

AFTER RECORDING MAIL TO:

Mr. Steve Sakuma,
P.O. Box 427
Burlington, WA 98233



200409130145
Skagit County Auditor

9/13/2004 Page 1 of 2 3:29PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 112428-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Ronald C. Knutzen and Marilyn Knutzen
Grantee(s): Sakuma Commercial, L.L.C.
Abbreviated Legal: ptn W 1/2 NW 1/4, 25-35-3 E W.M. aka Tr. 1 SP #1-84
Assessor's Tax Parcel Number(s): 350325-2-003-0109, P34809

THE GRANTOR Ronald C. Knutzen and Marilyn Knutzen, husband and wife on June 28, 1985 and at all times since for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION and as part of an IRC Section 1031 Tax-Deferred Exchange in hand paid, conveys and warrants to SAKUMA COMMERCIAL, LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington.

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 25, Township 35 North, Range 3 East, W.M. lying within Lot 2, Short Plat No. 1-84, approved January 9, 1985, recorded January 11, 1985 in Book 6 of Short Plats, page 199, under Auditor's File No. 8501110011.

EXCEPT that portion of said Lot 2 lying Westerly of the Northerly extension of the Easterly line of Lot 1 of said Short Plat No. 1-84.

Situate in the County of Skagit, State of Washington.

#4747
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

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

SEP 13 2004

Dated September 1, 2004

Amount Paid \$ 2643.30
By [Signature] Skagit Co. Treasurer
Deputy

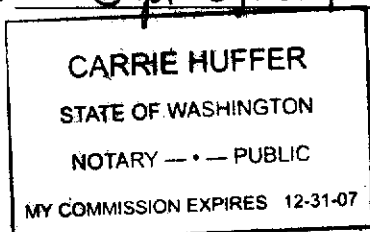
Ronald C. Knutzen
Ronald C. Knutzen

Marilyn Knutzen
Marilyn Knutzen

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Ronald C. Knutzen and Marilyn Knutzen the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: Sept. 8, 2004



[Signature]
Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007

EXCEPTIONS:

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

For: Constructing and maintaining an underground title drain
In Favor Of: Drainage District No. 12
Recorded: December 1, 1926
Auditor's No.: 199198 in Volume 142 of Deeds, page 81
Area Affected: A strip of land the exact width of which is not disclosed on the record, running along the East line of the subject property

B. Notes contained on the face of Short Plat No. 1-84, as follows:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road;
2. Short Plat Number and date of approval shall be included in all deeds and contracts;
3. Zoning - Agricultural,, Variance No. V-83-008;
4. Sewage Disposal - Private septic system;
5. Water - (P.U.D. #1, Lot 1) (Well, Lot 2) A line extension would be necessary for P.U.D. services to Lot 2;
6. Buyer should beware that this subdivision is located in the flood plain and significant elevation may be required for the first living floor of residential construction;
7. Water of sufficient quantity and/or quality (on Lot 2) for normal domestic purposes is not provided at the time of filing the plat. The buyer should inquire and investigate as to the availability of said water.

RCK

MEK



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