



202504150141

04/15/2025 02:39 PM Pages: 1 of 8 Fees: \$310.50
Skagit County Auditor

AFTER RECORDING MAIL TO:

Long Blackburn LLC
2520 Cedardale Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 1017
APR 08 2025

Amount Paid \$-0
Skagit Co. Treasurer
By *LT* Deputy

WARRANTY DEED FOR BOUNDARY LINE ADJUSTMENT

GRANTOR:	LONG BLACKBURN LLC, a Washington limited liability company
GRANTEE:	LONG BLACKBURN LLC, a Washington limited liability company
Abbreviated Legal:	Ptn SW ¼ Section 29, Township 34, Range 04 E.W.M.
Additional Legal on page(s):	Pages 1 & 2; Exhibits "A" & "B"
Assessor's Tax Parcel Nos.:	8072-000-002-0000 / P126615 8072-000-003-0000 / P126616 8072-000-006-0000 / P126619 8072-000-007-0000 / P126620

WHEREAS: LONG BLACKBURN LLC, a Washington limited liability company, is the owner of the following real property (the "LONG Property A"):

Lot 2, as delineated on "South Mount Vernon Business Park Binding Site Plan No. LU05-061", as approved on August 30, 2007 and recorded September 10, 2007 under Auditor's File No. 200709100133, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

WHEREAS: LONG BLACKBURN LLC, a Washington limited liability company, is the owner of the following real property (the "LONG Property B"):

Lots 3, 6 and 7, as delineated on "South Mount Vernon Business Park Binding Site Plan No. LU05-061", as approved on August 30, 2007 and recorded September 10, 2007 under Auditor's File No. 200709100133, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

WHEREAS: LONG BLACKBURN LLC, a Washington limited liability company, wishes to adjust the above-described parcels through boundary line adjustments as described herein eliminating all lot lines and combining all lots into a single lot;

LONG BLACKBURN LLC CONVEYANCE OF "LONG PROPERTY B"

NOW THEREFORE, **LONG BLACKBURN LLC**, a Washington limited liability company, in consideration of the boundary line adjustment described herein, and for 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 **LONG BLACKBURN LLC**, a Washington limited liability company, that certain real property identified herein as "LONG Property B", consisting of the following described real estate situate in the County of Skagit, State of Washington, together with all after-acquired title therein, to-wit:

Lots 3, 6 and 7, as delineated on "South Mount Vernon Business Park Binding Site Plan No. LU05-061", as approved on August 30, 2007 and recorded September 10, 2007 under Auditor's File No. 200709100133, records of Skagit County, Washington.

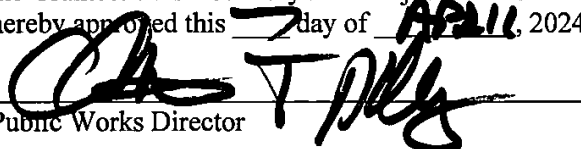
Situate in the County of Skagit, State of Washington.

The above-described "LONG Property B" will be combined and aggregated with contiguous property identified herein as "LONG Property A" owned by **LONG BLACKBURN LLC**, a Washington limited liability company. After completion of the boundary line adjustment contained herein, the parcel owned by **LONG BLACKBURN LLC**, a Washington limited liability company, shall be described as shown on attached Exhibit "B".


Maps of the parcels before and after this boundary line adjustment are attached hereto as Exhibit C and Exhibit D.

CITY PUBLIC WORKS DIRECTOR:

The above-described property will be combined or aggregated with contiguous property owned by the Grantee. This Boundary Line Adjustment is hereby approved this 7 day of April, 2024.


