20'32" West along said West line of Lot B, Short Plat No. SW-05-2655 for a distance of 299.99 feet, more or less, 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 City of Sedro-Woolley, County of Skagit, State of Washington.

The above described parcel will be combined or aggregated with contiguous property to the East (Parcel No. P-122991) owned by the grantee. This Lot Boundary Line Adjustment is not for the purpose of creating an additional Lot (SWMC 16.16.030(D)).



6-27-24

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Exhibit "D"

Cheri L. Olis, a married woman as her separate estate, Parcel
After Boundary Line Adjustment
(Portion of Skagit County Assessor's Parcel No. P-36522)

The West 137 feet 4 inches (137.33') of the East 357 feet 4 inches (357.33') of the Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 13, Township 35 North, Range 4 East, W.M.,

EXCEPT that portion of said Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 13, Township 35 North, Range 4 East, W.M., described as follows:

BEGINNING at the Northwest corner of Lot B, Short Plat No. SW-05-2655, approved May 12, 2005, and recorded May 13, 2005 under Auditor's File No. 200505130092, records of Skagit County, Washington;
thence North 00°20'32" West along the Northerly extension of the West line of said Lot B, Short Plat No. SW-05-2655 for a distance of 100.34 feet, more or less, to the North line of said Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 13, Township 35 North, Range 4 East, W.M.;
thence North 85°38'45" West along said North line for a distance of 137.79 feet, more or less, to the Northwest corner of the West 137 feet 4 inches (137.33 feet) of the East 357 feet 4 inches (357.33 feet) of said Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4, also being the Northeast corner of that certain parcel conveyed to Valley Baptist Church, Inc. by Quit Claim Deed recorded under Auditor's File No. 661212, and also as shown on that certain Record of Survey recorded under Skagit County Auditor's File No. 9907080010, records of Skagit County, Washington;
thence South 00°20'32" East along the West line of said West 137 feet 4 inches (137.33') of the East 357 feet 4 inches (357.33') of said Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 for a distance of 299.16 feet;
thence South 85°18'14" East for a distance of 137.86, more or less, to the West line of said Lot B, Short Plat No. SW-05-2655, at a point bearing South 00°20'32" East from the POINT OF BEGINNING and also North 00°20'32" West 5.00 feet from the Southwest corner of said Lot B, Short Plat SW-05-2655;
thence North 00°20'32" West along said West line of Lot B, Short Plat No. SW-05-2655 for a distance of 299.99 feet, more or less, to the POINT OF BEGINNING.

AND EXCEPT the as built and existing road running along the South line thereof commonly known as the John Liner Road.

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

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

Containing 46,322 sq ft, 1.06 acres



6-27-24

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Exhibit "E"

Mark A. Handy and Valencia M. Handy, a married couple, Parcel After Boundary Line Adjustment (Portion of Skagit County Assessor's Parcel No. P-122991)

Lot B, Sedro-Woolley Short Plat No. SW-05-2655, approved May 12, 2005, recorded May 13, 2005, under Auditor's File No. 200505130092, records of Skagit County, Washington; being a portion of the Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 13, Township 35 North, Range 4 East, W.M.

TOGETHER WITH that portion of said Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 13, Township 35 North, Range 4 East, W.M., described as follows:

