



200801310190

Skagit County Auditor

After recording return document to:

City of Burlington
833 S Spruce Street
Burlington, WA 98233

1/31/2008 Page 1 of 6 4:24PM

Document Title: *Warranty Deed*

Grantors: *Co-Trustees of the Einer Knutzen Testamentary Trust*

Grantee: *CITY OF BURLINGTON*

Legal Description: *Ptn NE 1/4, 31-35-4 E W.M.*

Additional Legal Description is on: *Exhibit "A" of this Document*

Assessor's Tax Parcel Numbers: *P38141*

In the Matter of: NORTH BURLINGTON BOULEVARD IMPROVEMENTS

WARRANTY DEED

The Grantors, **RONALD C. KNUTZEN, CLIFFORD J. SELLS, and CHARLES K. BARBO, CO-TRUSTEES OF THE EINER KNUTZEN TESTAMENTARY TRUST** for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, hereby conveys and warrants to the **CITY OF BURLINGTON**, a Municipal Corporation of the State of Washington, the following described real property situated in Skagit County, State of Washington, under the imminent threat of the Grantee's exercise of its rights of Eminent Domain:

For legal description and additional conditions, see

Exhibit A attached hereto and made a part hereof.

Also, the Grantor requests the Assessor and Treasurer of said County to set over to the remainder of the hereinafter described PARCEL "A", the lien of all unpaid taxes, if any, affecting the real estate herein conveyed, as provided for by RCW 84.60.070.

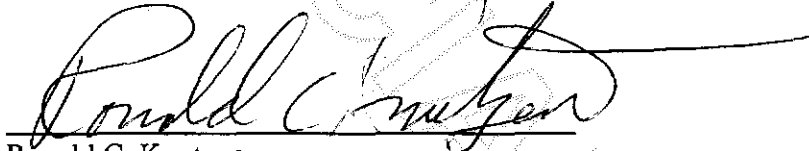
It is understood and agreed that delivery of this deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the City of Burlington unless and until accepted and approved hereon in writing for the City of Burlington.

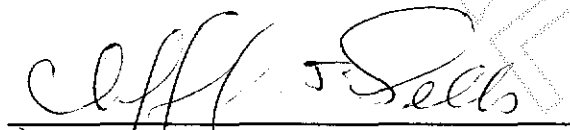
WARRANTY DEED

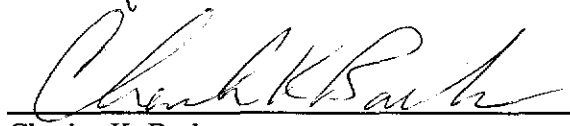
Dated this 18th day of December, 2007

GRANTORS:

The Einer Knutzen Testamentary Trust by:


Ronald C. Knutzen


Clifford J. Sells


Charles K. Barbo

335
SKAGIT COUNTY, WASHINGTON
Real Estate Excise Tax
Return

JAN 31 2008

Amount Paid ϕ
By: Skagit County Treasurer
NF

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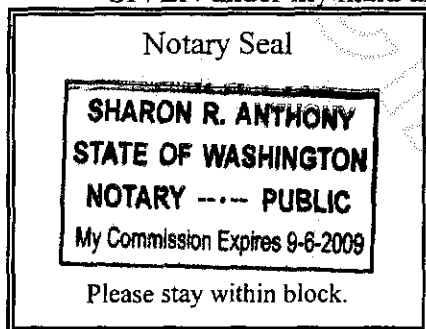
200801310190
Skagit County Auditor

WARRANTY DEED

STATE OF Washington)
 : ss.
County of Skagit)

On this 18th day of December, 2007, before me personally appeared **Ronald C. Knutzen**, to me known to be the Trustee described in and who executed the foregoing instrument, and acknowledged that in that capacity as 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.

