

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:
Brian E. Clark
Skagit Law Group, PLLC
P. O. Box 336 / 227 Freeway Drive, Suite B
Mount Vernon, WA 98273



200604280142

Skagit County Auditor

4/28/2006 Page

1 of

7 1:02PM

PARTITION AGREEMENT

GRANTORS **BOUSLOG INVESTMENTS, LLC**, a Washington limited liability company;
 JBK INVESTMENTS, LLC, a Washington limited liability company

GRANTEES **BOUSLOG INVESTMENTS, LLC**, a Washington limited liability company;
 JBK INVESTMENTS, LLC, a Washington limited liability company

Abbreviated Legal: Lots 1E, 1F & 1G, Bay Ridge Business Park Binding Site Plan No. 00-0154; and Lots 2A & 2E, Bay Ridge Business Park BSP No. PL-03-0706

Additional on Page: Page 5

Assessor's Tax Parcel Nos.: P118507; P118509; P118511; P122068; P122074

THIS AGREEMENT is entered into this 25th day of Apr: 1, 2006, by and between **BOUSLOG INVESTMENTS, LLC**, a Washington limited liability company, and **JBK INVESTMENTS, LLC**, a Washington limited liability company, both referred to herein collectively as "Tenants in Common" and individually as "Tenant in Common" or "Tenant."

PARTITION AGREEMENT

RECITALS

WHEREAS, BOUSLOG INVESTMENTS, LLC, and JBK INVESTMENTS, LLC, each own an undivided one-half (1/2) fractional interest as tenants in common in real property, a portion of which is described in Exhibit "A" attached hereto and incorporated herein by this reference;

WHEREAS, the Tenants in Common desire by this agreement and deed to partition the portion of their real property described in Exhibit "A" on the following terms and conditions set forth below.

NOW, THEREFORE, the Grantors and Grantees enter into the following agreement and deed:

1. **JBK INVESTMENTS, LLC,** a Washington limited liability company, does hereby convey and quitclaim to **BOUSLOG INVESTMENTS, LLC,** a Washington limited liability company, an undivided one-half (1/2) fractional interest in Lot 1E, Lot 1F, and Lot 1G, Bay Ridge Business Park Binding Site Plan, BSP No. 00-0154, described in Exhibit "B" attached hereto and incorporated by this reference. Each fraction as used in this Section 1 is expressed as a fraction of the whole fee interest in Lot 1E, Lot 1F, and Lot 1G with the intent that, following the conveyance, **BOUSLOG INVESTMENTS, LLC,** will own the entire fee interest in Lot 1E, Lot 1F, and Lot 1G.

2. **BOUSLOG INVESTMENTS, LLC,** a Washington limited liability company, does hereby convey and quitclaim to **JBK INVESTMENTS, LLC,** a Washington limited liability company, an undivided one-half (1/2) interest in Lot 2A and Lot 2E, Bay Ridge Business Park Binding Site Plan, BSP No. PL-03-0706, described in Exhibit "C" attached hereto and incorporated herein by this reference. Each fraction as used in this Section 2 is expressed as a fraction of the whole fee interest in Lot 2A and Lot 2E with the intent that, following the conveyance, **JBK INVESTMENTS, LLC,** will hold the entire fee interest in Lot 2A and Lot 2E.

3. Grantees herein agree to take their lots subject to the lien for potential penalties for the removal of the property from open space classification.

4. The conveyances of the above-described fractional interests shall be subject to, and together with, all easements, reservations, restrictions, liens and other instruments of record.

5. The partition of the respective interests of the parties herein is the sole consideration given and received by the parties in exchange for the conveyances given

PARTITION AGREEMENT



and received. The conveyances are exempt from real estate excise tax as a partition of real property by tenants in common pursuant to RCW 82.45.010 and WAC 458-61A-204(2).

DATED this 25th day of April, 2006.

GRANTORS:

BOUSLOG INVESTMENTS, LLC

By John L. Bouslog
JOHN L. BOUSLOG, General Manager

JBK INVESTMENTS, LLC

By Barbara Bazant
BARBARA BAZANT, General Manager

GRANTEES:

BOUSLOG INVESTMENTS, LLC

By John L. Bouslog
JOHN L. BOUSLOG, General Manager

JBK INVESTMENTS, LLC

By Barbara Bazant
BARBARA BAZANT, General Manager

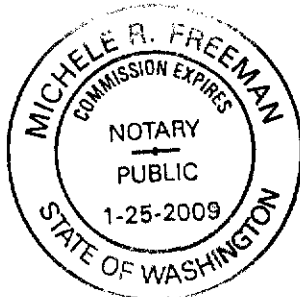
STATE OF WASHINGTON

COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that **JOHN L. BOUSLOG** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the **General Manager** of **BOUSLOG INVESTMENTS, LLC**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 25 day of April, 2006.



