After recording return to: Adelstein, Sharpe & Serka Post Office Box 5158 Bellingham, WA 98227

Skagit County Auditor

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3:05PM

Grantors:

William A. Knutzen, Marian L. Knutzen, husband and wife

**Grantees:** 

Roger K. Knutzen, Colleen M. Knutzen, husband and wife

Legal Desc.:

Ptn of Lot 1, SC Short Plat No. 96-045, E 1/2 of Sec. 35, T 35 N, Range

3 E. W.M.

Tax Parcel ID#:

P115501 & P3570

Reference Nos:

N/A

## STATUTORY WARRANTY DEED FOR BOUNDARY LINE ADJUSTMENT

THE GRANTOR, William A. Knutzen and Marian L. Knutzen, in consideration of land conveyed by grantee to grantor in a separate boundary line adjustment, hereby conveys and warrants to GRANTEE, Roger K. Knutzen and Colleen M. Knutzen, the following described real estate, situated in the County of Skagit, State of Washington, for the purpose of establishing a new boundary line:

That certain tract of land listed and described on Exhibit A attached and incorporated herein by this reference.

The above described parcel is to be combined or aggregated with contiguous property owned by Grantee, more particularly described as Skagit County Parcel Number 35394. boundary line adjustment is not for the purpose of creating an additional building lot.

> SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

> > MAY 2 1 2002

DATED <u>llthday of December</u>, 2001

Amount Paid & O Skagit Co. Treasuror

WILLIAM A. KNUTZEN

## APPROVAL

The foregoing Deed adjusting bo	undary lines is hereby approved in accordance with
SCC Chapter 14.18.700, this /5	day of Mey , 2002
- 4 Doeles	•
By: Joen Molden	-
Its: 1550 Crate Flow	
STATE OF WASHINGTON ()	
) ss.	
COUNTY OF SKAGIT _ )	
COUNTY OF BRAGIT /	
Learnify that I know or have	catiofactors avidance that William A. Knutzen is the person
I certify that I know or have satisfactory evidence that William A. Knutzen is the person who appeared between said person acknowledged that he/she signed this instrument and	
acknowledged it to be his her the	and voluntary act for the uses and purposes mentioned in
this instruments wission Eta 17	
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Dated: December > bk, 2001	a Ly 2 regley
りなる PUBLIC />	Printed Name: KAY L. NEGLEY
3-15-2004	Notary Public in and for the State of
W. 10 200 10 E	Washington, residing at Mount Vernon
OF WASHIE	My commission expires: 3-15-04
Marie	
STATE OF WASHINGTON)	to the second of the Market
)ss.	
COUNTY OFSKAGIT)	
SCOULT OF SKAGIT	
Loortify that I know or have	satisfactory evidence that Marian L. Knutzen is the person
	erson acknowledged that he/she signed this instrument and
	and voluntary act for the uses and purposes mentioned in
this instrument SION Et SION	arin
	In x healer
Date Leconomia V. Ko. 2001	
8	Printed Name: KAY L. NEGLEY
Ø \ PIRIC />	Notary Public in and for the State of
May are now 108	Washington, residing at MOUNT VERNON
3-10-2004	My commission expires: 3-15-04
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## Exhibit "A"

Boundary Line Adjustment Description to Roger K. and Colleen M. Knutzen

That portion of Lot 1, Skagit County Short Plat No. 96-045, approved July 11, 1996 and recorded August 15, 1996 in Volume 12 of Short Plats, Pages 128 and 129, under Auditor's File No. 9608150021, records of Skagit County, Washington, being in a portion of the East 1/2 of Section 35. Township 35 North, Range 3 East, W.M., being more particularly described as follows:

BEGINNING at the Northwest corner of that certain parcel conveved to William Andrew Knutzen and Marian Louise Knutzen, husband and wife, by Statutory Ouit Claim Deed recorded under Skagit County Auditor's File Number 720363, also being a corner of said Lot 1, Skagit County Short Plat No. 96-045;

thence South 89°30'00" West 180.00 feet along a westerly projection of the North line of said Knutzen parcel, also a South line of said Lot 1, Skagit County Short Plat No. 96-045, parallel with the South line of said East 1/2 of Section 35:

thence South 0°29'45" West 209.00 feet parallel with the East line of said East 1/2 of Section 35 to the South line of said Lot 1, also being a Northeasterly corner of Lot 2 of said Skagit County Short Plat No. 96-045: thence North 89°30'00" East 180.00 feet along the South line of said Lot 1 to a Southeast corner thereof, also being the Southwest corner of said Knutzen parcel;

thence North 0°29'45" East 209.00 feet along the East line of said Lot 1, also being the west line of said Knutzen parcel, to the POINT OF BEGINNING.

ALSO SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases and other instruments of record.

Situate in the County of Skagit, State of Washington.

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