

When Recorded Return to:
JESS W. KNUTZEN
DEBORAH A. KNUTZEN
16569 W. Kamb Rd.
Mount Vernon WA 98273



200609060137
Skagit County Auditor

9/6/2006 Page 1 of 2 3:25PM

Chicago Title Company - Island Division
Order No: BE10894 MJJ Title Order No: IC39669

STATUTORY WARRANTY DEED

THE GRANTOR THOMAS E. CULLEN, as his separate property, as to Parcel A and THOMAS E. CULLEN, a single man on December 7, 2005, and all times since as to Parcel B

for and in consideration of **Two Hundred Thirty Thousand and 00/100...(\$230,000.00) DOLLARS** in hand paid, conveys and warrants to **JESS W. KNUTZEN and DEBORAH A. KNUTZEN, husband and wife**

the following described real estate, situated in the County of Skagit, State of Washington:

That portion of the Southwest Quarter of the Southeast Quarter of Section 35, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Tax Parcel Number(s): 340335-0-011-0003 P23153 and 340335-4-006-0200 P123589

Subject to: Restrictions, reservations and easements of record and Skagit County Right To Farm Ordinance as more fully below:

Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal

Dated: August 31, 2006

Thomas E. Cullen
THOMAS E. CULLEN

4610
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 6 2006

Amount Paid \$ 4099.00
By Skagit Co. Treasurer Deputy

STATE OF WASHINGTON
COUNTY OF

I certify that I know or have satisfactory evidence that THOMAS E. CULLEN is the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 6, 2006

Marcia J. Jennings
Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 10/5/2008



Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: BE10894 MJJ

PARCEL A:

That portion of the Southwest Quarter of the Southeast Quarter of Section 35, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point of intersection of the East line of the West 40 rods (660 feet) of the said Southwest Quarter of the Southeast Quarter of Section 35, with the North line of the County road;

Thence West along said County road 150 feet to the true point of beginning;

Thence North 125 feet;

Thence West at right angles 80 feet;

Thence South at right angles to the North line of the County road;

Thence East along the County road to the point of beginning;

EXCEPT road and ditch rights of way.

Situated in Skagit County, Washington

PARCEL B:

That portion of the Southwest Quarter of the Southeast Quarter of Section 35, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point of intersection of the East line of the West 40 rods (660 feet) of the said Southwest Quarter of the Southeast Quarter of Section 35, with the North line of the County road;

Thence West along said County road 230 feet to the true point of beginning, said point being the Southwest corner of that parcel conveyed to Thomas Cullen under Auditor's File No. 9806100038, records of Skagit County, Washington;

Thence North along the West line of said Cullen parcel and said line projected North a distance of 528 feet, more or less, to the North line of the South 32 rods of said subdivision;

Thence West along said North line for a distance of 82.5 feet parallel to the North line of the County Road;

Thence South at right angles to the North line of the County Road;

Thence East along the County road to the point of beginning;

EXCEPT road and ditch rights of way.

Situated in Skagit County, Washington



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