



200707250055

Skagit County Auditor

After recording return document to:

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State of Washington  
Department of Transportation  
Real Estate Services Office  
P O Box 47338  
Olympia, WA 98504-7338

*Document Title: Special Warranty Deed*

*Reference Number of Related Document: N/A*

*Grantor(s): Einer Knutzen Testamentary Trust; Ronald C. Knutzen, Co-Trustee; Clifford J. Sells, Co-Trustee; Charles K. Barbo, Co-Trustee; Testamentary Trust of Einer C. Knutzen; Einer C. Knutzen Testamentary Trust*

*Grantee: State of Washington, Department of Transportation*

*Legal Description: Tracts AB, X and F of the "After BLA" portions of Survey recorded under A.F. No. 200701040097, being ptns of the NE 1/4 of Section 31, T35N, R5E, WM*

*Additional Legal Description is on Page(s) 7 of Document*

*Assessor's Tax Parcel Number(s): P38142; P121038; P123583; P38141; P38151; P125591*

**SPECIAL WARRANTY DEED**

**FIRST AMERICAN TITLE CO.**

SR 5, Conway Jct. to Jct. P.S.H. No. 1 North of Burlington

BOLU9E-1

The Grantors, RONALD C. KNUTZEN, CLIFFORD J. SELLS and CHARLES K. BARBO, Co-Trustees of the EINER KNUTZEN TESTAMENTARY TRUST, which trust is also shown of record as the Testamentary Trust of Einer C. Knutzen and the Einer C. Knutzen Testamentary Trust, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, in hand paid, grant, bargain, sell, convey, and confirm to the **State of Washington, Department of Transportation**, the following described real property situated in Skagit County, State of Washington, under the imminent threat of the Grantee's exercise of its right of Eminent Domain:

For legal description and additional conditions,  
see Exhibit A attached hereto and made a part hereof.

The Grantors, for themselves and for their successors in interest, do by these presents expressly limit the covenants of the deed to those herein expressed, and exclude

RES-303

Revised 09/05

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FA No. F-005 ( )  
Project Nos. A01100F  
and A01100G  
Parcel No. 1-22325

## SPECIAL WARRANTY DEED

all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantors and not otherwise, and will forever warrant and defend the said described real estate.

ALSO, Grantee, by accepting this deed, expressly acknowledges that Grantee is buying the above described property in an "AS IS" condition and that Grantee has relied upon its own independent investigation of the physical condition of said property. Grantee hereby releases Grantors from all responsibility and liability regarding the condition (including, but not limited to, the physical condition or presence of hazardous materials), valuation or utility of the above described property.

It is understood and agreed that delivery of this deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the State of Washington unless and until accepted and approved hereon in writing for the State of Washington, Department of Transportation, by the Director of Real Estate Services.

Date: 6/20/, 2007

EINER KNUTZEN TESTAMENTARY TRUST

By: Ronald C. Knutzen  
RONALD C. KNUTZEN, Co-Trustee

By: Clifford J. Sells  
CLIFFORD J. SELLS, Co-Trustee

By: Charles K. Barbo  
CHARLES K. BARBO, Co-Trustee

350'7  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 25 2007

Amount Paid \$  
Skagit Co. Treasurer  
By nam Deputy



**SPECIAL WARRANTY DEED**

Accepted and Approved

STATE OF WASHINGTON,  
Department of Transportation

By: \_\_\_\_\_

*Gerald L. Gallinger*  
Gerald L. Gallinger  
Director, Real Estate Services

Date: \_\_\_\_\_



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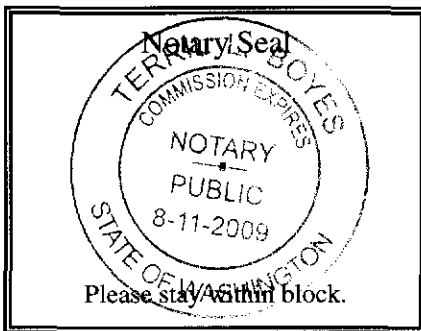
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**SPECIAL WARRANTY DEED**

STATE OF WASHINGTON )  
 )  
 ) : ss.  
County of: Skagit )

On this 26<sup>th</sup> day of June, 2007, before me personally appeared RONALD C. KNUTZEN, to me known to be a Co-Trustee described in and who executed the foregoing instrument, and acknowledged that in the capacity as a Co-Trustee signed the same as the Trust's free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.



