



200603010121

Skagit County Auditor

3/1/2006 Page

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1

2:43PM

AFTER RECORDING MAIL TO:

Eron M. Berg and Shasta C. Marine

Filed for Record at Request of:

First American Title Of Skagit County

Escrow Number: 87239

## Statutory Warranty Deed

GRANTOR(s): JJM Bow LLC

GRANTEE(s): Eron M. Berg and Shasta C. Marine

Lot 11, Block 1, TOWN PLAT OF EDISON (HALLER'S ADDITION), together with portion of vacated Gilkey Ave.

Assessor's Tax Parcel Number(s): 4099-001-017-0003, P72950

THE GRANTOR JJM Bow LLC, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Eron M. Berg and Shasta C. Marine, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

That portion of vacated Gilkey Avenue attached to Lot 11 Block 1, "Town Plat of Edison", as per plat recorded in Volume 1 of Plats, Page 7, records of Skagit County, Washington, by operation of law described as follows:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 11; THENCE N89°13'30"E, ALONG THE EXTENTION OF THE SOUTH LINE OF SAID LOT 11, A DISTANCE OF 9.13 FEET TO THE TRUE POINT OF BEGINNING; THENCE N00°58'57"E A DISTANCE OF 33.02 FEET TO THE EXTENTION OF THE NORTH LINE OF SAID LOT 11; THENCE N89°13'30"E, ALONG SAID LINE A DISTANCE OF 11.14 FEET; THENCE S00°46'30"E A DISTANCE OF 33.00 FEET TO THE EXTENTION OF THE SOUTH LINE OF SAID LOT 11; THENCE S89°13'30"W A DISTANCE OF 12.15 FEET TO THE TRUE POINT OF BEGINNING.

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

Boundary Line Adjustment

Reviewed and Approved:

Dated this 1 day of March, 2006.Arce RoedeSkagit County Planning and Permit Center  
JJM Bow LLC:MAX TAUBERT

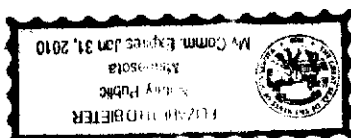
by:

Dated 2-17-06State of Washington Minnesota  
County of Skagit St. Louis SS:

I certify that I know or have satisfactory evidence Max Taubert the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument on oath stated he/she/they are authorized to execute the instrument and is \_\_\_\_\_ of \_\_\_\_\_ to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 2/17/06

Notary Public in and for the State of MN  
Residing at 930 N 7 Ave E, MN Dul  
My appointment expires: 1/2015

# 948  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 01 2006

Amount Paid  
By Max Taubert  
Skagit Co. Treasurer  
Deputy