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201601250094

Skagit County Auditor

\$82.00

1/25/2016 Page

1 of 10 3:26PM

Land Title and Escrow

Burlington  
(Karen  
A.)

STATUTORY WARRANTY DEED FOR BOUNDARY LINE ADJUSTMENT

Grantor (s): JJM BOW, LLC,  
a Washington limited liability company

Grantee (s): NORTH EDISON PROPERTIES, LLC,  
a Washington limited liability company

Abbreviated Legal: Ptn Blocks 1 and 3, "Town Plat of Edison" (Haller's  
Addition)

Additional Legals on page(s): Exhibits "A" through "E"

Assessor's Tax Parcel Nos.: P72960/4099-003-009-0009  
P72949/4099-001-010-0000

Land Title and Escrow  
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**WHEREAS:** the Grantor, JJM BOW, LLC, a Washington limited liability company, is the owner of the following parcel of property:

See Exhibit "A" attached hereto and incorporated herein by reference.

Situate in the County of Skagit, State of Washington.

Skagit County Assessor's Parcel Number P72960

**WHEREAS:** the Grantee, NORTH EDISON PROPERTIES, LLC, a Washington limited liability company, is the owner of the following parcel of property:

See Exhibit "B" attached hereto and incorporated herein by reference.

Situate in the County of Skagit, State of Washington.

Skagit County Assessor's Parcel Number P72949

Statutory Warranty Deed for Boundary Line Adjustment - 1

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2016 224  
JAN 25 2016

Amount Paid \$ 4232.50  
Skagit Co. Treasurer  
By Mum Deputy

**WHEREAS:** the Grantor and Grantee wish to adjust the above-described parcels through a boundary line adjustment;

**NOW THEREFORE,** the Grantor, JJM BOW, LLC, a Washington 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, as the owner of the real property described in Exhibit "A" attached hereto, does hereby convey and warrant to NORTH EDISON PROPERTIES, a Washington limited liability company, as the owner of the real property described in Exhibit "B" attached hereto, the following described real property situated in the County of Skagit, State of Washington, together with all after-acquired title of the Grantor therein, to wit: that property described as:

See Exhibit "C" attached hereto and incorporated herein by this reference.

Situate in the County of Skagit, State of Washington.

The above described parcel will be combined or aggregated with contiguous property to the south (P-72949) owned by the Grantee.

After completion of this boundary line adjustment, the parcels owned by the Grantor and the Grantee shall each, respectively, be described as follows:

**Revised Parcel of Grantor (P72960):**

See Exhibit "D" attached hereto and incorporated herein by this reference.

Situate in the County of Skagit, State of Washington.

**Revised Parcel of Grantee (P72949):**

See Exhibit "E" attached hereto and incorporated herein by this reference.

Situate in the County of Skagit, State of Washington.

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

DATED this 20<sup>th</sup> day of January, 2016.

JJM BOW, LLC,  
a Washington limited liability company

By [Signature]  
Max A. Taubert  
Its Executive Manager

APPROVED

Reviewed and approved in accordance with Skagit County Code, Chapter 14.18.700

Skagit County

By: [Signature]  
Title: Senior Planner

Date: 1/25/2016

(acknowledgment follows)

State of Minnesota )  
County of St Louis ) ss

I certify that I know or have satisfactory evidence that Max A. Taubert 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 Executive Manager of JJM BOW, LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 1/20, 2016.

  
(Signature)

NOTARY PUBLIC

Mary Bridget Treuer  
Print Name of Notary

My appointment expires: 1/31/16



**Exhibit "A"**

**JJM Bow, LLC Parcel  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel No. P-72960)**

Lots 3-9 inclusive, Block 3, "Town Plat of Edison" (Haller's Addition), as per plat recorded in Volume 1 of Plats, page 7, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated Gilkey Avenue which would attach by operation of law.

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

Situate in the County of Skagit, State of Washington.

Exhibit "A"

**Exhibit "B"**

**North Edison Properties, LLC Parcel  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel No. P-72949)**

Lots 9-12, (inclusive) and the South 12.00 feet (as measured perpendicular to the South line) of Lot 13, all in Block 1, "Town Plat of Edison" (Haller's Addition), as per plat recorded in Volume 1 of Plats, page 7, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated Gilkey Avenue which would attach thereto by operation of law.