BEGINNING at the Northwest corner of Lot B, Short Plat No. SW-05-2655, approved May 12, 2005, and recorded May 13, 2005 under Auditor's File No. 200505130092, records of Skagit County, Washington;
thence North 00°20'32" West along the Northerly extension of the West line of said Lot B, Short Plat No. SW-05-2655 for a distance of 100.34 feet, more or less, to the North line of said Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 13, Township 35 North, Range 4 East, W.M.;
thence North 85°38'45" West along said North line for a distance of 137.79 feet, more or less, to the Northwest corner of the West 137 feet 4 inches (137.33 feet) of the East 357 feet 4 inches (357.33 feet) of said Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4, also being the Northeast corner of that certain parcel conveyed to Valley Baptist Church, Inc. by Quit Claim Deed recorded under Auditor's File No. 661212, and also as shown on that certain Record of Survey recorded under Skagit County Auditor's File No. 9907080010, records of Skagit County, Washington;
thence South 00°20'32" East along the West line of said West 137 feet 4 inches (137.33') of the East 357 feet 4 inches (357.33') of said Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 for a distance of 299.16 feet;
thence South 85°18'14" East for a distance of 137.86, more or less, to the West line of said Lot B, Short Plat No. SW-05-2655, at a point bearing South 00°20'32" East from the POINT OF BEGINNING and also North 00°20'32" West 5.00 feet from the Southwest corner of said Lot B, Short Plat SW-05-2655;
thence North 00°20'32" West along said West line of Lot B, Short Plat No. SW-05-2655 for a distance of 299.99 feet, more or less, to the POINT OF BEGINNING.

AND TOGETHER WITH a non-exclusive easement for road and utilities as shown on the face of Sedro-Woolley Short Plat No. SW-28-89, approved April 28, 1989, recorded June 27, 1989 in Volume 8 of Short Plats, page 136, under Auditor's File No. 8906270031, records of Skagit County, Washington;

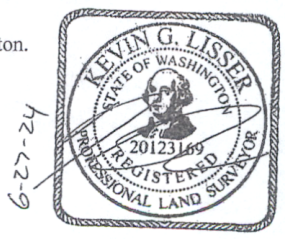
AND TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across the West 15 feet of Lot 3 of said Sedro-Woolley Short Plat No. SW-28-89, as reserved by instrument recorded January 19, 1990, under Auditor's File No. 9001190018, records of Skagit County, Washington;

AND TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across the East 15 feet of the West 5 feet of the South 163.64 feet of Lot 4 of said Sedro-Woolley Short Plat No. SW-28-89, as reserved by instrument recorded April 20, 1990, under Auditor's File No. 9004200041, records of Skagit County, Washington;

AND ALSO TOGETHER WITH a non-exclusive easement for sanitary sewer line over, under and across the West 5 feet of Lot 2 of said Sedro-Woolley Short Plat No. SW-28-89, with the right of ingress and egress for maintenance, repair, and/or replacement of the same, as reserved in instrument recorded November 13, 1989, under Auditor's File No. 8911130024, records of Skagit County, Washington.

