



202609180081

09/18/2026 04:00 PM 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

2026.3098
SEP 18 2026

Amount Paid \$ 2405.00
Skagit Co. Treasurer
By *[Signature]* Deputy

Quitclaim Deed
(Boundary Line Adjustment)

Chicago Title
620061325

Grantors: Mark A. Handy & Valencia M. Handy h/w

Grantee: Kimberley E. McSheridan

Legal Description: ptn SW ¼ SE ¼ SE ¼ 13-35N-4EWM

Assessor's Property Tax Parcel or Account Nos.: P81618; P122991

Reference Nos of Documents Assigned or Released: 202609180082

THIS INDENTURE is made this 17 day of AUGUST, 2026,
between Mark A. Handy & Valencia M. Handy, h/w, Grantor, and Kimberley E. McSheridan, an
unmarried person, Grantee.

Recitals

- a. Grantors are the owners of the property bearing Skagit County Assessor's parcel no. P122991, more particularly described in the attached Exhibit A.
- b. Grantee is the owner of the property bearing Skagit County Assessor's parcel no. P81618, 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 Grantors' property, described in the attached Exhibit C, to be incorporated into Grantee's property.
- d. The adjusted description of Grantors' property is set forth in the attached Exhibit D.
- e. The adjusted description of Grantee's property is set forth in the attached Exhibit E.

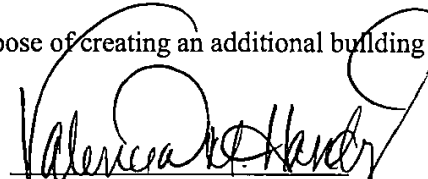
- f. A diagram showing the adjusted boundaries of the two parcels is attached as Exhibit F.

Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, and for other good and valuable consideration in hand paid, grantors do hereby QUIT CLAIM to the grantee all of their 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.

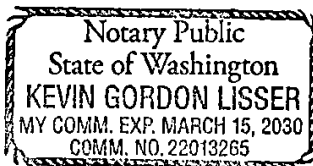

MARK A. HANDY


VALENCIA M. HANDY

STATE OF WASHINGTON)
)
) :ss
COUNTY OF SKAGIT)

On this day personally appeared before me Mark A. Handy, to me known to be one of the individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 17 day of AUGUST, 2026.

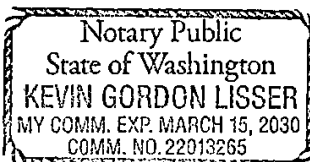



NOTARY PUBLIC in and for the State of Washington, residing at
MOUNT VERNON, WA
My commission expires: 3-15-30
Name: KEVIN LISSER

STATE OF WASHINGTON)
)
) :ss
COUNTY OF SKAGIT)

On this day personally appeared before me Valencia M. Handy, to me known to be one of the individuals 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 10 day of AUGUST, 2026.




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

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.

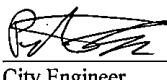
This lot line adjustment is not for the purposes of creating an additional lot (SWMC 16.16.030(D)).

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 3 day of September 2026.



Planning Director



City Engineer

Exhibit "A"

**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 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.

Containing 86,305 square feet, 1.98 acres



8-31-2026

Exhibit "B"

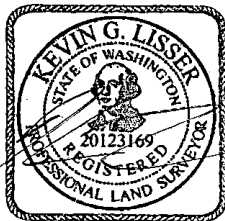
**Kimberly E. McSheridan, an unmarried person, Parcel
Prior to Boundary Line Adjustment
(Portion of Skagit County Assessor's Parcel No. P-81618)**

Lot 16, Madlung-Kirkpatrick Plat, according to the plat thereof, recorded in Volume 12 of Plats, page 75, 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 City of Sedro-Woolley, County of Skagit, State of Washington.

Containing 13,846 square feet, 0.32 acres



8-31-2026

Exhibit "C"

**Portion of Mark A. Handy and Valencia M. Handy, a married couple, Parcel
(Portion of Skagit County Assessor's Parcel No. P-122991)
to be conveyed to
Kimberly E. McSheridan, an unmarried person, Parcel
(Portion of Skagit County Assessor's Parcel No. P-81618)**

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.

Containing 41,140 square feet, 0.94 acres

The above described parcel will be combined or aggregated with contiguous property to the North
(Parcel No. P-81618) owned by the grantee. This Lot Boundary Line Adjustment is not for the
purpose of creating an additional Lot (SWMC 16.16.030(D)).



