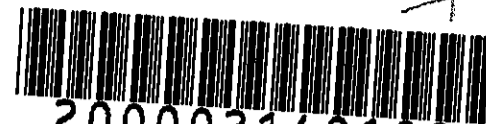


FILED AT REQUEST OF/RETURN TO:
LAW OFFICE OF BRIAN E. CLARK
P. O. BOX 336
MOUNT VERNON, WA 98273



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Kathy Hill, Skagit County Auditor
2/14/2000 Page 1 of 7 12:02:20PM

SPECIAL WARRANTY DEED

Reference #'s:

Grantor(s): MARILYN KNUDSON, Personal Representative of Estate of CHRIS KNUDSON

Grantee(s): MARILYN KNUDSON, Trustee of the Chris Knudson Disclaimer Trust
U/W/D 11/20/1997

Abbreviated Legal: Ptn Govt lots 2 and 11, Section 11, TS 34N, Range 2EWM

Additional Legal on Exhibit A

Assessor's Tax Parcel No: (See Exhibit A attached)

THE GRANTOR, MARILYN KNUDSON, in her capacity as the duly appointed, qualified and acting personal representative for the estate of CHRIS KNUDSON, in Skagit County Cause No. 98-4-00262-0, and not in her individual capacity, in distribution of said estate, does grant, bargain, convey and confirm to MARILYN KNUDSON, as Trustee of the CHRIS KNUDSON DISCLAIMER TRUST U/W/D 11/20/1997, as Grantee, CHRIS KNUDSON's one-half (1/2) community share, believed to be one-half (1/2) of one-seventh (1/7th) of forty-five percent (45%) of the lands or properties situated in the County of Skagit, State of Washington passing to CHRIS KNUDSON under the Will of IDA KNUDSON and pursuant to the Will of HAROLD KNUDSON, all as more particularly set forth in Exhibit "A" attached hereto and incorporated herein by this reference and pursuant to the terms and conditions of the *Disclaimer of Marilyn Knudson* dated July 6, 1999 and recorded July 8, 1999 under Skagit County Auditor's File No. 9907080002, records of Skagit County, Washington (the "Described Community Property").

(Treasurer's Excise Tax Stamp)

33827
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

FEB 14 2000

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

ORIGINAL

Grantor hereby confirms and quit claims to **MARILYN KNUDSON**, a single woman, as to the remaining undivided interest in the Described Community Property, which interest represents the surviving spouse's one-half (1/2) interest in the property, which was the community property of **CHRIS KNUDSON and MARILYN KNUDSON**, at the time of death of the decedent.

Dated: 2-3-2000

ESTATE OF CHRIS KNUDSON

By: Marilyn Knudson
Marilyn Knudson, Personal Representative

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Marilyn Knudson is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the personal representative of the Estate of Chris Knudson, deceased, to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 2-3-2000



Joan Fowler
Notary Public
JOAN FOWLER
My Appt. Expires: 1-2-2003



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EXHIBIT "A"
(Skagit County Tax Account Numbers)

<u>Property I.D.</u>	<u>Special Use</u>	<u>Assessed Value</u>
R20263	340211-0-001-0004	98,800 810 1580
R20265	340211-0-002-0003	Open Space 60,300 982 1580
R20277	340211-0-012-0001	Open Space 400,300
R20268	340211-0-005-0000	Open Space 70,000
R20278	340211-0-013-0000	Open Space 43,300
R20280	340211-0-015-0008	Open Space 67,000
R20269	340211-0-006-0009	Open Space 84,000
R20270	340211-0-006-0108	31,800
R20311	340213-0-008-0005	Open Space 96,700
R20312	340213-0-009-0004	Open Space 90,600
R19667	340202-0-001-0005	86,100
R19668	340202-0-002-0004	100,100
R20271	340211-0-007-0008	Open Space 3,400
R20272	340211-0-008-0007	Open Space 15,800
R20294	340212-0-005-0009	Open Space 299,400
R20295	340212-0-006-0008	Open Space 36,800
R20300	340212-0-011-0001	200
R20318	340214-0-001-0001	Open Space 30,000
R20319	340214-0-002-0000	Open Space 71,200
R20327	340214-0-007-0005	Open Space 53,200
R20332	340214-3-001-0005	Open Space 165,700



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PARCEL "A":

EXHIBIT A

The Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 14, Township 34 North, Range 2 East, W.M.

