

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:

Burlington R.V. Park, Inc.
10459 Samish Island Road
Bow, WA 98233



201504290071

Skagit County Auditor \$75.00
4/29/2015 Page 1 of 4 12:20PM

CHICAGO TITLE

620023555

STATUTORY WARRANTY DEED FOR BOUNDARY LINE ADJUSTMENT

Grantor (s): JDC BURLINGTON, L.L.C., a Missouri limited liability company

Grantee (s): BURLINGTON R.V. PARK, INC., a Washington corporation

Abbreviated Legal: Ptn E 1/2, Gov Lot 11, S8, T34N, R4E, W.M.

Additional Legal on page(s): 1-3

Assessor's Tax Parcel Nos.: P132579, 8090-000 - 000-0001

P24138, 340408-0-015-0001

The Grantor, JDC BURLINGTON, L.L.C., a Missouri limited liability company, is the owner of the following parcel of property:

Lot 1 of City of Burlington Binding Site Plan No. 1-14, recorded under Auditor's File No. 201411130039, records of Skagit County, Washington, being a portion of Section 8, Township 34 North, Range 4 East, W.M.;

TOGETHER WITH, an 80 foot wide easement for ingress, egress and utilities as delineated on the face of said Binding Site Plan.

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

Situate in the City of Burlington, County of Skagit, State of Washington.

Skagit County Assessor's Parcel Number P132579, 8090-000 - 000-0001

The Grantee, BURLINGTON R.V. PARK, INC., a Washington corporation, is the owner of the following parcel of property:

That portion of Government Lot 11 of Section 8, Township 34 North, Range 4

Statutory Warranty Deed for Boundary Line Adjustment
JDC to RV - 1

East of the Willamette Meridian, described as follows:

Beginning at the intersection of the North line of said lot with the East line of the West Half of said lot; Thence South along said East line to a point which is 570 feet South of said North line, and the true point of beginning;
Thence East parallel with the North line of said Government Lot 11 a distance of 150 feet, more or less, to the West line of the East 180 feet of the West Half of the East Half of Government Lot 11;
Thence South along said West line to the toe of the dike along the North side of the Skagit River;
Thence West along said dike a distance of 150 feet, more or less, to the East line of the West Half of said Government Lot 11;
Thence North along said East line to the point of beginning;

EXCEPT Dike District right-of-way;

ALSO EXCEPT county road;

AND ALSO EXCEPT those certain two strips or pieces boundary line adjusted to the East by documents recorded under Auditor's File Nos. 9406150104 and 9406270082, records of Skagit County, Washington;

AND ALSO EXCEPT that portion conveyed to the City of Burlington by document recorded under Auditor's File No. 200007120008, records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.

Skagit County Assessor's Parcel Number P24138, 340408-0-015-0001.

WHEREAS: The Grantor, JDC BURLINGTON, L.L.C., a Missouri limited liability company, and the Grantee, BURLINGTON R.V. PARK, INC., a Washington corporation, wish to adjust the above-described parcels through a boundary line adjustment;

NOW THEREFORE, THE GRANTOR, JDC BURLINGTON, L.L.C., a Missouri limited liability company, for \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in consideration of the mutual covenants and promises herein, does hereby convey and warrant to BURLINGTON R.V. PARK, INC., a Washington corporation, the following described real estate situate in the City of Burlington, County of Skagit, State of Washington, together with all after-acquired title of the Grantor therein, to-wit: that property described as:

That portion of the East Half of Government Lot 11, Section 8, Township 34 North, Range 4 East, W.M., more particularly described as follows:

Beginning at the intersection of the West line of the East 180 feet of the West Half of the East Half of said Government Lot 11 with the South line of Lot 2 of Short Plat No. BU-1-97 approved on May 20, 1997 and recorded on June 17, 1997 under Auditor's File No. 9706170016, Records of Skagit County, Washington; thence North 89 Degrees 36'59" West along the South line of said Short Plat a distance of 12.36 feet to the Southwest corner of said Short Plat; thence North 0 Degrees 09'13" East along the West line of said Short Plat a distance of 100.09 feet; thence North 89 Degrees 47'05" East a distance of 341.48 feet; thence South 0 Degrees 12'55" East a distance of 100.01 feet to an angle point in the Southerly line of said Short Plat; thence continuing along the South line of said Short Plat the following courses and distances: South 89 Degrees 47'19" West 161.35 feet; thence South 0 Degrees 51'20" East 1.98 feet; thence North 89 Degrees 36'59" West 168.46 feet to the POINT OF BEGINNING; containing 34,369 square feet, more or less. (also being a portion of Lot 1 of City of Burlington Binding Site Plan No. 1-14, recorded under Auditor's File NO. 201411130039, records of Skagit County, Washington.)

Situate in the City of Burlington, County of Skagit, State of Washington.

The above-described parcel will be combined or aggregated with contiguous property to the west (Skagit County Assessor's Parcel Numbers P24138, 340408-0-015-0001) owned by the Grantee, BURLINGTON R.V. PARK, INC., a Washington corporation.

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

DATED this 16 day of ~~March~~ April, 2015.

JDC BURLINGTON, L.L.C., a Missouri limited liability company


By: Kevin R. Jones, Its: Manager

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20151423

APR 29 2015

Amount Paid \$22.80

Skagit Co. Treasurer

By: 

Deputy

THE FOREGOING STATUTORY WARRANTY DEED ADJUSTING BOUNDARY
LINES IS HEREBY APPROVED IN ACCORDANCE WITH THE BURLINGTON
MUNICIPAL CODE, THIS 27th DAY OF MARCH, 2015.

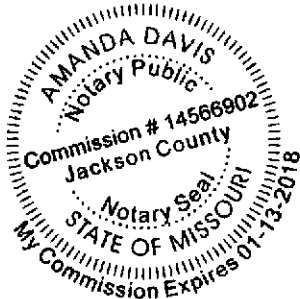
CITY OF BURLINGTON

By Margaret S. Clark

Its _____

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

On this 16 day of March, 2015, before me, a Notary Public in and for
said County and State, personally appeared Kevin R. Jones, as Manager of JDC
BURLINGTON, L.L.C., a Missouri limited liability company, to me known to be the person
described in and who executed the foregoing instrument, and acknowledged that he executed
the same as the free act and deed of said company for the purposes stated therein.



Dated: 3/16/2015

Amanda Davis
(Signature)

NOTARY PUBLIC
Amanda Davis

Print Name of Notary

My appointment expires: 1/13/2018