

AFTER RECORDING MAIL TO:

Terry Knutzen  
9765 Chuckanut Drive  
Burlington, WA 98233



200102060080

, Skagit County Auditor

2/6/2001 Page 1 of 3 3:54:35PM

Filed for Record at Request of  
Land Title Company of Skagit County  
Escrow Number: P-95435-E

LAND TITLE COMPANY OF SKAGIT COUNTY

**Statutory Warranty Deed**

Grantor(s): Nellie Taylor Stuart Flynn Testamentary Trust

Grantee(s): Terry Knutzen, Barbara Knutzen

Abbreviated Legal: Ptn. Lot B, Short Plat 57-75 in 26-36-2 EWM

Additional legal(s) on page:

Assessor's Tax Parcel Number(s): 360226-0-033-0007/P47143/P47162

**THE GRANTOR** HELI SWENSSON, Trustee of the NELLIE TAYLOR-STUART FLYNN  
TESTAMENTARY TRUST

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION  
in hand paid, conveys and warrants to TERRY KNUTZEN and BARBARA KNUTZEN, husband and  
wife

the following described real estate, situated in the County of Skagit, State of Washington:  
See Attached Exhibit A

# 39338  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

FEB 06 2001

See Attached Exhibit B

Dated this 22nd day of January, 2001

By Nellie Taylor Stuart Flynn  
Testamentary Trust

By

Amount Paid \$ 6885.00  
Skagit County Treasurer  
By: Deputy

By

Hel Sw, Trustee  
Hel Swenson, Trustee

By

STATE OF  
County of

CALIFORNIA

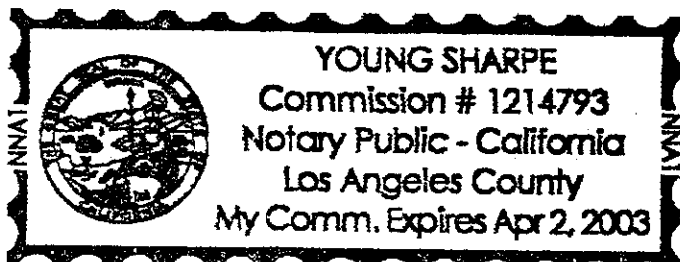
Los Angeles

SS:

I certify that I know or have satisfactory evidence that HELI SWENSSON  
signed this instrument, on oath stated that she authorized to  
execute the instrument and acknowledged it as the TRUSTEE  
of NELLIE TAYLOR-STUART FLYNN TESTAMENTARY TRUST to be the free and voluntary act of such  
party for the uses and purposes mentioned in this instrument.

Dated: JANUARY Feb. 3, 2001

Young Sharpe, Young Sharpe



Notary Public in and for the State of CALIFORNIA  
Residing at 1902 Jaybrook Dr. R.P.V. CA  
My appointment expires: Apr. 2, 2003

## Exhibit A

### DESCRIPTION:

Lot B, Short Plat No. 57-75, approved January 15, 1976, recorded January 16, 1976 in Book 1 of Short Plats, page 87, under Auditor's File No. 828754 and being a portion of Government Lot 1, Section 26, Township 36 North, Range 2 East, W.M.,

EXCEPT that portion described as follows:

Beginning at a point of the most Westerly line of said Lot B, 155.5 feet South of the Northwest corner thereof;  
thence North along said Westerly line 155.5 feet;  
thence East along the North line of said Lot B a distance of 60.00 feet;  
thence South 01 degree 42'41" West a distance of 155.5 feet;  
thence Westerly to the point of beginning.

TOGETHER WITH that portion of the tidelands of the second class in front of, adjacent to, and abutting on the above described tract, lying Westerly of the Northerly extension of the West line of Lot "A" of said short plat above described, and lying Easterly of the West line of the East 150 feet of the West 817.67 feet of Government Lot 1 of Section 26, Township 36 North, Range 2 East, W.M.; EXCEPT any portion thereof lying within a tract conveyed October 15, 1901, by the State of Washington to Jno. Earls by Bush Act Oyster Lands deed recorded November 9, 1942, in Volume 187 of Deeds, page 427;

TOGETHER WITH that certain non-exclusive easement for ingress and egress over and across a 10 foot existing road, which road runs in a Westerly direction from the North line of the H.R. Roney Road No. 295 to the base of a hill;

thence in an Easterly direction to the East line of that certain tract conveyed to Terry Knutzen, etux, by deed recorded March 20, 1995 under Skagit County Auditor's File No. 9503200009, and as more fully set forth in that certain "Stipulation and Decree" entered April 14, 1965, in Skagit County Superior Court Cause No., 26747.

Situate in the County of Skagit, State of Washington



## Exhibit B

SUBJECT TO: Mineral reservations recorded June 14, 1943, in Volume 189 of Deeds, page 196; Notes as set forth on the face of Short Plat No. 57-75; Easement recorded June 23, 1953, under Auditor's File No. 489782; Easement for road and utilities as set forth on the face of the Short Plat; Easement for walkway, boat launch and utilities as set forth on the face of the Short Plat; Easement recorded August 28, 1967 and June 21, 1968, under Auditor's File Nos. 703678 and 714999; Terms and Conditions as set forth in Decree entered April 14, 1965 in Skagit County Superior Court Cause No. 26747; Matters disclosed by Short Plat No. 57-75, recorded January 16, 1976, under Auditor's File No. 828754; Prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to sue any portion which is now, or has formerly been, covered by water; Rights and Easements for commerce, navigation and fisheries.



200102060080  
, Skagit County Auditor