

When recorded return to:



200703280114  
Skagit County Auditor

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Filed for record at request of:  
**Kerma M. Scribner**

LAND TITLE OF SKAGIT COUNTY

T-5815-1

**STATUTORY WARRANTY DEED**

Fulfillment

THE GRANTOR **RMK Family Limited Partnership, a Washington limited partnership**

for and in consideration of **fulfillment of the terms of a real estate contract for a** conveys and warrants to THE GRANTEE **Kerma M. Scribner, formerly Kerma M. Johnston, as her separate estate**

the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor(s) therein.

Ptn SE 1/4 of the SE 1/4 28-35-4 E W.M. and Ptn NE 1/4 of the NE 1/4 33-35-4 E W.M.

Fully described in **Exhibit A** attached.

This deed is given in fulfillment of that certain real estate contract between Ruby Knutzen and Kerma Johnston dated June 28, 1985, 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 June 28, 1985, Receipt No. 1956.

*Excise Tax amount paid \$ 277.60 8506196088*

**Tax #s P38050, P38287 and P38288**

Dated: 3-22-07, 2007

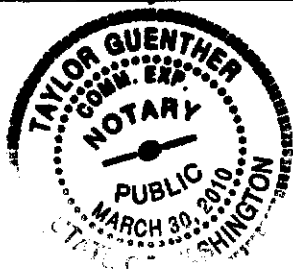
LINDA K. BARBO  
General Partner  
RMK Family Limited Partnership

RONALD C. KNUTZEN  
General Partner  
RMK Family Limited Partnership

State of WASHINGTON  
County of King } SS.

I certify that I know or have satisfactory evidence that Linda K. Barbo is the person who appeared before me, he/she is the **General Partner of RMK Family Limited Partnership** and he/she freely signed in his authorized capacity for the uses and purposes stated in this instrument.

Dated: March 22, 2007



Notary Public in and for the State of WA  
Residing at: 4112 E Madison  
My appointment expires: March 30, 2010

State of Washington }  
County of Skagit } SS.

I certify that I know or have satisfactory evidence that Ronald C. Knutzen is the person who appeared before me, he/she is the **General Partner of RMK Family Limited Partnership** and he/she freely signed in his authorized capacity for the uses and purposes stated in this instrument.

Dated: March 28, 2007

Michelle Withorn  
Notary Public and for the State of Washington  
Residing at: 1111 1st Ave  
My appointment expires: 10/10/09

Fulfillment  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 28 2007

Amount Paid \$ 0  
By RP Skagit Co. Treasurer Deputy



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**EXHIBIT A**

That portion of the Southeast Quarter of the Southeast Quarter of Section 28, Township 35 North, Range 4 East W.M., lying Southerly of the Burlington Northern Railway; EXCEPT County road.

EXCEPT that portion lying East of a line drawn parallel with and 787.4 feet West of the East line of said subdivision; AND

EXCEPT that portion lying within the following described tract:

Beginning at the Southeast corner of said Section 28, Township 35 North, Range 4 East W.M.;

thence North  $86^{\circ}17'40''$  West along the section line common to Sections 28 and 33, a distance of 1,007.37 feet to the true point of beginning for this description;

thence North  $0^{\circ}42'00''$  East, 186.18 feet to the South line of the Lafayette Road;

thence South  $60^{\circ}42'$  West along the Southerly line of said road, 128.46 feet to the P.C. of a curve to the left, said curve having a radius of 204.18 feet and a central angle of  $49^{\circ}13'50''$ ;

thence along said curve an arc distance of 175.44 feet to the P.T. of said curve;

thence South  $11^{\circ}28'10''$  West along the Easterly line of said road, 250.72 feet;

thence South  $86^{\circ}17'40''$  East, 256.95 feet;

thence North  $0^{\circ}42'00''$  East, 276.52 feet to the true point of beginning

That portion of the Northeast Quarter of the Northeast Quarter of Section 33, Township 35 North, Range 4 East W.M., lying Southeast of the Southeast line of the County road commonly known as the Lafayette Road;

EXCEPT that portion thereof lying Southeasterly of the Puget Sound and Baker River Railway right of way across the Southeast corner of said subdivision; AND

EXCEPT that portion thereof lying within the following described tracts:

1.) Beginning at the Southwest corner of said subdivision;

thence South  $87^{\circ}25'30''$  East along the South line of said subdivision, 725.0 feet;

thence North  $1^{\circ}19'$  East parallel to the West line of said subdivision 96.0 feet to an existing fence line;

thence North  $89^{\circ}39'$  West along said existing fence line 595.0 feet to the P.C. of a 10 degree curve to the right;

thence following said 10 degree curve to the right, 128.0 feet to the West line of said subdivision;

thence South along the West line of said subdivision to the point of beginning.



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2.) Beginning at the Southeast corner of Section 28, Township 35 North, Range 4 East W.M.;  
thence North  $86^{\circ}17'40''$  West along the section line common to Sections 28 and 33, a distance of 1,007.37 feet;  
thence South  $0^{\circ}42'00''$  West a distance of 276.52 feet to the true point of beginning for this description;  
thence South  $0^{\circ}42'0''$  West, 303.50 feet;  
thence North  $86^{\circ}17'40''$  West, 327.19 feet to a point on a curve on the Easterly line of the Lafayette Road, said curve having a radius of 1,170.92 feet and a central angle of  $8^{\circ}20'30''$ ;  
thence Northeasterly along said curve (to the left) an arc distance of 173.82 feet to the P.T. of said curve;  
thence North  $11^{\circ}28'10''$  East along the Easterly line of the Lafayette Road, 134.45 feet;  
thence South  $86^{\circ}17'40''$  East, 256.95 feet to the true point of beginning.

3.) Beginning at the Southeast corner of Section 28, Township 35 North, Range 4 East W.M.;  
thence North  $86^{\circ}17'40''$  West along the section line common to Sections 28 and 33, a distance of 1,007.37 feet to the true point of beginning for this description;  
thence North  $0^{\circ}42'00''$  East, 186.18 feet to the South line of Lafayette Road;  
thence South  $60^{\circ}42'$  West along the Southerly line of said road, 128.46 feet to the P.C. of a curve to the left, said curve having a radius of 204.18 feet and a central angle of  $49^{\circ}13'50''$ ;  
thence along said curve an arc distance of 175.44 feet to the P.T. of said curve;  
thence South  $11^{\circ}28'10''$  West along the Easterly line of said road, 250.75 feet;  
thence South  $86^{\circ}17'40''$  East, 256.95 feet;  
thence North  $0^{\circ}42'00''$  East 276.52 feet to the true point of beginning.

That portion of the Northeast Quarter of the Northeast Quarter of Section 33, Township 35 North, Range 4 East W.M., lying Southeasterly of the Puget Sound and Baker River Railway right of way.

Situate in the County of Skagit, State of Washington.



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