

POOR ORIGINAL



200704040080

Skagit County Auditor

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3 12:52PM

RETURN TO:

MIRANDA C. LINEBARGER
9330 48TH DR NE
MARYSVILLE, WA 98270

LAND TITLE OF SKAGIT COUNTY
124705-P

STATUTORY WARRANTY DEED

Reference # (if applicable)

Grantor(s):

TONYA L. KNIEST

Additional on Page:

Grantee(s):

MIRANDA C. LINEBARGER

Additional on Page:

ADAM J. KERKER

Abbreviated Legal Description:

A PTN OF TR 35 BURL ACR

Additional on Page:

Assessor's Tax Parcel ID#

P 62486

THE GRANTOR TONYA L. KNIEST , A SINGLE WOMAN

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to MIRANDA C. LINEBARGER, A SINGLE WOMAN AND ADAM J. KERKER, A SINGLE MAN

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

SEE EXHIBIT "A" ATTACHED HERETO AND A PART HEREOF.

SUBJECT TO: THIS CONVEYANCE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, AFFECTING TITLE, WHICH MAY APPEAR IN THE PUBLIC RECORD, INCLUDING THOSE SHOWN ON ANY RECORDED PLAT OR SURVEY.

1548
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 04 2007

Dated: March 30, 2007

Tonya L Kniest
TONYA L KNIEST

Amount Paid \$ 3164.50
By *Lp* Skagit Co. Treasurer Deputy

NOTARY PAGE

STATE OF WASHINGTON)
County of Skagit) ss.

I hereby certify that I know or have satisfactory evidence that TONYA L. KNIEST

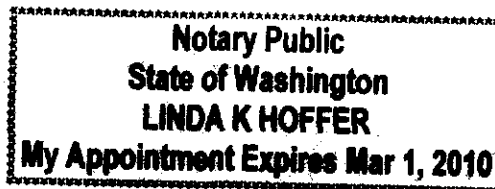
is the person(s) who appeared before me, and said person(s) acknowledged that (he, she, they) signed this instrument and acknowledged it to be (his, her, their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 2, 2007

Linda K. Hoffer
Notary Public in and for the State of Washington

Linda K. Hoffer
Printed Name

Bellingham
Residing at
My appointment expires 3/01/2010



STATE OF WASHINGTON)
County of _____) ss.

I hereby certify that I know or have satisfactory evidence that _____

is the person(s) who appeared before me, and said person(s) acknowledged that (he, she, they) signed this instrument, on oath stated that _____
authorized to execute the instrument and acknowledge it as the _____
of _____ to be the free and voluntary
act of such party for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Washington

Printed Name _____
Residing at _____
My appointment expires _____



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Schedule "A-1"

124705-P

DESCRIPTION:

That portion of Tract 35, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of the intersection of Section Street and East Fairhaven Avenue in said Tract 35 of Burlington Acreage Property;
thence North along the East line of said Section Street, a distance of 110 feet to the true point of beginning of this description;
thence continue North along the East line of said Section Street, a distance of 100 feet;
thence East 75 feet;
thence South parallel with Section Street, a distance of 100 feet;
thence West to the true point of beginning,

EXCEPT THEREFROM, the following:

Beginning at the Northeast corner of the intersection of Section Street and East Fairhaven Avenue in said Tract 35;
thence North along the East line of said Section Street, a distance of 165 feet to the true point of beginning;
thence continue North along the East line of said Section Street, a distance of 45 feet;
thence East 75 feet;
thence South parallel with Section Street, a distance of 45 feet;
thence West to the true point of beginning.

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



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