



200302070160

Skagit County Auditor

2/7/2003 Page 1 of 2 3:34PM

AFTER RECORDING MAIL TO:

Name TIM KNUTSON, APRIL KNUTSON
Address PO Box 155
City, State, Zip La Grinitas, CA 94938
B70482

Filed for Record at Request of First American Title of Skagit County

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

B70482E

THE GRANTOR BERNAL R. ANDERSEN and GAIL M. ANDERSEN, Husband and Wife for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to TIM KNUTSON and APRIL KNUTSON, Husband and Wife the following described real estate, situated in the County of SKAGIT, State of Washington:

See Exhibit A attached hereto and made a part hereof. Section 22, Township 36, Range 3, Portion NW/SE and NE/SW

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title which may appear in the public record, including those shown on any recorded plat or survey.

014

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 07 2003

Amount Paid \$ 2256⁷⁵
Skagit Co. Treasurer

By [Signature] Deputy

Assessor's Property Tax Parcel Account Number(s): 360322-3-001-0100 P101399

Dated January 29, 2003.

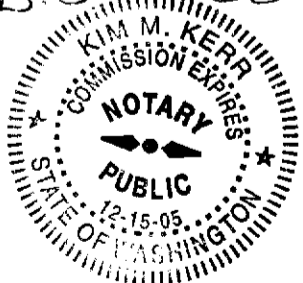
[Signature] 4 FEB 03
BERNAL R. ANDERSEN

[Signature] 2-4-03
GAIL M. ANDERSEN

STATE OF Washington }
COUNTY OF Skagit } ss

I certify that I know or have satisfactory evidence that BERNAL R. ANDERSEN and GAIL M. ANDERSEN are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: FEB. 5th 2003



[Signature] Kim M. Kerr
Notary Public in and for the State of
Residing at Mt. Vernon
My appointment expires: 12/15/05

EXHIBIT A

That portion of the Northwest 1/4 of the Southeast 1/4 and of the Northeast 1/4 of the Southwest 1/4 of Section 22, Township 36 North, Range 3 East, W.M., described as follows:

BEGINNING at the Northwest corner of said Northwest 1/4 of the Southeast 1/4 (center of Section 22); thence South 89 degrees 34' 13" East 634.00 feet along the North line of said Northwest 1/4 of the Southeast 1/4; thence South 45 degrees 36' 24" West, parallel with a line run between the Northeast corner of said Northwest 1/4 of the Southeast 1/4 to the Southwest corner of said Northwest 1/4 of the Southeast 1/4, 1174.88 feet to the toe of the hill which defines the uplands to the Northeast, identified on Skagit County Comprehensive plan dated November 1, 1999 as Rural Reserve (RRV) and the lowlands to the Southwest, identified on Skagit County Comprehensive Plan dated November 1, 1999 as Natural Resource Land (AG-HRL) Agriculture-NRL; thence along said toe of the hill, also being the land use boundary line as follows, North 66 degrees 52' 17" West 28.95 feet; thence North 43 degrees 23' 01" West 49.86 feet; thence North 12 degrees 45' 24" West 137.84 feet; thence North 7 degrees 52' 52" East 41.42 feet; thence North 41 degrees 08' 40" West 59.17 feet; thence North 76 degrees 34' 16" West 57.00 feet; thence North 80 degrees 10' 05" West 20.15 feet; thence North 30 degrees 36' 18" West 40.69 feet; thence North 64 degrees 26' 26" West 64.64 feet; thence North 81 degrees 20' 36" West 76.90 feet; thence North 19 degrees 08' 20" West 72.80 feet; thence North 64 degrees 30' 34" East 74.20 feet; thence North 23 degrees 37' 20" West 46.76 feet, more or less, to the Northwesterly line of that certain Parcel "B" described on Quit Claim Deed to Gail M. Anderson, Kim T. Zackariasen and David C. Hasselberg, recorded under Skagit County Auditor's File No. 9808260087 and being more particularly shown on that certain record of survey map recorded in Volume 20 of Surveys, Pages 141-142, records of Skagit County and bearing South 58 degrees 49' 33" West from the POINT OF BEGINNING; thence North 58 degrees 49' 33" East along said Northwesterly line 626.56 feet, more or less, to the POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH a 60.00-foot wide non-exclusive mutually beneficial easement for ingress, egress and utilities described as follows:

A 60 foot wide easement for ingress, egress and utilities over, under and across a portion of the Northwest 1/4 of the Southeast 1/4 and a portion of the Northeast 1/4 of the Southwest 1/4 of Section 22, Township 36 North, Range 3 East, W.M., said easement being 30.00 feet right and 30.00 feet left of the following described centerline:

Commencing at the Northwest corner of the Northwest 1/4 of the Southeast 1/4 of said Section 22 (center of section); thence South 0 degrees 25' 37" East 1303.90 feet along the West line of said Northwest 1/4 of the Southeast 1/4 to the Southwest corner of said Northwest 1/4 of the Southeast 1/4 of Section 22; thence North 45 degrees 36' 24" East 248.72 feet along a line run from said Southwest corner of the Northwest 1/4 of the Southeast 1/4 to the Northeast corner of said Northwest 1/4 of the Southeast 1/4 to the true point of beginning; thence North 19 degrees 09' 39" West 8.36 feet; thence North 29 degrees 22' 51" West 263.33 feet; thence North 40 degrees 28' 05" West 218.24 feet; thence North 34 degrees 00' 24" West 232.82 feet; thence North 56 degrees 13' 26" West 70.68 feet; thence North 73 degrees 49' 42" West 267.96 feet; thence North 61 degrees 15' 34" West 48.63 feet; thence North 27 degrees 37' 35" West 41 feet, more or less to the Northeasterly line of that certain Parcel B described in Quit Claim Deed to Gail Marine Anderson, Kim T. Zackariasen and David C. Hasselberg, recorded under Skagit County Auditor's File No. 9808260087 and being the terminus of said centerline.



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