

AFTER RECORDING MAIL TO

James Tod Schols & Teri Ann Schols  
5762 Cattail Place  
Bow, WA 98232



200507070016

Skagit County Auditor

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#117075-SS

LAND TITLE OF SKAGIT COUNTY

(FULFILLMENT)

**Statutory Warranty Deed**

Grantor(s): Knutzen, Ronald C. & Marilyn E.  
Grantee(s): Schols, James Tod & Teri Ann  
Abbreviated Legal: Block 1, Plat of Bow; a Ptn W 1/2 35-36-3 EWM  
Additional legal(s) on page 2  
Tax Acct No.s 360335-0-016-0006 / P48681

THE GRANTOR RONALD C. KNUTZEN and MARILYN E. KNUTZEN, husband and wife for and in consideration of Fulfillment of Real Estate Contract in hand paid, conveys and warrants to JAMES TOD SCHOLS, who also appears of record as Tod James Schols, and TERI ANN SCHOLS, husband and wife 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 March 17, 1989, 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 Excise Tax was paid on this sale or stamped exempt on 3/21/1989 for \$549.40 Receipt #1031

Dated July 1, 2005

Ronald C. Knutzen

Marilyn E. Knutzen

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Ronald C. Knutzen and Marilyn E. Knutzen is 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: July 6 2005

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
*Fulfillment*  
JUL 07 2005

Amount Paid \$  
By Skagit Co. Treasurer  
Deputy

## DESCRIPTION:

All of Block 1, "PLAT OF BOW, SKAGIT CO. WN.," as per plat recorded in Volume 3 of Plats, page 40, records of Skagit County, Washington.

ALSO, that portion of the West ½ of Section 35, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the West ¼ corner of said Section 35;  
 thence North 0°05'15" West along the West line of the Northwest ¼ of said Section, 709.57 feet to the Easterly line of the Great Northern Railway right of way and the true point of beginning;  
 thence continue North 0°05'15" West 624.03 feet to the Northwest corner of the Southwest ¼ of the Northwest ¼ of said Section;  
 thence North 88°38'32" East along the North line of said Southwest ¼ of the Northwest ¼, 781.75 feet;  
 thence South 8°09'25" East 423.39 feet;  
 thence South 21°04'41" East 1,843.08 feet;  
 thence South 14°24'06" East 497.80 feet to the South line of the Northeast ¼ of the Southwest ¼ of said Section 35;  
 thence South 88°31'10" West along the South line of said Northeast ¼ of the Southwest ¼, 278.70 feet to the East line of Brady Street, as shown on the "PLAT OF BOW, SKAGIT CO. WN.," as per plat recorded in Volume 3 of Plats, page 40, records of Skagit County, Washington;  
 thence North 0°39'15" West along the East line of Brady Street, 50.0 feet to the Northeast corner of said "PLAT OF BOW, SKAGIT CO. WN.,";  
 thence South 88°31'10" West along the North line of the "PLAT OF BOW, SKAGIT CO. WN.," to the Easterly line of the Great Northern Railway right of way line;  
 thence North 26°08' West along said right of way line, 2,167.40 feet to the true point of beginning,

EXCEPTING THEREFROM, the following described Tracts 1 and 2:

Tract 1:

That portion of the Northwest ¼ of the Southwest ¼ of Section 35, Township 36 North, Range 3 East, W.M., and that portion of Block 1, "PLAT OF BOW, SKAGIT CO. WN.," as per plat recorded in Volume 3 of Plats, page 40, records of Skagit County, Washington, all of which is more particularly described as follows:

Beginning at the Southwest corner of said Section 35;  
 thence North 0°49'00" West along the West line of said Section 35, 741.28 feet to the centerline of Bow Street as shown on said plat;  
 thence North 66°51'00" East along said centerline, 1,266.96 feet;  
 thence North 24°49'00" West 25.01 feet to an intersection with the Northwesterly margin of said Bow Street, said intersection being the true point of beginning;  
 thence continue North 24°49'00" West 118.22 feet;  
 thence North 62°18'54" East 167.70 feet;



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Schedule "A-1"

DESCRIPTION CONTINUED:

Tract 1 continued:

thence South 28°24'37" East 75.91 feet to an intersection with the West line of the East 30 feet of said Northwest ¼ of the Southwest ¼;  
thence South 0°38'19" East along said West line and the West line of the East 30 feet of the Southwest ¼ of said Southwest ¼, 60.44 feet to said Northwesterly margin of Bow Street;  
thence South 66°51'00" West along said margin 147.55 feet to the true point of beginning,

EXCEPT that portion thereof shown as alley on said "PLAT OF BOW, SKAGIT CO. WN."

Tract 2:

That portion of the Southwest ¼ of the Northwest ¼ of Section 35, Township 36 North, Range 3 East, W.M., more particularly described as follows:

Beginning at the West ¼ corner of said Section 35;  
thence North 0°05'15" West along the West line of the Northwest ¼ of said Section, 709.57 feet to the Easterly line of the Great Northern Railway right of way and the true point of beginning;  
thence continue North 0°05'15" West 624.03 feet to the Northwest corner of the Southwest ¼ of the Northwest ¼ of said Section;  
thence North 88°38'32" East along the North line of said Southwest ¼ of the Northwest ¼, 781.75 feet;  
thence South 8°09'25" East 423.39 feet;  
thence South 21°04'41" East 75 feet, more or less, to the centerline of an existing drainage ditch;  
thence Southwesterly to the point of beginning.

Situate in the County of Skagit, State of Washington.



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