

AFTER RECORDING MAIL TO:

Edison Investments LLC  
9321 Samish Island Road  
Bow, WA 98232



201801310099

Skagit County Auditor

\$80.00

1/31/2018 Page

1 of

7 2:14PM

Filed for Record at Request of:

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GUARDIAN NORTHWEST TITLE CO

## STATUTORY WARRANTY DEED

114968

File No: **NCS-872557-WA1 (BEP)**

Date: **January 5, 2018**

Grantor(s): **JJM Bow, LLC**

Grantee(s): **Edison Investments LLC**

Abbreviated Legal: **SECTION 33, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.; PTN. GOV. LOT 3; AND**

**PORTIONS OF BLOCKS 1 AND 3, TOWN PLAT OF EDISON (HALLER'S ADDN.)**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P72950 and P72960 and P48533 and P48534**

THE GRANTOR(S) 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 Edison Investments LLC, a Washington limited liability company, the following described real estate, situated in the County of Skagit, State of Washington, as described on attached Exhibit A. Subject to the permitted encumbrances on attached Exhibit B.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018379  
JAN 31 2018

Amount Paid \$ 17,627.00  
Skagit Co. Treasurer  
By *nam* Deputy

APN: P72950

Statutory Warranty Deed  
- continued

File No.: NCS-872557-WA1 (BEP)

JJM Bow, LLC, a Washington limited liability  
company

By: [Signature]

Name: Max Taubert

Title: Executive Manager

STATE OF

MN 250th  
~~Washington~~

COUNTY OF

ST LOUIS

)  
)-ss  
)

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

Dated: 1/30/2018

[Signature]  
MN  
Notary Public in and for the State of Washington

Residing at: Duluth MN

My appointment expires:

1/31/2021



**Exhibit A**

**LEGAL DESCRIPTION:** Real property in the County of Skagit, State of Washington, described as follows:

**PARCEL A:**

**THE WEST HALF OF THE FOLLOWING DESCRIBED TRACT:**

**THAT PORTION OF GOVERNMENT LOT 3 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, BOUNDED ON THE NORTH, EAST AND WEST BY THE SAMISH SLOUGH AND BOUNDED ON THE SOUTH BY THE NORTH LINE OF THE TOWN PLAT OF EDISON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.**

**EXCEPT THE RIGHTS-OF-WAY, IF ANY, OF SKAGIT COUNTY DIKING DISTRICT NO. 19 AND SKAGIT COUNTY DRAINAGE DISTRICT NO. 16. SITUATED IN SKAGIT COUNTY, WASHINGTON.**

**PARCEL B:**

**LOTS 13 THROUGH 17, BLOCK 1, EXCEPT THE SOUTH 12 FEET (AS MEASURED PERPENDICULAR TO THE SOUTH LINE) OF SAID LOT 13 AND LOTS 5 THROUGH 9, BLOCK 3, EXCEPT THE SOUTH 12 FEET (AS MEASURED PERPENDICULAR TO THE SOUTH LINE) OF SAID LOT 5, ALL IN THE TOWN PLAT OF EDISON (HALLER'S ADDITION), ACCORDING TO THE PLAT THEREOF 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.**

**EXCEPT THE RIGHTS-OF-WAY, IF ANY, OF SKAGIT COUNTY DIKING DISTRICT NO. 19 AND SKAGIT COUNTY DRAINAGE DISTRICT NO. 16.**

**SITUATED IN SKAGIT COUNTY, WASHINGTON.**

**PARCEL C:**

**THE EAST HALF OF THE FOLLOWING DESCRIBED TRACT:**

**THAT PORTION OF GOVERNMENT LOT 3 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, BOUNDED ON THE NORTH, EAST, AND WEST BY THE SAMISH SLOUGH AND BOUNDED ON THE SOUTH BY THE NORTH LINE OF THE TOWN PLAT OF EDISON, ACCORDING TO THE PLAT THEREOF RECORDED IN**

**VOLUME 1 OF PLATS, PAGE 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.**

**EXCEPT THE RIGHTS-OF-WAY, IF ANY, OF SKAGIT COUNTY DIKING DISTRICT NO. 19  
AND SKAGIT COUNTY DRAINAGE DISTRICT NO. 16.**