EXCEPT that portion of said vacated Gilkey Avenue described as follows:

BEGINNING at the Southeast corner of said Lot 11;  
thence North  $89^{\circ}13'30''$  East along the extension of the South line of said Lot 11, a distance of 9.13 feet to the TRUE POINT OF BEGINNING;  
thence North  $00^{\circ}58'57''$  East a distance of 33.02 feet to the extension of the North line of said Lot 11;  
thence North  $89^{\circ}13'30''$  East along said line a distance of 11.14 feet;  
thence South  $00^{\circ}46'30''$  East a distance of 33.00 feet to the extension of the South line of said Lot 11;  
thence South  $89^{\circ}13'30''$  West a distance of 12.15 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO a non-exclusive mutually beneficial easement for ingress, egress and utilities over, under and across the East 10.00 feet (as measured perpendicular to the East line) of that portion of said vacated Gilkey Avenue fronting the above-reference Lot 12 and the South 12.00 feet of Lot 13, Block 1, said "Town Plat of Edison" (Haller's Addition).

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

Situate in the County of Skagit, State of Washington.

**Exhibit "C"**

**Portion of JJM Bow, LLC Parcel No. P-72960  
to be Boundary Line Adjusted to  
North Edison Properties, LLC Parcel No. P-72949**

Lots 3, 4 and the South 12.00 feet (as measured perpendicular to the South line) of Lot 5, Block 3, "Town Plat of Edison" (Haller's Addition), as per plat recorded in Volume 1 of Plats, page 7, records of Skagit County, Washington.

TOGETHER WITH portion of vacated Gilkey Avenue which would attach by operation of law.

SUBJECT TO a retained non-exclusive mutually beneficial easement for ingress, egress and utilities over, under and across the West 15.00 feet (as measured perpendicular to the West line) of said vacated portion of Gilkey Avenue

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

Situate in the County of Skagit, State of Washington.

**Exhibit "D"**

**JJM Bow, LLC Parcel  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel No. P-72960)**

Lot 5 EXCEPT the South 12.00 feet (as measured perpendicular to the South line) and Lots 6-9 (inclusive) all in Block 3, "Town Plat of Edison" (Haller's Addition), as per plat recorded in Volume 1 of Plats, page 7, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated Gilkey Avenue which would attach by operation of law.

AND TOGETHER WITH a non-exclusive mutually beneficial easement for ingress, egress and utilities over, under and across the West 15.00 feet (as measured perpendicular to the West line) of that portion of vacated Gilkey Avenue lying adjacent to Lots 3, 4 and the South 12.00 feet of Lot 5, Block 3, said "Town Plat of Edison" (Haller's Addition).

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

Situate in the County of Skagit, State of Washington.

**Exhibit "D"**



**Exhibit "E"**

**North Edison Properties, LLC Parcel  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel No. P-72949)**

**Parcel A**

Lots 9-12 (inclusive) and the South 12.00 feet (as measured perpendicular to the South line) of Lot 13, all in Block 1, "Town Plat of Edison" (Haller's Addition), as per plat recorded in Volume 1 of Plats, page 7, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated Gilkey Avenue which would attach thereto by operation of law.

EXCEPT that portion of said vacated Gilkey Avenue described as follows:

BEGINNING at the Southeast corner of said Lot 11;  
thence North 89°13'30" East along the extension of the South line of said Lot 11, a distance of 9.13 feet to the TRUE POINT OF BEGINNING;  
thence North 00°58'57" East a distance of 33.02 feet to the extension of the North line of said Lot 11;  
thence North 89°13'30" East along said line a distance of 11.14 feet;  
thence South 00°46'30" East a distance of 33.00 feet to the extension of the South line of said Lot 11;  
thence South 89°13'30" West a distance of 12.15 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO a non-exclusive mutually beneficial easement for ingress, egress and utilities over, under and across the East 10.00 feet (as measured perpendicular to the East line) of that portion of said vacated Gilkey Avenue fronting the above-reference Lot 12 and the South 12.00 feet of Lot 13, Block 1, said "Town Plat of Edison" (Haller's Addition).

**Parcel B**

Lots 3, 4 and the South 12.00 feet (as measured perpendicular to the South line) of Lot 5, Block 3, "Town Plat of Edison" (Haller's Addition), as per plat recorded in Volume 1 of Plats, page 7, records of Skagit County, Washington.

TOGETHER WITH portion of vacated Gilkey Avenue which would attach by operation of law.

SUBJECT TO a non-exclusive mutually beneficial easement for ingress, egress and utilities over, under and across the West 15.00 feet (as measured perpendicular to the West line) of that portion of said vacated Gilkey Avenue fronting the above-references Lots 3, 4 and the South 12.00 feet of Lot 5, Block 3, said "Town Plat of Edison" (Haller's Addition).

ALL OF THE ABOVE PARCELS A AND B BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

All being situate in the County of Skagit, State of Washington.