8-31-2026

Exhibit "D"**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 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;

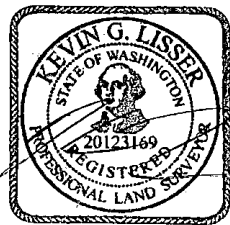
AND TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across the East 15 feet of the West 5 feet of the South 163.64 feet of Lot 4 of said Sedro-Woolley Short Plat No. SW-28-89, as reserved by instrument recorded April 20, 1990, under Auditor's File No. 9004200041, 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 45,165 square feet, 1.04 acres



8-31-2026

Exhibit "E"

**Kimberly E. McSheridan, an unmarried person, Parcel
After Boundary Line Adjustment
(Portion of Skagit County Assessor's Parcel No. P-81618)**

Lot 16, Madlung-Kirkpatrick Plat, according to the plat thereof, recorded in Volume 12 of Plats, page 75, records of Skagit County, Washington.

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.

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.

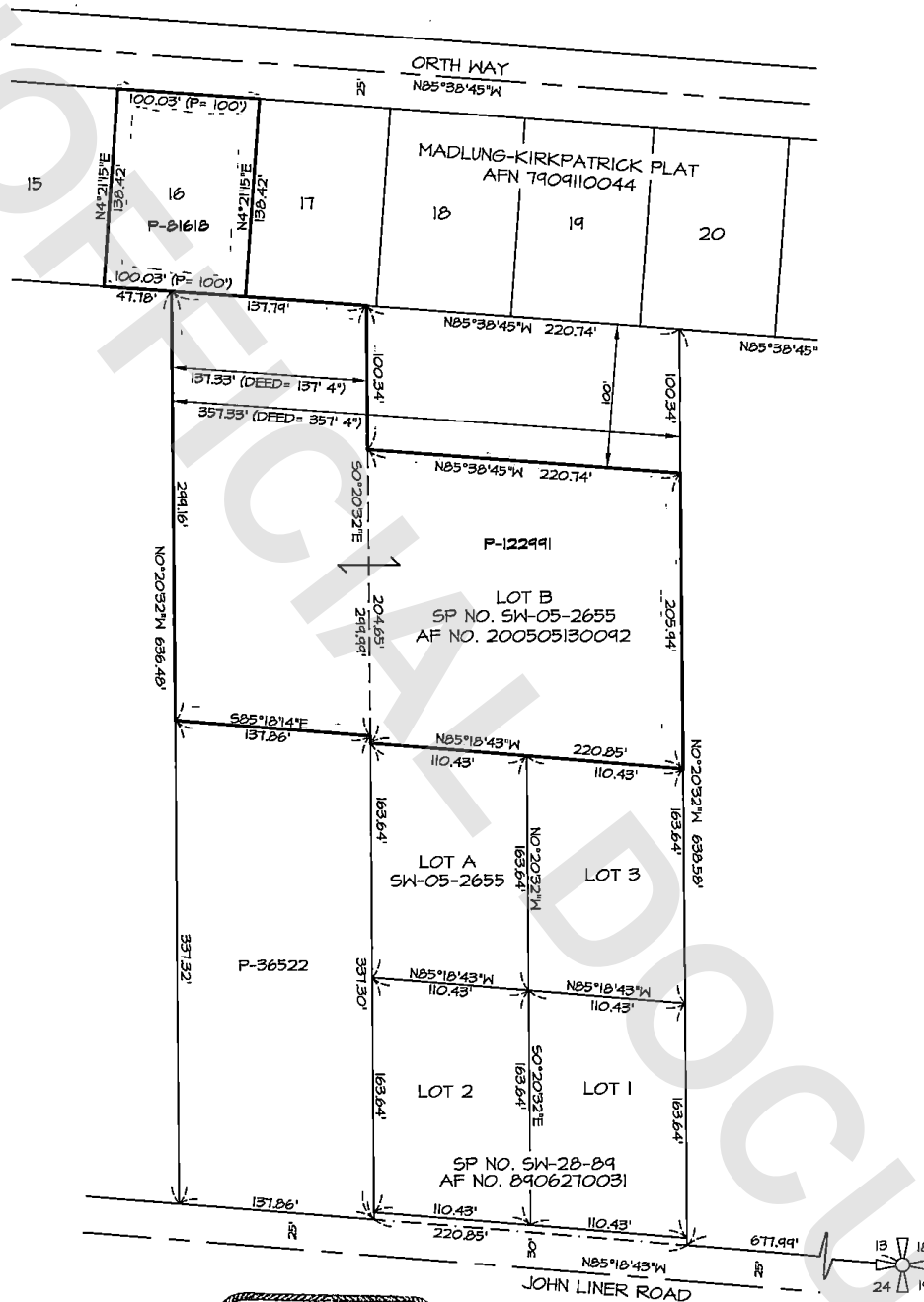
Containing 54,986 square feet, 1.26 acres



