



200701030120

Skagit County Auditor

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WHEN RECORDED RETURN TO:

THOMAS R. COLLINS  
ANDERSON HUNTER LAW FIRM  
2707 COLBY AVENUE, SUITE 1001  
P. O. BOX 5397  
EVERETT, WA 98206

**ASSIGNMENT OF NOTE AND MORTGAGE**

Grantor: ESTATE OF JEANNE NELSON  
Grantee: JEANNE KNUTZEN, BETTIE ELLICE HOPKINS, JAMES N. NELSON and  
NORM NELSON, JR.  
Legal Description: A PTN OF SW  $\frac{1}{4}$  & ALL OF SW  $\frac{1}{4}$  OF SE  $\frac{1}{4}$ , 9-35-3 EWM  
A PTN OF N  $\frac{1}{2}$  OF NW  $\frac{1}{4}$  & W  $\frac{1}{2}$  OF NE  $\frac{1}{4}$ , 16-35-3 EWM  
A PTN OF S  $\frac{1}{2}$  OF SE  $\frac{1}{4}$ , 27-36-3 EWM  
NW  $\frac{1}{4}$  OF NE  $\frac{1}{4}$  & A PTN OF E  $\frac{1}{2}$  OF NE  $\frac{1}{4}$ , 34-36-3 EWM  
BLOCK 11 & A PTN OF BLKS 6, 10 & 12  
Additional Legal on Exhibit A  
Tax ID No: 350309-3-005-0014; 350903-3-003-0024; 350316-1-003-0003; 350316-1-007-0009;  
350316-2-001-0003; 350316-2-004-0000; 350309-3-004-0015; 350309-0-005-0100;  
350309-0-006-0001; 350309-4-004-0013; 350309-4-005-0012; 4076-010-005-0005;  
4076-010-010-0008; 4076-010-020-0006; 4076-010-017-0001; 4076-010-020-0204;  
4076-011-020-0004; 4076-012-010-0004; 360327-4-006-0000; 360334-1-002-0001;  
360334-1-003-0000; 4076-006-005-0102


For an in consideration of the distribution of the Estate of Jeanne Nelson, the ESTATE OF JEANNE NELSON does hereby convey and assign to JEANNE KNUTZEN, BETTIE ELLICE HOPKINS, JAMES N. NELSON and NORM NELSON, JR., one hundred percent (100%) of the Estate's interest in that certain Note dated May 30, 2002, in the original amount of three Hundred Twenty-Nine Thousand Four Hundred Dollars (\$329,400.00) by and between Norm Nelson, Inc., as Borrower, and Jeanne Nelson, as Holder, and all of the Estate's interest in that certain Mortgage securing the same dated May 30, 2002, recorded June 4, 2002, under Skagit County Auditor's File No. 200206040080, records of Skagit County, Washington, as described on Exhibit A, a copy of which is attached hereto and incorporated herein by reference.


Together with note or notes therein described or referred to, the money due and to become due thereon, with interest, and all rights accrued or to accrue under said Deed of Trust.

ASSIGNMENT OF NOTE AND MORTGAGE - 1  
TRC\12551\1\442181.V01 (9H6T01!.DOC)

DATED this 21<sup>st</sup> day of December, 2006.

**ESTATE OF JEANNE NELSON**


By:   
Gerald E. Nelson, co-Personal Representative

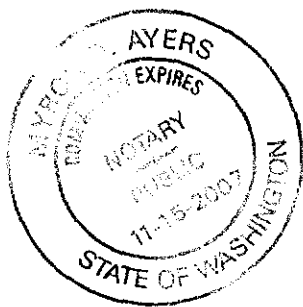
By:   
Jeanne Knutzen, co-Personal Representative

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

On this day personally appeared before me GERALD E. NELSON and JEANNE KNUTZEN to me known to be the co-Personal Representatives of the Estate of Jeanne Nelson, the estate that executed the within and foregoing instrument, and acknowledged to me the said instrument was the free and voluntary act and deed of said estate for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument for and on its behalf.