**SITUATED IN SKAGIT COUNTY, WASHINGTON.**

**PARCEL D:**

**THAT PORTION OF THE WEST 1/2 OF VACATED GILKEY AVENUE IN THE TOWN PLAT OF  
EDISON (HALLER'S ADDITION), AS PER THE PLAT THEREOF RECORDED IN VOLUME 1  
OF PLATS, PAGE 7, RECORDS OF SKAGIT COUNTY, WASHINGTON, ADJACENT TO LOT  
11, BLOCK 1 OF SAID PLAT AND DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SOUTHEAST CORNER OF LOT 11 OF SAID PLAT: THENCE NORTH 89  
DEGREES 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  
DEGREES 58' 57" EAST A DISTANCE OF 33.02 FEET TO THE EXTENSION OF THE NORTH  
LINE OF SAID LOT 11; THENCE NORTH 89 DEGREES 13' 30" EAST ALONG SAID LINE A  
DISTANCE OF 11.14 FEET; THENCE SOUTH 00 DEGREES 46'30" EAST A DISTANCE OF  
33.00 FEET TO THE EXTENSION OF THE SOUTH LINE OF SAID LOT 11; THENCE SOUTH  
89 DEGREES 13' 30" WEST A DISTANCE OF 12.15 FEET TO THE TRUE POINT OF  
BEGINNING.**

**PARCEL E:**

**A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER  
AND ACROSS THE WEST 15.00 FEET (AS MEASURED PERPENDICULAR TO THE WEST  
LINE) OF THE EAST HALF OF VACATED GILKEY AVENUE ADJACENT TO LOTS, 3, 4 AND  
THE SOUTH 12 FEET 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, AS RETAINED IN DEED RECORDED AS AUDITOR'S  
FILE NO. 201601250094.**

**PARCEL "F":**

**A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER  
AND ACROSS THE EAST 10 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE)  
OF THE WEST HALF OF VACATED GILKEY AVENUE ADJACENT TO LOT 12 AND THE  
SOUTH 12 FEET OF LOT 13, 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, AS RETAINED IN DEED RECORDED AS AUDITOR'S FILE NO.  
201601250093.**

**EXHIBIT B  
PERMITTED ENCUMBRANCES**

Real Property Taxes for 2018 and thereafter.

Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its bank, or which may result from such change in the future.

River/Creek: Edison Slough also known as the North Samish River

Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreation purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

Lot Certification, including the terms and conditions thereof. Reference to the record being made for full particulars. The Company makes no determination as to its affects.

Recorded: September 10, 2015  
Auditor's No.: 201509100003  
Affects: A portion of Parcel "C" and other property

Lot Certification, including the terms and conditions thereof. Reference to the record being made for full particulars. The Company makes no determination as to its affects.

Recorded: September 10, 2015  
Auditors No.: 201509100002  
Affects: Parcels "A" and "C"

Lot Certification, including the terms and conditions thereof. Reference to the record being made for full particulars. The Company makes no determination as to its affects.

Recorded: September 10, 2015  
Auditor's No.: 201509100004  
Affects: A portion of Parcel "C" and other property

Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey:

Name: Survey  
Recorded: June 30, 2017  
Auditor's No.: 201706300120

Easement, including terms and provisions thereof:

Grantee: North Edison Properties, LLC  
Recorded: January 25, 2016  
Auditor's No.: 201601250097  
Purpose: Septic easement as described therein  
Area Affected: Said document states that the easement location is shown on Exhibit "A" but no such exhibit is attached thereto.

As amended by First Amendment to Septic Easement

Recorded: JAN. 31 2018  
Auditor's No.: 201801310098

Easement, including terms and provisions thereof:

Grantee: Puget Sound Power & Light Co.  
Recorded: April 4, 1962  
Auditor's No.: 619864  
Purpose: Electric line and appurtenances  
Area Affected: A portion of Parcel "B" as constructed

Easement, including terms and provisions thereof:

Grantee: Puget Sound Power & Light Co.  
Recorded: April 11, 1962  
Auditor's No.: 620155  
Purpose: Electric line and appurtenances  
Area Affected: A portion of Parcel "C" as constructed

APN: **P72950**

Statutory Warranty Deed  
- continued

File No.: **NCS-872557-WA1 (BEP)**

Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey:

Name: Survey  
Recorded: August 4, 2005  
Auditor's No.: 20050804100

Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey:

Name: Town Plat of Edison (Haller's Addition)  
Recorded: February 12, 1887  
Auditor's No.: Vol. 1 of Deeds, Page 7

Right of tenants in possession.