



200708130164

Skagit County Auditor

8/13/2007 Page 1 of 7 2:04PM

When recorded return to:

Craig Sjostrom
411 Main Street
Mount Vernon, Washington 98273

STIPULATION & ORDER RE: BOUNDARY LINE DISPUTE

Grantor: (1) Kent Van Egdome
(2) Anna Van Egdome

Grantees: (1) Robert W. Bower
(2) Wei D. Bower

Legal Description: Lots 5 &6, Rancho San Juan Del Mar

Additional Legal Description Located on Page 2

Assessor's Property Tax Parcel or Account No.: P68248; P68249

Reference Nos of Documents Assigned or Released: N/A

2007 AUG 13 PM 1:20

ORIGINAL
IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

ROBERT W. BOWER & WEI D. BOWER,
husband and wife,

Plaintiffs,

v.

KENT VAN EGDOM & ANNA VAN
EGDOM, husband and wife,

Defendants.

NO. 06-2-00797-5

STIPULATION AND ORDER
REGARDING PROPERTY LINE
DISPUTE

I. STIPULATION

The parties hereby stipulate and agree to the following:

1. The current legal description of the plaintiffs' property is:

Lot 6, "Rancho San Juan Del Mar, Subdivision No. 2," as per the plat thereof recorded in Volume 5 of Plats, page 30, records of Skagit County, Washington.

2. The current legal description of the defendants' property is:

Lot 5 "Rancho San Juan Del Mar, Subdivision No. 2," as per the plat thereof recorded in Volume 5 of Plats, page 30, records of Skagit County, Washington.

3. The legal description of the portion of defendants' property that is by this agreement and accompanying Court order conveyed by defendants to plaintiffs



1 ("disputed area") is:

2 BEGINNING AT THE SOUTHEAST CORNER OF SAID
3 LOT 6; THENCE SOUTH 75°38'25" WEST A DISTANCE OF 26.57
4 FEET; THENCE NORTH 72°25'50" WEST A DISTANCE OF 15.70
5 FEET TO A POINT THAT IS 2.00 FEET SOUTH OF THE SOUTH
6 LINE OF SAID LOT 6; THENCE NORTH 89°49'26" WEST
7 PARALLEL TO SAID SOUTH LINE TO THE ORDINARY HIGH
8 WATER LINE OF BURROWS BAY.

9 4. The new legal description of plaintiffs' property is:

10 LOT 6, P68249, TAX ACCT. NO. 3973-000-006-001
11 LOTS 6, PLAT OF RANCHO SAN JUAN DEL MAR, DIVISION
12 2, AS RECORDED IN VOLUME 5 OF PLATS, PAGE 30,
13 RECORDS OF SKAGIT COUNTY, WASHINGTON TOGETHER
14 WITH THAT PORTION OF LOT 5, SAID PLAT, DESCRIBED AS
15 FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID
16 LOT 6; THENCE SOUTH 75°38'25" WEST A DISTANCE OF 26.57
17 FEET; THENCE NORTH 72°25'50" WEST A DISTANCE OF 15.70
18 FEET TO A POINT THAT IS 2.00 FEET SOUTH OF THE SOUTH
19 LINE OF SAID LOT 6; THENCE NORTH 89°49'26" WEST
20 PARALLEL TO SAID SOUTH LINE TO THE ORDINARY HIGH
21 WATER LINE OF BURROWS BAY.

22 5. The new legal description of defendants' property is:

23 LOT 5, P68248, TAX ACCT. NO. 3973-000-005-0002
24 LOTS 5, PLAT OF RANCHO SAN JUAN DEL MAR, DIVISION
25 2, AS RECORDED IN VOLUME 5 OF PLATS, PAGE 30,
26 RECORDS OF SKAGIT COUNTY, WASHINGTON EXCEPT THAT
PORTION OF LOT 5, SAID PLAT, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 6;
THENCE SOUTH 75°38'25" WEST A DISTANCE OF 26.57
FEET; THENCE NORTH 72°25'50" WEST A DISTANCE OF 15.70
FEET TO A POINT THAT IS 2.00 FEET SOUTH OF THE
SOUTH LINE OF SAID LOT 6; THENCE NORTH 89°49'26" WEST
PARALLEL TO THE SAID SOUTH LINE TO THE ORDINARY HIGH
WATER LINE OF BURROWS BAY.

