

After Filing Return To:
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Bellevue, Washington 98004-5149



200503240044

Skagit County Auditor

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STATUTORY WARRANTY DEED

Grantor:

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

Grantees:

1. Klass, Tim D., as Trustee under Trust Agreement dated November 2, 2004.
2. Weissman, Marilyn, as Trustee under Trust Agreement dated November 2, 2004.
3. Karon, Susan, as Trustee under Trust Agreement dated November 2, 2004.
4. Klass, Kay D., as Trustee under Trust Agreement dated November 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 November 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-four percent (24%) interest in the real estate described on Exhibit A attached hereto and incorporated herein by this reference, situated in Skagit County, Washington. After the conveyance described in this deed, and the conveyance of an undivided twenty percent (20%) interest that was made in 2004, Grantor holds an undivided fifty-six percent (56%) interest in the property.

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 2nd day of February, 2005.

Kalman Klass
Kalman Klass

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#1325

MAR 24 2005

Amount Paid \$
By Skagit Co. Treasurer
Deputy

STATE OF WASHINGTON)
COUNTY OF KING) ss.

On this 2nd day of February, 2005, 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.



Diana Ortega
NOTARY PUBLIC in and for the State of
Washington, residing at King Co.
My appointment expires 4.9.08
Print Name Diana Ortega

BEL 282320v1 58896-1

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Skagit County Auditor

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.