PARCEL "B":

Government Lots 2 and 3 of Section 14, Township 34 North, Range 2 East, W.M..

PARCEL "C":

Government Lots 4 and 5 of Section 2, Township 34 North, Range 2 East, W.M., EXCEPT those portions thereof conveyed to Skagit County for road purposes by deeds recorded under Auditor's File Nos. 27083, 168349 and 295588, AND EXCEPT those portions thereof condemned by the State of Washington for highway purposes in Skagit County Superior Court Cause Nos. 26128 and 31913.

PARCEL "D":

That portion of Government Lots 2 and 11 of Section 11, and Government Lot 1 of Section 12, Township 34 North, Range 2 East W.M., described as follows:

Beginning at a point 1225 feet North and 5290 feet West from the intersection of the North and South section line between Sections 12 and 7 of Township 34 North, Ranges 2 and 3 East W.M., and the North line of the right of way of the Seattle & Northern Railroad (said point being the intersection of the centerline of Railroad Slough, so known and called, with the South line of the County road leading from Anacortes to Whitney Station, as it existed May 23, 1893); thence South $15^{\circ}44'$ East, 450 feet; thence South $32^{\circ}17'$ East 50 feet; thence South $62^{\circ}30'$ East 153 feet; thence South $23^{\circ}45'$ East 213 feet; thence North $80^{\circ}42'$ East 108 feet; thence South $58^{\circ}55'$ East 278 feet; thence South $20^{\circ}48'$ East 108 feet; thence South 12° West 310 feet to the intersection of said centerline of said Railroad Slough with the line of mean high tide of Swinomish Slough; thence following the line of mean high tide of said Swinomish Slough, as follows: South $60^{\circ}25'$ West 1131 feet; thence North $47^{\circ}42'$ West 720 feet; thence North $1^{\circ}22'$ West 553 feet; thence North $86^{\circ}48'$ East 295 feet to the centerline of the West fork of Bridge Slough, so called; thence on said centerline of the West fork of Bridge Slough North $14^{\circ}08'$ East 469 feet to its intersection with the centerline of said Bridge Slough, so called; thence on said centerline of Bridge Slough North $16^{\circ}14'$ West 364 feet; thence North $30^{\circ}33'$ West 190 feet to the intersection of said centerline of said Bridge Slough with the South line of said County road; thence on the South line of said County road South 76° East 700 feet to the point of beginning, said above described tract of land being shown by Lots "H", "J" and "K" on the map entitled "Plat of a Portion of the R. E. Whitney Estate", and filed for record and recorded on page 461 of Volume 26 of Deeds,



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PARCEL "D" continued:

EXHIBIT A

in the Auditor's Office of Skagit County, Washington, as a part of the deed from W. E. Schricker, administrator to Peter Fegenvetter, recorded in Volume 26 of Deeds, page 451, records of Skagit County, Washington, EXCEPTING Lot "H" from the above description conveyed on November 8, 1905, by Thomas H. Tait and wife, to George Lemon by deed recorded in Volume 60 of Deeds, page 502, records of said county, AND EXCEPTING that portion thereof condemned for State Highway No. 1 in Skagit County Superior Court Cause Nos. 31913 and 26128.

PARCEL "E":

All tidelands, if any, of the second class, situate in front of, adjacent to or abutting upon Government Lots 1 and 2 and the North $\frac{1}{2}$ in width of Government Lot 3, Government Lot 8 and the North $\frac{1}{2}$ in width of Government Lot 9, Section 12, Township 34 North, Range 2 East, W.M.; the East 8 chains of Government Lot 2 and the East 10 chains of Government Lot 11, Section 11, Township 34 North, Range 2 East, W.M., EXCEPT that portion thereof, if any, lying within the boundaries of the Swinomish Indian Reservation, AND EXCEPT that portion thereof condemned for State Highway No. 1 in Skagit County Superior Court Cause Nos. 31913 and 26128, AND ALSO EXCEPT mineral rights as reserved by the State of Washington, by deed recorded December 4, 1924, under Auditor's File No. 179252, in Volume 134 of Deeds, page 254, records of Skagit County, Washington.

