

AFTER RECORDING MAIL TO:

Mr. and Mrs. Leslie R. Corn
11170 Rasar Drive
Bow, WA 98232



200602030183
Skagit County Auditor

2/3/2006 Page 1 of 3 3:46PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 119444-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Geoffrey E. Knutzen and Mary J. Hanson
Grantee(s): Leslie R. Corn and Candace C. Corn
Abbreviated Legal: Ptn NW ¼ NW ¼, 36-36-2 E W.M.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 360236-2-003-0304, P47480

THE GRANTOR GEOFFREY E. KNUTZEN and MARY J. HANSON, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **LESLIE R. CORN and CANDACE C. CORN**, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 119444-PE.

Dated January 30, 2006

Geoffrey E. Knutzen

564

Mary J. Hanson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 03 2006

STATE OF Washington
COUNTY OF Skagit } SS:
Amount paid \$ 7748.00
By Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that **Geoffrey E. Knutzen and Mary J. Hanson** 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: January 31st, 2006



Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2006

EXHIBIT A

DESCRIPTION:

PARCEL "A":

That portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 36, Township 36 North, Range 2 East, W.M., being more particularly described as follows:

Beginning at the Northwest corner of said Section 36;
thence North $88^{\circ}59'17''$ East, along the North line of said Section 36, 864.75 feet to the true point of beginning;
thence South $01^{\circ}27'00''$ East parallel with the West line of said Northwest $\frac{1}{4}$ of Section 36, a distance of 356.33 feet to the Northwest corner of that parcel conveyed by deed recorded on May 30, 1996, under Auditor's File No. 9605300095, records of Skagit County, Washington, to David C. Salkeld and Leslie Salkeld, husband and wife;
thence South $88^{\circ}59'17''$ East along the North boundary of said Salkeld Tract, 454.81 feet, more or less, to the Northeast corner of said tract being located on the East line of said Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$;
thence North $01^{\circ}31'00''$ East along said East line, 356.33 feet, more or less, to the Northeast corner of said Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 36;
thence South $88^{\circ}59'17''$ West along the North line of said Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 454.81 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An easement for ingress, egress, and utilities over and across a strip of land 60 feet, more or less, in width located in the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 36, Township 36 North, Range 2 East, W.M., more particularly described as follows:

Beginning at a point on the West line of said Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 36, 660.00 feet South of the Northwest corner thereof;
thence North $88^{\circ}57'$ East parallel with the North line of said subdivision to a point 340.00 feet West of the East line of said subdivision;
thence South parallel with the East line of said subdivision a distance of 60 feet, more or less, to a point 600.00 feet North of the South line of said subdivision;
thence West parallel to the South line of said subdivision to the West line of said subdivision;
thence North along the West line of said subdivision a distance of 60 feet, more or less, to the point of beginning.

EXCEPT County road along the West line thereof.

Situate in the County of Skagit, State of Washington.



DESCRIPTION CONTINUED:

PARCEL "C":

An easement for ingress, egress, and utilities over, under, and across the West 60.00 feet of the property herein described:

That portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 36, Township 36 North, Range 2 East, W.M., being more particularly described as follows:

Beginning at the Northwest corner of said Section 36;
thence North $88^{\circ}59'17''$ East, along the North line of said Section 36, 864.75 feet;
thence South $01^{\circ}27'00''$ East, parallel with the West line of said Northwest $\frac{1}{4}$ of Section 36, a distance of 356.33 feet to the true point of beginning;
thence continuing South $01^{\circ}27'00''$ East, parallel with the West line of said Northwest $\frac{1}{4}$ of Section 36, a distance of 303.67 feet;
thence North $88^{\circ}59'17''$ East, parallel with said North line of Section 36, 60.00 feet;
thence North $01^{\circ}27'00''$ West, parallel with said West line, 208.00 feet;
thence North $88^{\circ}59'17''$ East, parallel with said North line, 395.34 feet to the East line of said Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 36;
thence North $01^{\circ}31'00''$ West, along said East line, 95.67 feet;
thence South $88^{\circ}59'17''$ West a distance of 454.81 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.