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

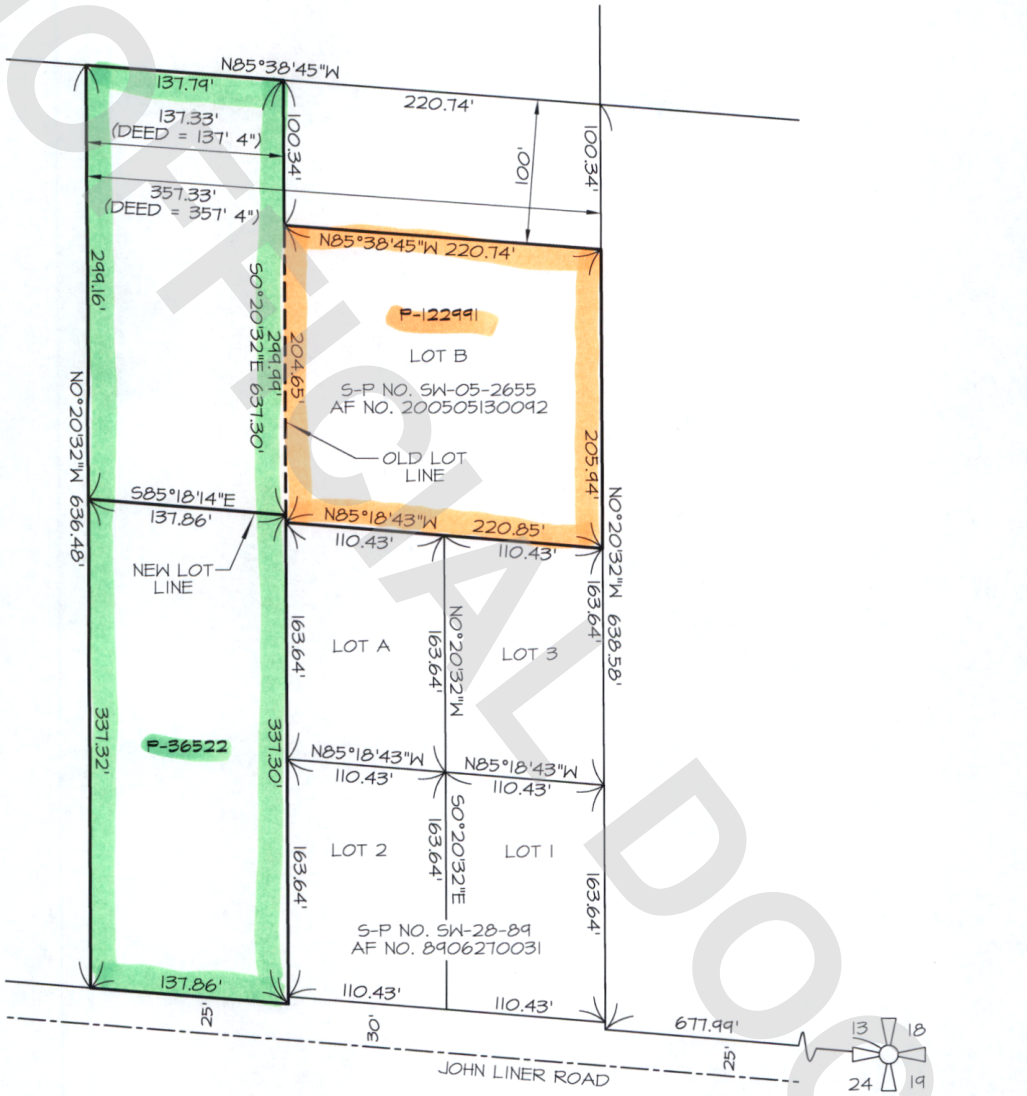
Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.
Containing 86,305 sq ft, 1.98 acres



12-12-24

EXHIBIT "F"
PRIOR TO BLA

FOR ADDITIONAL BOUNDARY, SUBDIVISION, EASEMENTS,
AND EXISTING CONDITIONS MAP, SEE RECORDED SURVEY MAP



SE SECTION CORNER
MON IN CASE
2" DISK W "X"
(JUNE 2024)





8-2-24

0 50 100

SCALE: 1" = 100'

SURVEY IN A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 13, T. 35 N., R. 4 E., W.M. SKAGIT COUNTY, WASHINGTON
FOR: MARK AND VALENCIA HANDY & CHERI OLIS

