


After Filing Return To:  
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Bellevue, Washington 98004-5149

  
200412290051  
Skagit County Auditor  
12/29/2004 Page 1 of 3 9:37AM

### STATUTORY WARRANTY DEED

**Grantors:**

1. Klass, Kalman, a married man dealing in his separate property

**Grantees:**

1. Klass, Tim D., as Trustee under Trust Agreement dated Nov. 2, 2004.
2. Weissman, Marilyn, as Trustee under Trust Agreement dated Nov. 2, 2004.
3. Karon, Susan, as Trustee under Trust Agreement dated Nov. 2, 2004.
4. Klass, Kay D., as Trustee under Trust Agreement dated Nov. 2, 2004.

**Abbreviated Legal Description** (lot, block and plat name, or section-township-range):

Tract 8 and Tract 9 of survey of portions of Sections 29, 30, and 31, recorded in Book 3 of Surveys, pages 12 and 13 under AF# 8002190006, T. 36 N., R. 11 E., W.M.

Situated in Skagit County, Washington

☒ Additional legal description is on page 2 of document

**Assessor's Property Tax Parcel Account Numbers:**

361131-1-001-0300  
361131-1-001-0104  
381131-1-001-0203

## STATUTORY WARRANTY DEED

Kalman Klass, a married man dealing in his separate property, the Grantor, for no consideration and as a transfer to an irrevocable trust, conveys and warrants to Tim D. Klass, Marilyn Weissman, Susan Karon, and Kay D. Klass, as Trustees of the Kal Klass Family Trust under Trust Agreement dated Nov. 2, 2004 between Kalman Klass, as Settlor, and Tim D. Klass, Marilyn Weissman, Susan Karon, and Kay D. Klass, as Trustees, the Grantees, an undivided twenty percent (20%) interest in the real estate described on Exhibit A attached hereto and incorporated herein by this reference, situated in Skagit County, Washington.

Subject to taxes not yet due and payable, easements, reservations, restrictions, covenants, encumbrances and all other matters of record, and excluding any representation or warranty as to encroachments or matters of location, boundary and area that an accurate survey may disclose.

Dated this 2<sup>nd</sup> day of Nov., 2004.

SKAGIT COUNTY, WASHINGTON  
REAL ESTATE EXCISE TAX

# 6752  
DEC 29 2004

Kal Klass  
Kalman Klass

Amount Paid \$  
Skagit Co. Treasurer  
Deputy

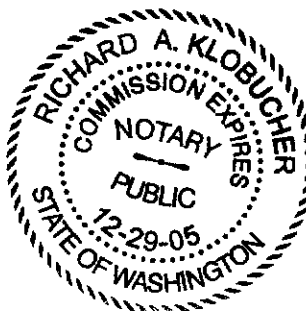
STATE OF WASHINGTON

COUNTY OF KING

ss.

On this 2<sup>nd</sup> day of November, 2004, before me, a Notary Public in and for the State of Washington, personally appeared Kalman Klass, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument and acknowledged it to be his free and voluntary act and deed for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



Richard A. Klobucher  
NOTARY PUBLIC in and for the State of  
Washington, residing at Bellingham  
My appointment expires 12-29-05  
Print Name Richard A. Klobucher



## EXHIBIT A

### LEGAL DESCRIPTION

That certain real property located in Skagit County, Washington and legally described as follows:

#### TRACT 8

Tract 8 of that certain survey of portions of Sections 29, 30 and 31, Township 36 North, Range 11 East, W.M., recorded February 19, 1980 in Book 3 of Surveys, Pages 12 and 13, under Auditor's File No. 8002190006.

TOGETHER WITH that portion of Tract 9 of that certain survey of portions of Sections 29, 30 and 31 Township 36 North, Range 11 East, W.M. recorded February 19, 1980, in Book 3 of Surveys, pages 12 and 13, under Auditor's File No. 8002190006, records of Skagit County Washington lying East of the centerline of Diosbud Creek.

#### TRACT 9

Tract 9 of that certain survey of portions of Sections 29, 30, and 31, Township 36 North, Range 11 East, W.M., recorded February 19, 1980, in Book 3 of Surveys, pages 12 and 13, under Auditor's File No. 8002190006, excluding that portion of Tract 9 lying East of the centerline of Diosbud Creek.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities 60 feet in width over, under and across that certain right of way known as Honeysuckle Lane as more fully described in that certain Declaration of Easement recorded under Auditor's File No. 862311 and as further referred to and set out in documents recorded under Auditor's File Nos. 8302090027, 9406130123, 9406130124, 9406130125 and 9406130126 records of Skagit County, Washington.

