

When recorded return to:

Mr. and Mrs. Timothy J. Knutson
16890 Allen West Road
Bow, WA 98232



200703210008
Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 124823-PE

Grantor: Christina Egerer
Grantee: Timothy J. Knutson and April M. Knutson
Property is not Grantor's primary residence

LAND TITLE OF SKAGIT COUNTY
124823pe Statutory Warranty Deed

THE GRANTOR CHRISTINA EGERER, a married woman, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to TIMOTHY J. KNUTSON and APRIL M. KNUTSON, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn NE 1/4 Of NE 1/4, 23-35-3 E WM

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 350323-0-005-0004, P34681

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. 124823-PE.

Dated March 12, 2007

Christina Egerer
Christina Egerer

1258
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 21 2007

Amount Paid \$ 4780¹⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Christina Egerer
the person(s) who appeared before me, and said person(s) acknowledged that she
signed this instrument and acknowledge it to be her free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: March 20th 2007

Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 9/11/2010



EXHIBIT A

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 23, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at a point on the North line of said Section, 504.79 feet West of its Northeast corner;
thence South 315 feet on a line which if extended would intersect the South line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section, 554.04 feet West of the Southeast corner of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence West 147.5 feet;
thence North 315 feet to a point on the North line of the Section, 147.5 feet West of the point of beginning;
thence East 147.5 feet to the point of beginning;

EXCEPT County road right of way along the North side thereof, commonly known as the Allen West Road.

Situate in the County of Skagit, State of Washington.



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