Public Works Director

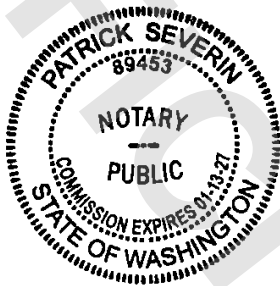
LONG BLACKBURN LLC,
a Washington limited liability company


By: ROBERT F. LONG
Its: MANAGER MEMBER

Date: 3/21/25

STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that ROBERT LOWE is the person who appeared before me, and said person acknowledged that s/he signed this instrument, on oath stated that s/he was authorized to execute the instrument and acknowledged it as the Executing Member of **LONG BLACKBURN 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: 3/20/25

(Signature) [Signature]

NOTARY PUBLIC

Patrick Severin

Print Name of Notary

My appointment expires: 1/13/27

EXHIBIT "A"**LONG PARCELS BEFORE BOUNDARY LINE ADJUSTMENT**

8072-000-002-0000 –
LONG Parcel "A"

Lot 2, as delineated on "South Mount Vernon Business Park Binding Site Plan No. LU05-061", as approved on August 30, 2007 and recorded September 10, 2007 under Auditor's File No. 200709100133, records of Skagit County, Washington.

Subject to easements, encumbrances and all matters of record.

Situate in the County of Skagit, State of Washington.

8072-000-006-0000, 8072-000-003-0000 & 8072-000-007-0000 –
LONG Parcel "B"

Lots 3, 6 and 7, as delineated on "South Mount Vernon Business Park Binding Site Plan No. LU05-061", as approved on August 30, 2007 and recorded September 10, 2007 under Auditor's File No. 200709100133, records of Skagit County, Washington.

Subject to easements, encumbrances and all matters of record.

Situate in the County of Skagit, State of Washington.

EXHIBIT "A"

EXHIBIT "B"

LONG PARCEL AFTER BOUNDARY LINE ADJUSTMENT

A single parcel, consisting of the following described property:

Lots 2, 3, 6, and 7 as delineated on "South Mount Vernon Business Park Binding Site Plan No. LU05-061", as approved on August 30, 2007 and recorded September 10, 2007 under Auditor's File No. 200709100133, records of Skagit County, Washington.

Subject to easements, encumbrances and all matters of record.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"

EXHIBIT "C"

