

AFTER RECORDING MAIL TO:
Raymond E. Knutzen
9777 Samish Island Road
Bow, WA 98232



200208300129
Skagit County Auditor

8/30/2002 Page 1 of 2 11:50AM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-102282-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): THE ANDERSON FAMILY TRUST, DATED MAY 14, 1991, RICHARD D. ANDERSON, SUCCESSOR TRUSTEE

Grantee(s): Raymond E. Knutzen, Cynthia L. Knutzen

Abbreviated Legal: Lot 9, 10, HOPLEY'S SAMISH ISLAND TRACTS SKAGIT COUNTY, WASH., records of Skagit County, WA

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 3928-000-010-0100/P66130

THE GRANTOR THE ANDERSON FAMILY TRUST, DATED MAY 14, 1991, ~~/SANDRA M. ANDERSON AND MIRIAM M. ANDERSON, TRUSTEES AND/OR TRUSTEES~~ Mary Anne Soric,* for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to RAYMOND E. KNUTZEN and CYNTHIA L. KNUTZEN, husband and wife

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

*Sandra Jean Goodman and Richard D. Anderson, or any of them, Successor Trustees

Subject to: Schedule "B-1" attached hereto and made a part thereof.

4026
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated this 27th day of August, 2002

By THE ANDERSON FAMILY TRUST, DATED
MAY 14, 1991, RICHARD D. ANDERSON,
SUCCESSOR TRUSTEE

By

Amount Paid \$ 6885.00
Skagit Co. Treasurer
By [Signature] Deputy

By [Signature]
Richard D. Anderson, Successor
Trustee

By

STATE OF WASHINGTON
County of Skagit

SS:

I certify that I know or have satisfactory evidence that Richard D. Anderson signed this instrument, on oath stated that he authorized to execute the instrument and acknowledged it as the Successor Trustee of The Anderson Family Trust, dated May 14, 1991 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: August 30th, 2002



[Signature]
Carrie Huffer
Notary Public in and for the State of WASHINGTON
Residing at Burlington
My appointment expires: 12/31/2003

Exhibit A

Tracts 9 and 10, "HOPLEY'S SAMISH ISLAND TRACTS SKAGIT COUNTY, WASH.", as per plat recorded in Volume 5 of Plats, page 44, records of Skagit County, Washington.

TOGETHER WITH tidelands of the second class, as conveyed by the State of Washington, situate in front of, adjacent to, and abutting upon said Tracts 9 and 10.

AND TOGETHER WITH that portion of the East ½ of Edna Street, in the plat of "MAP OF THE TOWN OF ATLANTA, WHATCOM COUNTY W.T.", as per plat recorded in Volume 2 of Plats, page 50, records of Skagit County, Washington, which lies North of the 60 foot Samish Island Road right of way and adjacent to Lot 10 of the Plat of "HOPLEY'S SAMISH ISLAND TRACTS SKAGIT COUNTY, WASH.", as per plat recorded in Volume 5 of Plats, page 44, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Schedule "B-1"

P-102282-E

EXCEPTIONS:

A. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Electric transmission and distribution line
In Favor Of: Puget Sound Power and Light Company
Recorded: April 16, 1931
Auditor's No.: 242595 in Volume 157 of Deeds, page 342
Affects: Exact location undisclosed on the record, Will be further identified when said electric line is built and constructed

B. Reservation contained in deed from the State of Washington recorded under Auditor's File No. 125618, in volume 110 of Deeds, page 311, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Right of State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

(Affects tidelands above line of mean low tide)

C. Reservation contained in deed from the State of Washington recorded under Auditor's File No. 91418, in Volume 88 of Deeds, page 513, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

(Affects tidelands between line of mean low tide and extreme low tide)

D. Rights and easements for commerce, navigation and fisheries.

E. Question of location of lateral boundaries of said second class tidelands.

F. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.

G. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantor: The Anderson Family Trust, Sanford M. Anderson and Miriam T. Anderson, Trustors and/or Trustees
Grantee: David E. Ellison and Diane M. Ellison, his wife, and their heirs, successors and assigns
Dated: October 12, 1995
Recorded: October 12, 1995
Auditor's No.: 9510120058