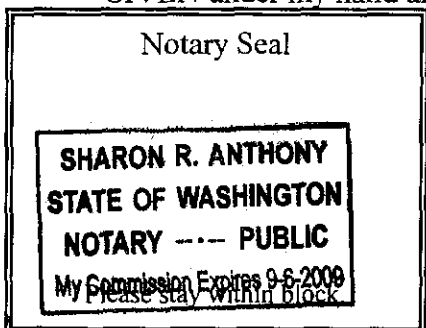


Sharon R. Anthony
Notary (print name) Sharon R. Anthony
Notary Public in and for the State of Washington,
residing at Mount Vernon
My Appointment expires 9-6-2009

STATE OF Washington)
 : ss.
County of Skagit)

On this 18th day of December, 2007, before me personally appeared **Clifford J. Sells**, to me known to be the Trustee described in and who executed the foregoing instrument, and acknowledged that in that capacity as 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.



Sharon R. Anthony
Notary (print name) Sharon R. Anthony
Notary Public in and for the State of Washington,
residing at Mount Vernon
My Appointment expires 9-6-2009

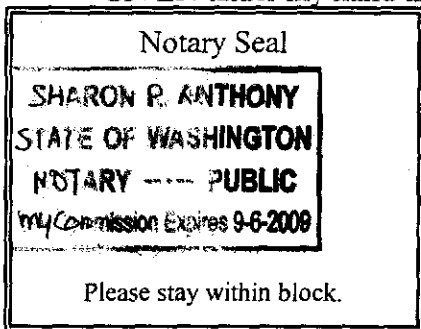


WARRANTY DEED

STATE OF Washington)
 : ss.
County of Skagit)

On this 19th day of December, 2007, before me personally appeared **Charles K. Barbo**, to me known to be the Trustee described in and who executed the foregoing instrument, and acknowledged that in that capacity as 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.



Sharon R. Anthony
Notary (print name) Sharon R. Anthony
Notary Public in and for the State of Washington,
residing at Mount Vernon
My Appointment expires 9-6-2009



GRANTEE

CITY OF BURLINGTON

Attest:

WARRANTY DEED

EXHIBIT "A"

Legal Description of Tract P38141 - Before Right of Way Acquisition

(Shown on Land Title Company Second Limited Liability Report Order No. 120944-LL
Dated Aug. 7, 2007)

Tract F as delineated on Record of Boundary Line Adjustment Survey Map approved by the City of Burlington and recorded January 4, 2007 under Auditor's File No. 200701040097, records of Skagit County, Washington; being a portion of the Northeast $\frac{1}{4}$ of Section 31, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

Legal Description of Right of Way Acquisition on Tract P38141

Beginning at the Southeast corner of said Tract F;

Thence North $02^{\circ}22'13''$ East, along the Westerly Right of Way of North Burlington Blvd., a distance of 428.72 feet to a point on the North line of said Tract F;

Thence South $86^{\circ}48'12''$ West, along the North line of said Tract F, a distance of 17.12 feet to a point called out as Station 28+68.32, 47.04 feet Left as shown on City of Burlington Right of Way Plan of North Burlington Blvd., Sheet 5 and 6 of 7, approved in 2007, on file with the City of Burlington Public Works Department;

Thence South $02^{\circ}01'03''$ West, leaving the North line of said Tract F, a distance of 194.45 feet to a point called out as Station 26+73.88, 45.84 feet Left as shown on the aforementioned Right of Way Plan;

Thence South $02^{\circ}39'46''$ West, a distance of 195.65 feet to a point called out as Station 24+78.23, 46.84 feet Left as shown on the aforementioned Right of Way Plan;

Thence South $39^{\circ}16'26''$ West, a distance of 44.95 feet to a point called out as Station 24+42.28, 73.83 feet Left as shown on the aforementioned Right of Way Plan;

Thence South $02^{\circ}49'09''$ West, a distance of 2.19 feet to a point on the South line of said Tract F;

Thence South $89^{\circ}09'19''$ East, along the South line of said Tract F a distance of 43.87 feet to the Point of Beginning.