Terri L. Boyes  
Notary (print name) Terri L. Boyes  
Notary Public in and for the State of Washington,  
residing at Menice  
My Appointment expires 8-11-09



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Skagit County Auditor

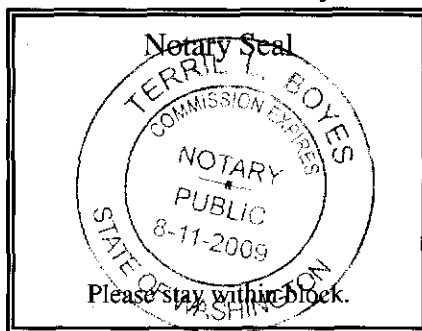
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**SPECIAL WARRANTY DEED**

STATE OF WASHINGTON )  
: ss.  
County of SKAGIT )

On this 26<sup>th</sup> day of June, 2007, before me personally appeared CLIFFORD J. SELLS, to me known to be a Co-Trustee described in and who executed the foregoing instrument, and acknowledged that in the capacity as a Co-Trustee signed the same as the Trust's free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.



Terril L. Boyes  
Notary (print name) Terril L. Boyes  
Notary Public in and for the State of Washington,  
residing at Malibu  
My Appointment expires 8-11-09



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Skagit County Auditor

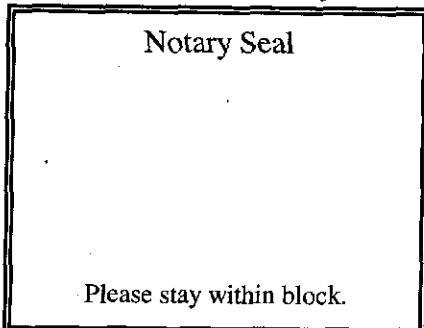
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**SPECIAL WARRANTY DEED**

STATE OF WASHINGTON )  
 : ss.  
County of \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2007, before me personally appeared CHARLES K. BARBO, to me known to be a Co-Trustee described in and who executed the foregoing instrument, and acknowledged that in the capacity as a Co-Trustee signed the same as the Trust's free and voluntary act and deed, for the uses and purposes therein mentioned.


GIVEN under my hand and official seal the day and year last above written.



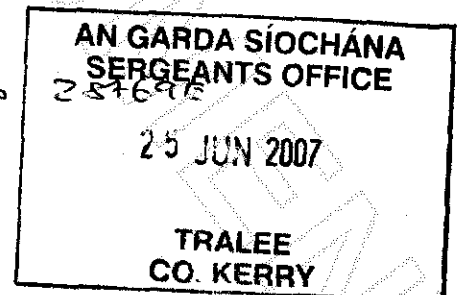
\_\_\_\_\_  
Notary (print name)  
Notary Public in and for the State of Washington,  
residing at \_\_\_\_\_  
My Appointment expires \_\_\_\_\_

I HEREBY WITNESS THE SIGNATURE  
OF CHARLES K BARBO AS I AM ENTITLED  
TO UNDER THE LAWS OF THE  
REPUBLIC OF IRELAND

GARDA

  
(DAMIEN SHANNON)

GDA



## SPECIAL WARRANTY DEED

### EXHIBIT A

Tracts AB and X as described and delineated on "After BLA" portion of that certain Survey recorded January 4, 2007 under Auditor's File No. 200701040097, records of Skagit County, Washington, being a portion of the northeast quarter of Section 31, Township 35 North, Range 4 East, W.M.

Also, the Grantors herein convey and grant to the State of Washington all rights of ingress and egress (including all existing, future or potential easements of access, light, view and air) to, from and between SR 5, Conway Jct. to Jct. P.S.H. No. 1 North of Burlington and the northerly and easterly boundary line of Tract F of said survey.

EXCEPT that, on the easterly boundary of said Tract F, the Grantors herein reserve for themselves, their successors or assigns, the right of reasonable access to N. Burlington Blvd. southerly of a point opposite Highway Engineer's Station 378+50 L/A on the SR 5 line survey of said Highway and 903.39 feet southeasterly therefrom.

The lands herein described contain an area of 643,803 square feet, more or less, the specific details concerning all of which are to be found in that certain map of definite location now of record and on file in the office of the Secretary of Transportation at Olympia, and bearing date of approval December 28, 1954, revised May 17, 2007.