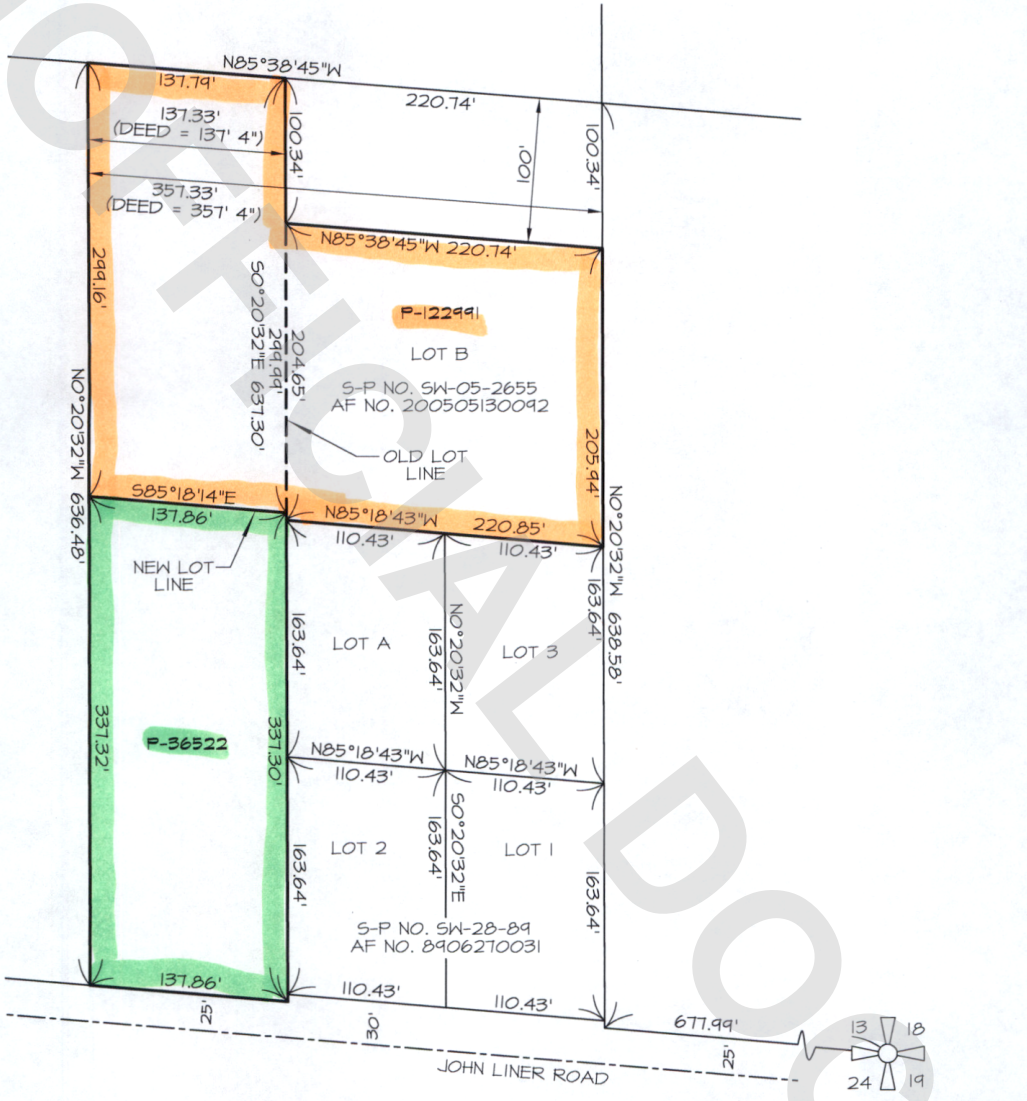
LISSER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
320 MILWAUKEE STREET
MOUNT VERNON, WA 98273 360-419-7442

DATE: 8/02/24
JOB: 24-040 EXHIBIT

UNOFFICIAL DOCUMENT

EXHIBIT "F"
AFTER BLA

FOR ADDITIONAL BOUNDARY, SUBDIVISION, EASEMENTS,
AND EXISTING CONDITIONS MAP, SEE RECORDED SURVEY MAP



SURVEY IN A PORTION OF THE SE 1/4 OF THE
SE 1/4 OF SECTION 13, T. 35 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: MARK AND VALENCIA HANDY &
CHERI OLIS

