

WHEN RECORDED RETURN TO:

Name: **T and C Farms**  
Address: **17757 Brittany Lane**  
City, State, Zip **Burlington, WA 98233**



200405240198  
Skagit County Auditor

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**LAND TITLE OF SKAGIT COUNTY**

**STATUTORY WARRANTY DEED**

THE GRANTOR **Tim O. Knutzen as his separate estate**

for and in consideration of fulfillment of Real Estate Contract AF# 8102030037

in hand paid, conveys and warrants to **T and C Farms, a Washington Corporation**

the following described real estate, situated in the County of **Skagit**, State of Washington:

**See Attached Exhibit A**

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated **February 1, 1981**, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

**Real Estate Sales Tax in the amount of \$1350.00 was paid on this sale on February 3, 1981, Excise No. 295**

*SWNE 1-34-3*  
Tax Account Number: **P-20963**

DATED: *May* ~~April~~ *24*, 2004

*Fulfillment*  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 24 2004

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

STATE OF WASHINGTON )

COUNTY OF Skagit )

On this *24th* day of *may*, 2004 before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared **Tim O. Knutzen** known to me to be the individual(s) described in and who executed the within instrument and acknowledged that he signed and sealed the same as his free and voluntary act and deed, for the uses and purposes herein mentioned.

Printed Name: *Sharon R. Anthony*

Notary Public in and for the State of Washington

Residing at *Mount Vernon*

My appointment expires *9-6-2005*

SHARON R. ANTHONY  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission Expires 9-6-2005

PARCEL "A":

The South ½ of the Southwest ¼ of the Northeast ¼, EXCEPT the East 30 feet of the North 185 feet thereof, AND EXCEPT the East 166 feet of the South 184 feet thereof; that portion of the Northwest ¼ of the Southeast ¼, lying Northerly of the Great Northern Railroad right of way, and ALSO, that portion of the East 986.43 feet of the Northeast ¼ of the Southwest ¼, lying Northerly of said Great Northern Railroad right of way; all in Section 1, Township 34 North, Range 3 East, W.M.,

EXCEPT from the above described tracts, Drainage District No. 19 right of way, if any.

AND ALSO EXCEPT that portion thereof lying within the boundaries of the following described tract:

That portion of the Southwest ¼ of Section 1, Township 34 North, Range 3 East, W.M., being more particularly described as follows:

Beginning at the Southeast corner of that tract of land conveyed to Raleigh D. Good, under Auditor's File No. 871225;

thence North 0°51'00" West along the East line of said Good tract a distance of 302.00 feet;

thence North 63°32'30" East parallel with the centerline of Burlington Northern Railroad, a distance of 409.47 feet;

thence South 26°27'30" East a distance of 272.33 feet to the Northerly line of said Burlington Northern Railroad;

thence South 63°32'30" West along said Northerly line a distance of 540.00 feet to the point of beginning, EXCEPT that portion, if any, lying Westerly of the West line of the East 986.43 feet of the Northeast ¼ of the Southwest ¼ of said Section 1.

(All of Parcel "A" also known as Lot 1 of Short Plat No. 6-82, recorded April 30, 1982 in Book 5 of Short Plats, page 185, under Auditor's File No. 8204300001).

Situate in the County of Skagit, State of Washington.



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