SUBSCRIBED AND SWORN to before me by GERALD E. NELSON and JEANNE KNUTZEN on this 21<sup>st</sup> day of December, 2006.

  
PRINTED NAME: MYRON D. AYERS  
NOTARY PUBLIC  
in and for the State of Washington.  
My commission expires: 11/15/07



PARCEL "A":

The Southeast 1/4 of the Southwest 1/4 of Section 9, Township 35 North, Range 3 East, W.M.,

EXCEPT road, dike and ditch rights of way,

EXCEPT the North 297 feet thereof,

AND EXCEPT that portion described as follows:

Beginning at the intersection of the South line of said North 297 feet of the Southeast 1/4 of the Southwest 1/4 and the North and South centerline of said Section;

thence West along said South line of said North 297 feet a distance of 228 feet;

thence South parallel to said North and South centerline 180 feet;

thence East parallel to the North line of this excepted tract 228 feet, more or less, to said North and South centerline; thence North along said North and South centerline to the point of beginning.

TOGETHER WITH that portion of the Southwest 1/4 of the Southwest 1/4 of Section 9, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at the Southeast corner of said Southwest 1/4 of the Southwest 1/4;

thence North along the East line of said subdivision 660 feet;

thence West 660 feet;

thence South to the Northerly bank of the Samish River;

thence Southeasterly along the Northerly bank of said river to the South line of said Southwest 1/4 of the Southwest 1/4;

thence East to the point of beginning.

EXCEPT road, dike and ditch rights of way.

PARCEL "B":

That portion of the North 1/2 of the Northwest 1/4 and that portion of the West 1/2 of the West 1/2 of the Northeast 1/4 of Section 16, Township 35 North, Range 3 East, W.M., lying Northerly of the Samish River,

EXCEPT road, dike and ditch rights of way.

ALSO, the North 297 feet of the Southeast 1/4 of the Southwest 1/4; that portion of the Southwest 1/4 of the Southwest 1/4, lying Northeasterly of Warners Slough and the following described portion of the North 1/2 of the Southwest 1/4;

Beginning at the Southeast corner of the Northeast 1/4 of the Southwest 1/4;

thence West 1,410.75 feet;

thence North 165 feet, more or less, to the County road;

thence East to the East line of said Northeast 1/4 of the Southwest 1/4;

thence South to the point of beginning, all in Section 9, Township 35 North, Range 3 East, W.M.,

EXCEPT roads.



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PARCEL "B" (continued):

ALSO EXCEPT the following described tract:

Beginning at the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of said Section 9; thence North 89°27'33" West, along the South line of the Northeast 1/4 of the Southwest 1/4, a distance of 944.21 feet to the TRUE POINT OF BEGINNING; thence continuing North 89°27'33" West a distance of 375.39 feet, to the West line of the Northeast 1/4 of the Southwest 1/4; thence North 01°34'38" East, along said West line, a distance of 92.96 feet; thence North 61°00'22" West a distance of 105.59 feet, to the West line of that certain tract of land described in deed recorded under Skagit County Auditor's File No. 664782; thence North 00°32'27" East, a distance of 25.81 feet to a non-tangent curve of radius 1480 feet (the center of which bears South 07°17'43" East), said curve being the South line of the county road known as Field Road (as-built); thence along said curve through a central angle of 00°14'34", a distance of 6.27 feet; thence South 89°20'35" East, along said South line, a distance of 467.06 feet; thence South 02°49'16" West, along an existing fence and its Southerly extension, a distance of 169.09 feet to the TRUE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of the West 1/2 of the Southwest 1/4 of Section 9, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at the Northwest corner of said subdivision; thence East along the North line thereof a distance of 1125.30 feet to the Southwest corner of tract described in deed filed under Skagit County Auditor's File No. 9507100155; thence South along the Southerly projection of the West line of said tract for a distance of 15 feet; thence East, parallel to said North line, a distance of 130.00 feet, more or less, to the West line of the County road known as the Conn Road No. CXLII; thence South along the West line of said County road to the Northeast corner of that certain tract conveyed to School District No. 43 by deed dated March 27, 1893 and recorded April 1, 1893, in Volume 26 of Deeds, page 200; thence West along the North line of said School District tract 12 1/2 rods to the Northwest corner thereof; thence South along the West line of said School District tract and the West line extended to the centerline of the County road; thence East along the centerline of said County road to a point that is 5 1/2 rods West of the East line of the Northwest 1/4 of the Southwest 1/4; thence South parallel to and 5 1/2 rods West of the East line of the Northwest 1/4 of the Southwest 1/4 to the South line of said Northwest 1/4 of the Southwest 1/4; thence along the South line of said Northwest 1/4 of the Southwest 1/4 to the intersection with Newman's Slough, (also known and designated as Warner's Slough and as Watkinson's Slough); thence Westerly along said slough to the West line of said Section 9; thence North along the West line of said Section 9 to the point of beginning.