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320 MILWAUKEE STREET
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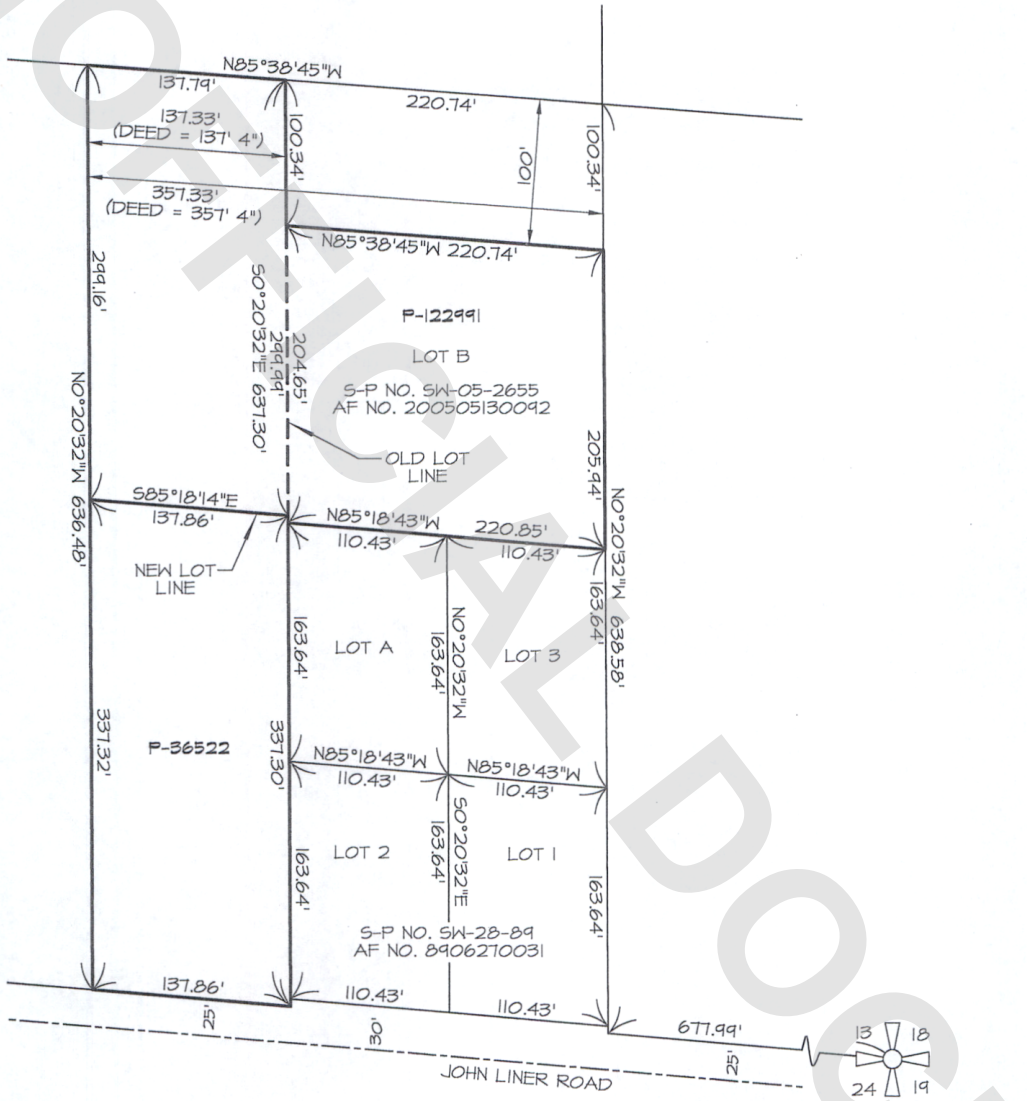
DATE: 8/02/24
JOB: 24-040 EXHIBIT

UNOFFICIAL DOCUMENT

UNOFFICIAL DOCUMENT

EXHIBIT "F"

FOR ADDITIONAL BOUNDARY, SUBDIVISION, EASEMENTS,
AND EXISTING CONDITIONS MAP, SEE RECORDED SURVEY MAP



SE SECTION CORNER
MON IN CASE
2" DISK W/ "X"
(JUNE 2024)

N

KEVIN G. LISSER
STATE OF WASHINGTON
20123169
REGISTERED
PROFESSIONAL LAND SURVEYOR

8-2-24

0 50 100

SCALE: 1" = 100'

SURVEY IN A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 13, T. 35 N., R. 4 E., W.M. SKAGIT COUNTY, WASHINGTON
FOR: MARK AND VALENCIA HANDY & CHERI OLIS

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

DATE: 6/24/24
JOB: 24-040 EXHIBIT