PARCEL "F":

That portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Government Lots 1, 2 and 3 of Section 12, and of Government Lot 3 of Section 13, Township 34 North, Range 2 East W.M., described as follows:

Beginning at a point 3510 feet West and 704 feet North from the intersection of the North and South section line between Sections 12 and 7, Township 34 North, Ranges 2 and 3 East W.M., with the North line of the right of way of the Seattle & Northern Railroad (said point being the intersection of the centerline of Middle Slough, so known and called, with the South line of the County road, situated, lying and being contiguous to and parallel with the said right of way of said Seattle & Northern Railroad); thence in a Northwesterly course following the said South line of said County road, 1860 feet to its intersection with the centerline of Railroad Slough, so known and called; thence following said centerline of said Railroad Slough, as follows: South 15°44' East 450 feet; thence South 32°17' East 50 feet; thence South 62°30' East 158 feet; thence South 23°45' East 213 feet; thence North 80°42' East 108 feet; thence South 58°55' East 278 feet; thence South 20°48' East 108 feet; thence South 12° West 310 feet to the intersection of said centerline of said Railroad Slough with the line of mean high tide of the original Swinomish Slough; thence following said line of mean high tide of said Swinomish Slough, as follows: South 48°20' East 419 feet; thence South 19°03' East 416 feet; thence South 33°18' West 884 feet; thence South 49° East 770 feet; thence South 12°22' East 460 feet; thence



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Kathy Hill, Skagit County Auditor

PARCEL "F" continued:

South 18°04' West 886 feet; thence South 27°09' East 470 feet; thence North 80°04' East 730 feet; thence South 66°35' East 492 feet; thence North 59°23' East 539 feet; thence North 35°17' West 824 feet; thence North 62°04' East 87 feet to the intersection of said line of mean high tide of said Swinomish Slough with the centerline of said Middle Slough; thence following said centerline of said Middle Slough, as follows: North 16°47' West 657 feet; thence North 16°08' West 470 feet; thence North 27°59' West 200 feet; thence North 62°10' West 442 feet; thence North 25° West 140 feet; thence North 22° East 360 feet; thence North 1°14' East 210 feet; thence North 21°30' East 610 feet; thence North 23° West 454 feet; thence North 4°48' West 336 feet to the point of beginning; EXCEPT that portion thereof condemned for State Highway No. 1 in Skagit County Superior Court Cause Nos. 31913 and 26128.

PARCEL "G":

That portion of Government Lots 8 and 9 of Section 12, Township 34 North, Range 2 East, W.M., lying Easterly of the Swinomish Slough as now located.

PARCEL "H":

That portion of Government Lots 11 and 18 of Section 11, Township 34 North, Range 2 East, W.M., lying Easterly of Swinomish Slough, as now located, EXCEPT that portion, if any, of said Government Lot 11, lying within the boundaries of Lot "J" on the map entitled, "Plat of a Portion of the R. B. Whitney Estate", recorded in Volume 26 of Deeds, page 461, records of Skagit County, Washington.

PARCEL "I":

Government Lots 3, 4, 7, 8, 9, 10, 11, 12, 13, 16, 17 and 18 of Section 11, Township 34 North, Range 2 East, W.M., EXCEPT that portion of said Government Lot 3 condemned by the State of Washington for highway in Skagit County Superior Court Cause Nos. 26128 and 31913, AND EXCEPT those portions of said Government Lots 11 and 18, lying Northeasterly of Swinomish Slough, as presently located.

PARCEL "J":

That portion of Government Lot 9 of Section 12, Township 34 North, Range 2 East, W.M., lying Westerly of the Swinomish Slough, as ~~now~~ located.

Channel Presently

- Continued -



PARCEL "K":

Government Lots 13 and 14 of Section 13, and Government Lot 10 of Section 14, all in Township 34 North, Range 2 East, W.M., EXCEPT mineral rights as reserved in deed recorded March 31, 1966, under Auditor's File No. 680848, records of Skagit County, Washington.



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Kathy Hill, Skagit County Auditor
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