EXCEPT roads and dike and drainage ditch rights of way;

AND EXCEPT that portion thereof conveyed to the State of Washington for highway purposes by deed recorded under Auditor's File Nos. 444491 and 445900.

Situate in the County of Skagit, State of Washington.



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**PARCEL "D":**

The Southwest 1/4 of the Southeast 1/4 of Section 9, Township 35 North, Range 3 East, W.M., EXCEPT drainage ditches and County roads.

Situate in the County of Skagit, State of Washington.

**PARCEL "E":**

The South 19 feet of Lots 1, 2 and 3 and all of Lots 4 through 20, inclusive, Block 10, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

TOGETHER WITH all of the vacated alley in said Block 10, as conveyed by the City of Burlington to Norm Nelson, Inc., a Washington corporation, in Quit Claim Deed recorded May 2, 1994, under Auditor's File No. 9405020207, records of Skagit County, Washington.

ALSO TOGETHER WITH all that portion of Burlington Northern Railroad Company's (formerly Great Northern Railway Company) 25.0 foot wide Spur Tract right of way, now discontinued, being 12.5 feet wide on each side of said Railroad Company's Spur Tract centerline, as originally located upon, over and across Lots 11 through 20, inclusive, Block 10, Town of Burlington, Skagit County, Washington; bounded on the Southeasterly side by the South and East lines of said Block 10, and bounded on the Northwesterly side by the West and North lines of said Lot 11.

Situate in the City of Burlington, County of Skagit, State of Washington.

**PARCEL "F":**

Lots 1 through 20, inclusive, Block 11, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

TOGETHER WITH the vacated South 1/2 of Magnolia Avenue adjacent to Lots 1 through 10, inclusive, of said Block 11, as vacated by City of Burlington Ordinance No. 37, recorded October 14, 1955, under Auditor's File No. 525767, records of Skagit County, Washington.

ALSO TOGETHER WITH all of the vacated alley in said Block 11, as conveyed by the City of Burlington to Norm Nelson, Inc., a Washington corporation, by Warranty Deed recorded January 21, 1986, under Auditor's File No. 8601210015, records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.

**PARCEL "G":**

Lots 7, 8, 9, and 10, Block 12, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", as per plat recorded in Volume 3 of plats, page 17, records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.



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PARCEL "H":

That portion of the South 1/2 of the Southeast 1/4 of Section 27, Township 36 North, Range 3 East, W.M., lying Westerly of the Great Northern Railway Company right of way. ALSO, the Northwest 1/4 of the Northeast 1/4 and that portion of the East 1/2 of the Northeast 1/4 of Section 34, Township 36 North, Range 3 East, W.M., lying Westerly of the Great Northern Railway Company right of way, EXCEPT the South 87.15 feet thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "I":

Lots 1 through 5, inclusive, Block 6, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", as per plat recorded in Volume 3 of plats, page 17, records of Skagit County, Washington.

TOGETHER WITH the North 1/2 of vacated Magnolia Street adjoining, which upon vacation reverted to said premises by operation of law,

EXCEPT from the above described premises, the North 45 feet thereof.

Situate in the City of Burlington, County of Skagit, State of Washington.



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