6. The parties agree this Court has jurisdiction over both the subject matter of
and the parties to this action.



7. The parties agree that each party shall be responsible for its own costs,
expenses and attorney fees incurred.

DATED this 8 day of August, 2007.

DEMCO LAW FIRM, P.S.

By Brandi L. Adams
Brandi L. Adams, WSBA #31214
Attorney for Defendants

By Craig D. Sjostrom
Craig D. Sjostrom, WSBA #21149
Attorney for Plaintiffs

II. ORDER

This stipulation having come before the Court pursuant to the parties' request, and the
Court having reviewed the files and records herein, the Court hereby orders, adjudges and
decrees that:

1. The disputed area described as:

BEGINNING AT THE SOUTHEAST CORNER OF SAID
LOT 6; THENCE SOUTH 75°38'25" WEST A DISTANCE OF 26.57
FEET; THENCE NORTH 72°25'50" WEST A DISTANCE OF 15.70
FEET TO A POINT THAT IS 2.00 FEET SOUTH OF THE SOUTH
LINE OF SAID LOT 6; THENCE NORTH 89°49'26" WEST
PARALLEL TO SAID SOUTH LINE TO THE ORDINARY HIGH
WATER LINE OF BURROWS BAY.

is hereby granted and conveyed to plaintiffs.



2. The new legal description of the plaintiffs' property is:

LOT 6, P68249, TAX ACCT. NO. 3973-000-006-001
LOTS 6, PLAT OF RANCHO SAN JUAN DEL MAR, DIVISION
2, AS RECORDED IN VOLUME 5 OF PLATS, PAGE 30,
RECORDS OF SKAGIT COUNTY, WASHINGTON TOGETHER
WITH THAT PORTION OF LOT 5, SAID PLAT, DESCRIBED AS
FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID
LOT 6; THENCE SOUTH 75°38'25" WEST A DISTANCE OF 26.57
FEET; THENCE NORTH 72°25'50" WEST A DISTANCE OF 15.70
FEET TO A POINT THAT IS 2.00 FEET SOUTH OF THE SOUTH
LINE OF SAID LOT 6; THENCE NORTH 89°49'26" WEST
PARALLEL TO SAID SOUTH LINE TO THE ORDINARY HIGH
WATER LINE OF BURROWS BAY.

3. The new legal description of the defendants' property is:

LOT 5, P68248, TAX ACCT. NO. 3973-000-005-0002
LOTS 5, PLAT OF RANCHO SAN JUAN DEL MAR, DIVISION
2, AS RECORDED IN VOLUME 5 OF PLATS, PAGE 30,
RECORDS OF SKAGIT COUNTY, WASHINGTON EXCEPT THAT
PORTION OF LOT 5, SAID PLAT, DESCRIBED AS FOLLOWS:
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SOUTH LINE OF SAID LOT 6; THENCE NORTH 89°49'26" WEST
PARALLEL TO THE SAID SOUTH LINE TO THE ORDINARY HIGH
WATER LINE OF BURROWS BAY.


4. The parties shall bear their own costs, expenses and attorney fees.

DONE IN OPEN COURT this ____ day of 8/13, 2007.



Judge

STIPULATION AND ORDER- 4


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Skagit County Auditor
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(206) 203-6001

1 DATED this 8 day of August, 2007.

2 DEMCO LAW FIRM, P.S.

3
4 By Brandi L. Adams

Brandi L. Adams, WSBA #31214

Attorney for Defendants

6
7 By Craig D. Sjostrom

Craig D. Sjostrom, WSBA #21149

Attorney for Plaintiffs

26
STIPULATION AND ORDER- 5



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FAX: (206) 403 0000

UNOFFICIAL DOCUMENT

State of Washington, } ss.
County of Skagit

I, Nancy K. Scott, County Clerk of Skagit County and ex-officio Clerk of the Superior Court of the State of Washington, for the County of Skagit, do hereby certify that the foregoing instrument is a true and correct copy of the original, consisting of 5 pages, now on file in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Court at my office at Mount Vernon this 13 day of July, 2007. Nancy K. Scott, County Clerk

By [Signature]
Deputy Clerk



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