

When recorded return to:

Tom Allen  
9609 Samish Island Road  
Bow, WA 98232

400531-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20253047

Sep 17 2025

Amount Paid \$4645.00  
Skagit County Treasurer  
By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

THE GRANTOR(S) **East Edison, 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 **Tom Allen, an unmarried person**

the following described real estate, situated in the County of Skagit, State of Washington:

**For Full Legal See Attached "Exhibit A"**

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn GL 8, Sec 33-36N-R3 EWM (aka Parcel 3 of BLA AFN 202107140035)

Tax Parcel Number(s): 360333-0-048-0000/P48586

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 400531-LT.

Dated: September 9, 2025

(attached to Statutory Warranty Deed)

East Edison, LLC, a Limited Liability Company

By: Bonnie M. Philbrick Born  
Bonnie M. Philbrick Born, Member

By: Kristopher M. Born  
Kristopher M. Born, Member and as sole member of Born Electric, LLC

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 15 day of September, 2025, by Bonnie M. Philbrick Born, as member of East Edison, LLC and Kristopher M. Born, as member of East Edison, LLC and as sole member of Born Electric, LLC.

Candi Newcombe  
(Signature of notary public)  
Stamp

Notary Public  
(Title of office)

My commission expires: 8/1/29



**Exhibit A**

That portion of Government Lot 8, Section 33, Township 36 North, Range 3 East, W.M., described as follows:

BEGINNING at the Northeast corner of said Government Lot 8 (East 1/4 corner) Section 33, from which the Southeast corner of said Section 33 bears South 0°12'15" West a distance of 2,654.13 feet; thence South 89°36'28" West along the North line of said Government Lot 8 for a distance of 82.50 feet, more or less, to the Western margin of that certain tract conveyed to Northwest Transportation Company by deed dated June 26, 1930 and recorded June 27, 1930 under Skagit County Auditor's File No. 234986, also being the Northeast corner of that certain parcel conveyed to the Herbert Adela Miller Revocable Trust by Quit Claim deed recorded under Skagit County Auditor's File No. 201607080088; thence South 0°12'15" West along the East line of said Herbert Adela Miller Revocable Trust tract, also being along said Western margin of the Northwest Transportation Company tract, for a distance of 83.00 feet, more or less, to the Southeast corner of said Herbert Adela Miller Revocable Trust tract; thence continue South 0°12'15" West, also being along said Western margin of the Northwest Transportation Company tract, for a distance of 127.50 feet to the TRUE POINT OF BEGINNING; thence South 89°36'28" West along the South line or South line extended of Parcel 2 as described on attached Exhibit "C" of Boundary Line Adjustment recorded July 14, 2021, under Skagit County Auditor's File No. 202107140035 for a distance of 102.49 feet; thence South 0°12'15" West for a distance of 94.67 feet, more or less, to the Northerly right-of-way margin of West Bow Hill Road; thence North 82°28'15" East along said Northerly right-of-way margin for a distance of 103.42 feet, more or less, to said Westerly margin of the Northwest Transportation Company tract at a point bearing South 0°12'15" West from the TRUE POINT OF BEGINNING; thence North 0°12'15" East along said Westerly margin for a distance of 81.82 feet to the TRUE POINT OF BEGINNING.

(Also known as Parcel 3 of Boundary Line Adjustment recorded July 14, 2021, under Skagit County Auditor's File No. 202107140035.)

Situate in the County of Skagit, State of Washington.