MAP BEFORE BOUNDARY LINE ADJUSTMENT

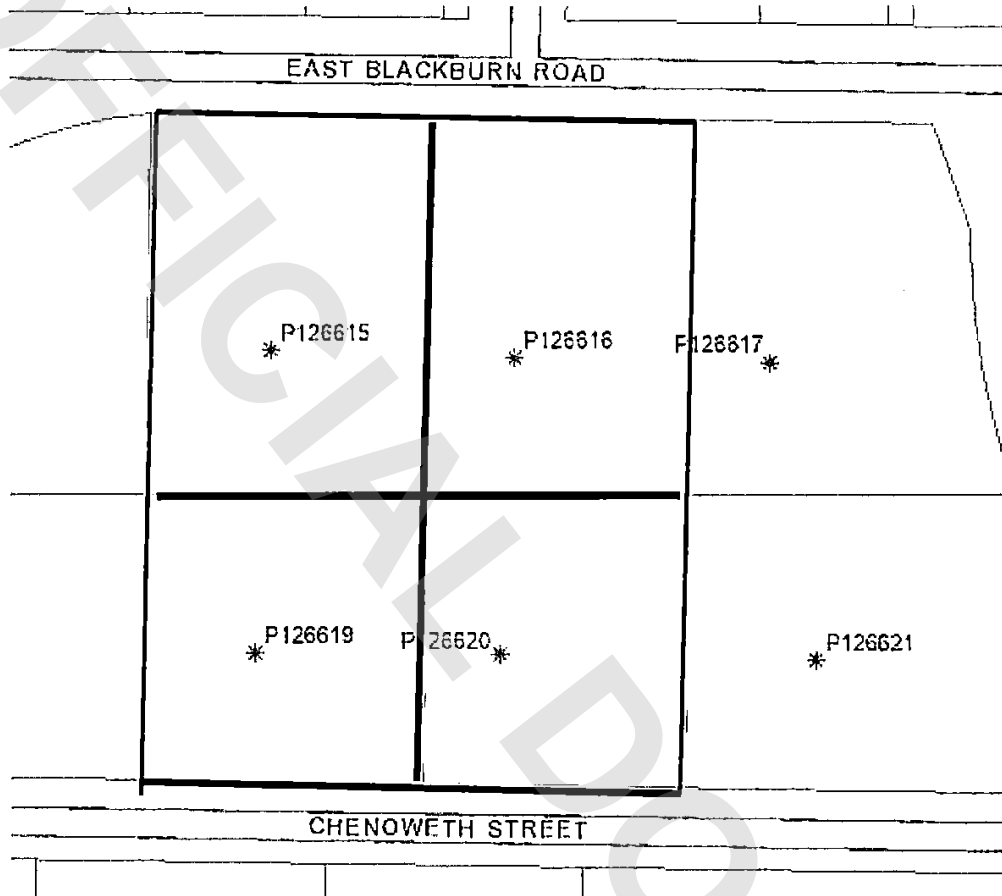


EXHIBIT "C"

EXHIBIT "D"

MAP AFTER BOUNDARY LINE ADJUSTMENT

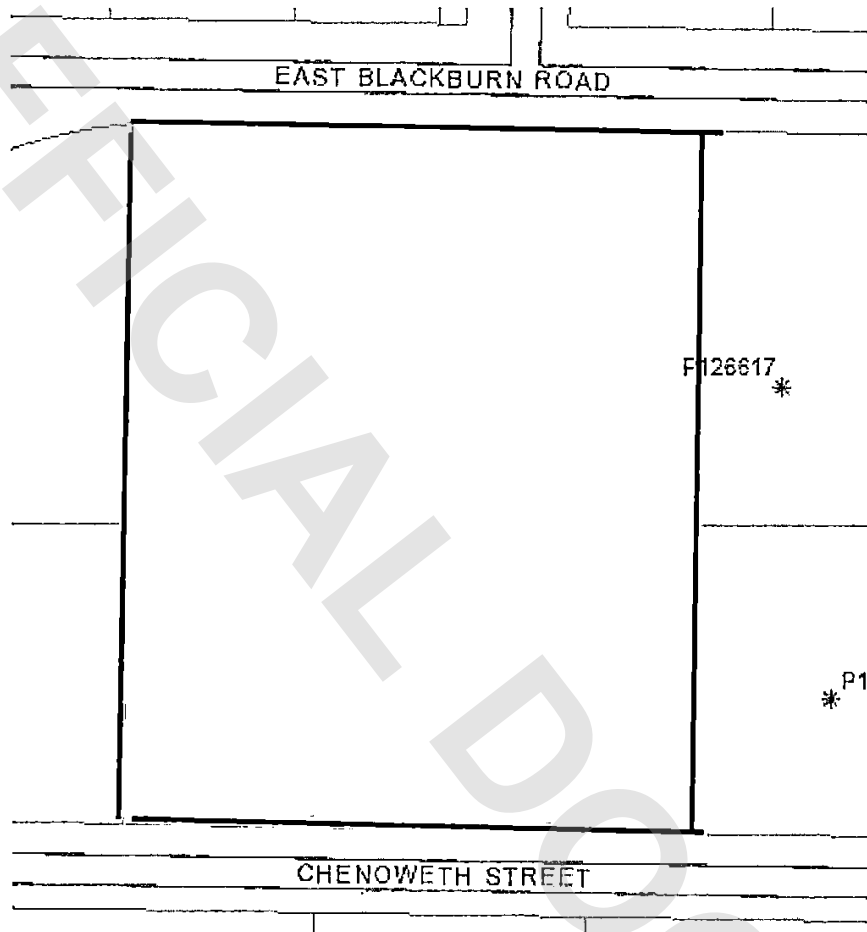


EXHIBIT "D"