8-31-2026

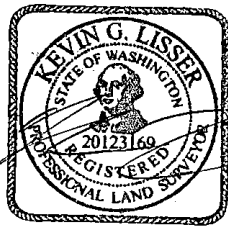
EXHIBIT "F" PRIOR TO BLA

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



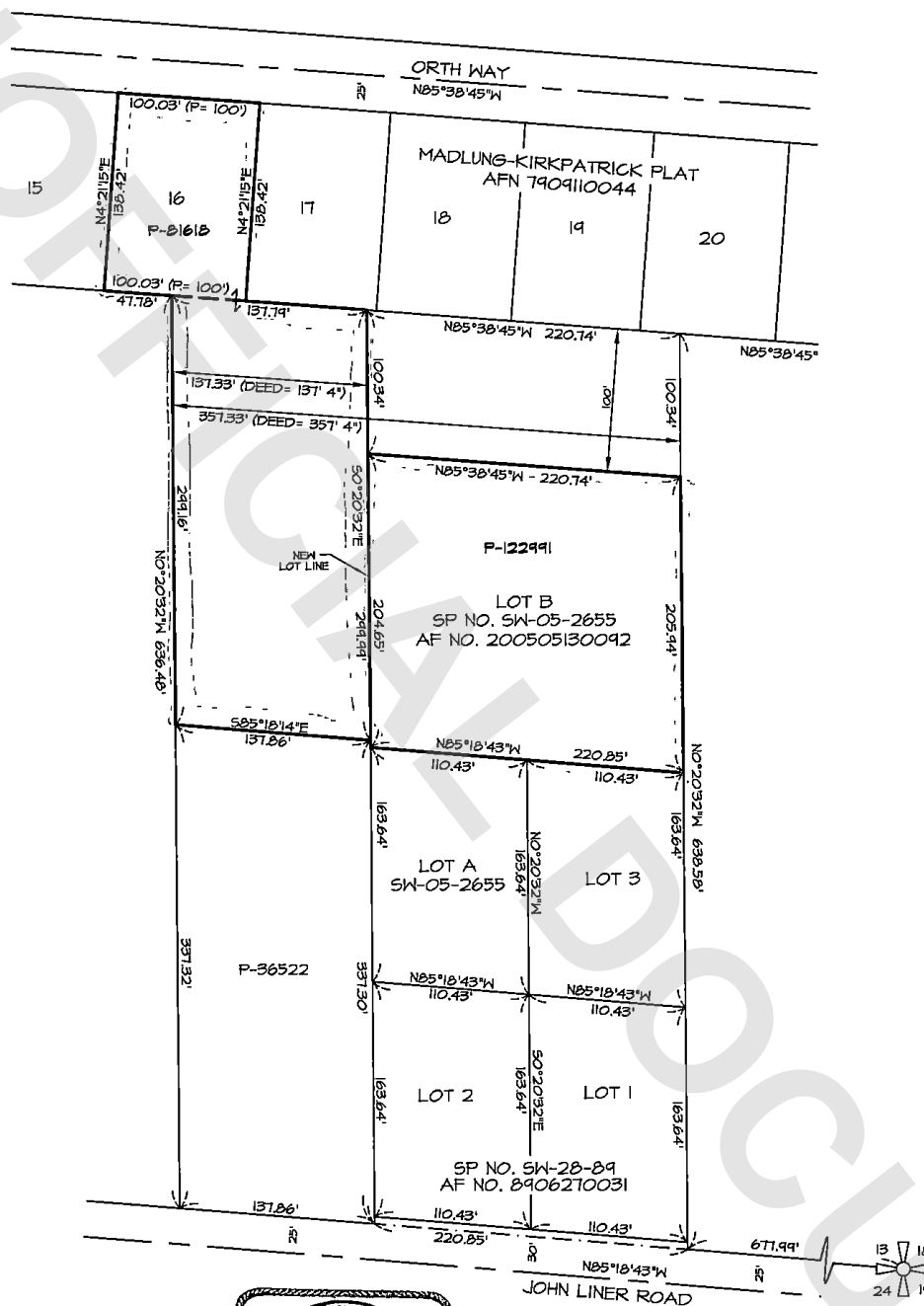
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SCALE: 1" = 100'



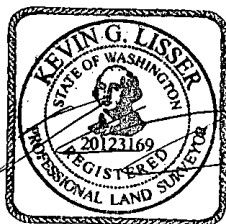
LISSE & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
320 MILWAUKEE STREET
MOUNT VERNON, WA 98273 360-419-7442