Michele R. Freeman
Printed Name Michele R. Freeman
NOTARY PUBLIC in and for the State of Washington
My Commission Expires January 25, 2009

PARTITION AGREEMENT

-3-

\\Maingate\shared\HOME\BRIANA - K\BOUSLOG PROPERTIES\Partition of Bay Ridge Lo



200604280142

Skagit County Auditor

4/28/2006 Page

3 of

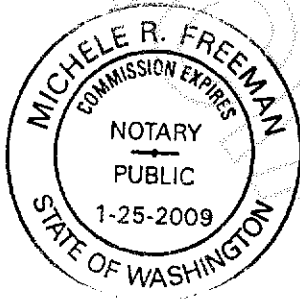
7 1:02PM

STATE OF WASHINGTON
COUNTY OF ~~KING~~ ^{Skagit}

SS.

I certify that I know or have satisfactory evidence that **BARBARA BAZANT** is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the **General Manager** of **JBK INVESTMENTS, LLC**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 25 day of April, 2006.



Michele R. Freeman
Printed Name Michele R. Freeman
NOTARY PUBLIC in and for the State of Washington
My Commission Expires January 25, 2009

PARTITION AGREEMENT

-4-

\\Maingate\shared\HOME\ BRIAN\A - K\BOUSLOG PROPERTIES\Partition of Bay Ridge I



200604280142
Skagit County Auditor

EXHIBIT "A"
(Legal Description: All Lots)

Lot 1E, Lot 1F and Lot 1G of BAY RIDGE BUSINESS PARK BINDING SITE PLAN, BSP No. 00-0154, approved October 29, 2001, and recorded October 29, 2001, under Auditor's File No. 200110290120, records of Skagit County, Washington; being a portion of the East Half of the Northeast Quarter of Section 3, Township 34 North, Range 3 East of the Willamette Meridian.

Lot 2A and Lot 2E of BAY RIDGE BUSINESS PARK BINDING SITE PLAN, BSP No. PL-03-0706, approved June 8, 2004, and recorded July 9, 2004, under Auditor's File No. 200407090108, records of Skagit County, Washington; being a portion of the East Half of the Northeast Quarter of Section 3, Township 34 North, Range 3 East of the Willamette Meridian.

PARTITION AGREEMENT

-5-

\\Maingate\shared\HOME\BRIANA - K\BOUSLOG PROPERTIES\Partition of Bay Ridge I



200604280142
Skagit County Auditor

EXHIBIT "B"

(Legal Description: Lots Conveyed to Bouslog Investment, LLC)

Lot 1E, Lot 1F and Lot 1G of BAY RIDGE BUSINESS PARK BINDING
SITE PLAN, BSP No. 00-0154, approved October 29, 2001, and recorded
October 29, 2001, under Auditor's File No. 200110290120, records of
Skagit County, Washington; being a portion of the East Half of the
Northeast Quarter of Section 3, Township 34 North, Range 3 East of the
Willamette Meridian.

PARTITION AGREEMENT

-6-

\\Maingate\shared\HOME\ BRIAN\A - K\BOUSLOG PROPERTIES\Partition of Bay I



200604280142
Skagit County Auditor

EXHIBIT "C"
(Legal Description: Lots Conveyed to JBK Investments, LLC)

Lot 2A and Lot 2E of BAY RIDGE BUSINESS PARK BINDING SITE
PLAN, BSP No. PL-03-0706, approved June 8, 2004, and recorded July 9,
2004, under Auditor's File No. 200407090108, records of Skagit County,
Washington; being a portion of the East Half of the Northeast Quarter of
Section 3, Township 34 North, Range 3 East of the Willamette Meridian.

PARTITION AGREEMENT

-7-

\\Maingate\shared\HOME\ BRIAN\A - K\BOUSLOG PROPERTIES\Partition of Bay Rid



200604280142
Skagit County Auditor

4/28/2006 Page

7 of

7

1:02PM