

RECORDING REQUESTED BY:

Attorney

AFTER RECORDING MAIL TO:

Martha Howard, Attorney  
P.O. Box 714  
Inverness, CA 94937

MAIL TAX STATEMENTS TO:

Tim and April Knutson  
P.O. Box 155  
Lagunitas, CA 94938



200309260001  
Skagit County Auditor

9/26/2003 Page 1 of 2 9:24AM

**Statutory Warranty Deed**

The GRANTOR TIM KNUTSON and APRIL KNUTSON, Husband and Wife for and in consideration of Ten Dollars and other valuable consideration in hand paid, convey and warrant to TIMOTHY KNUTSON and APRIL KNUTSON, Trustees of the Knutson Trust dated September 18, 2003, the following described real estate, situated in the County of SKAGIT, State of Washington:

Section 22, Township 36, Range 3, Portion NW/SE and NE/SW. SEE EXHIBIT A ATTACHED HERETO AND MADE A PART OF.

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.

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

Dated 9-18-03.

TIM KNUTSON

APRIL KNUTSON

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

#4930

SEP 24 2003

Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

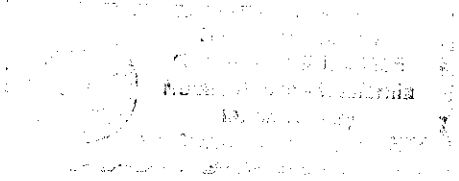
State of California )  
County of Marin )

On September 18, 2003, before me, Deane Williams,  
Notary Public, personally appeared Timothy Knutson and  
April Knutson

personally known to me or  ~~proved to me on the basis~~  
~~of satisfactory evidence~~ to be the person(s) whose  
name(s) is/are subscribed to the within instrument and  
acknowledged that he/she/they executed same in  
his/her/their authorized capacity(ies), and that by  
his/her/their signature(s) on the instrument the person(s),  
or the entity upon behalf of which the person(s) acted,  
executed the instrument.

WITNESS my hand and official seal.

Deane Williams  
NOTARY PUBLIC



200309260001  
Skagit County Auditor

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; 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.



200309260001  
Skagit County Auditor

9/26/2003 Page 3 of 3 8:31AM