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



0 50 100

SCALE: 1" = 100'



8-31-2026

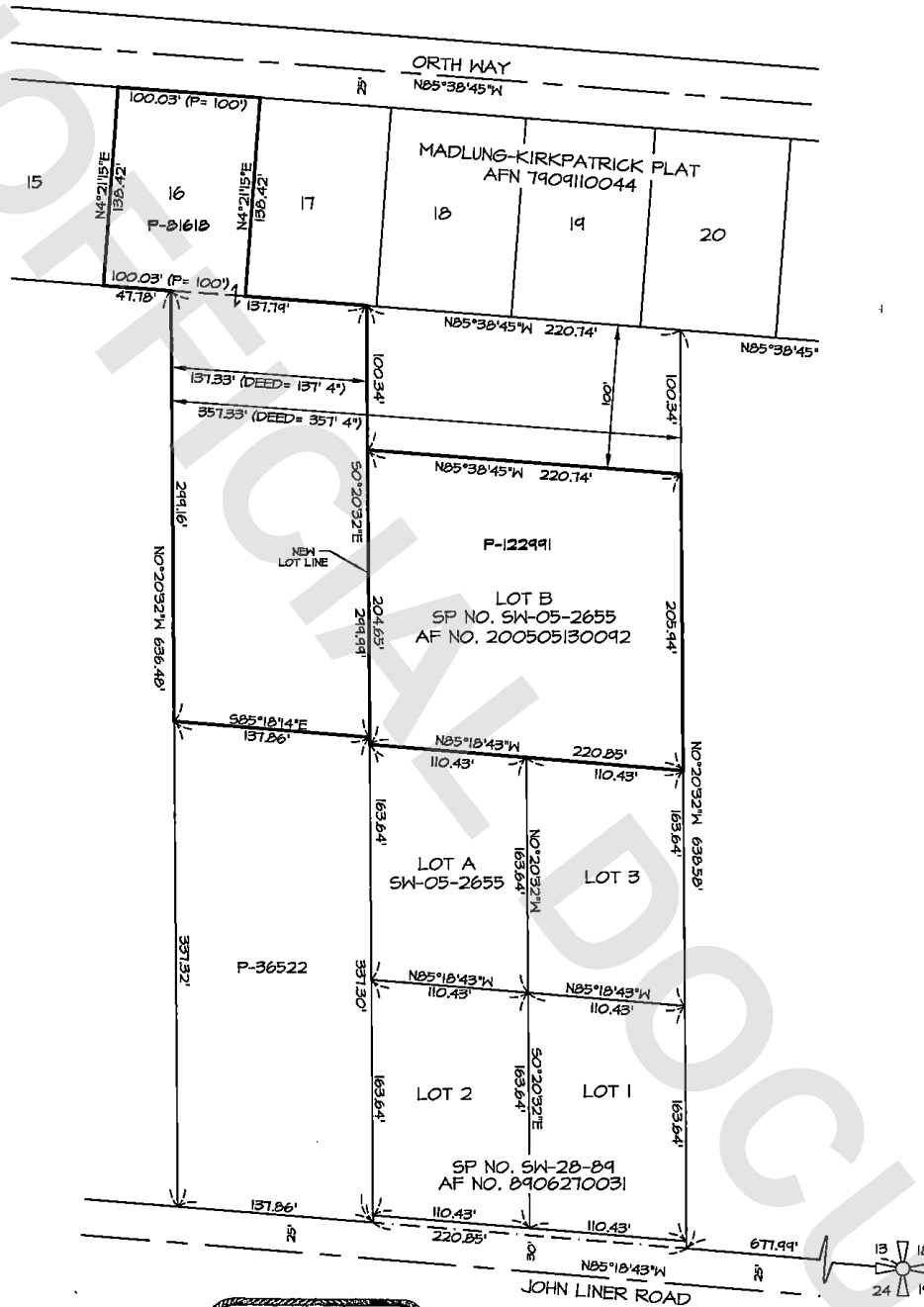
SURVEY IN A PORTION OF THE SE 1/4 OF THE
SE 1/4 OF SECTION 13, T. 35 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: KIM MCSHERIDAN

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

DATE: 8/31/26
JOB: 26-093 EXHIBIT

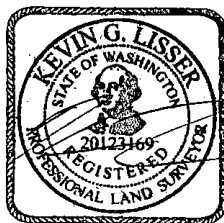
EXHIBIT "F"

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



0 50 100

SCALE: 1" = 100'



8-31-2026

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: KIM MCSHERIDAN

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

DATE: 8/31/26
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