

After recording return document to:

City of Burlington
833 S Spruce Street
Burlington, WA 98233



200807150034

Skagit County Auditor

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Document Title: Bargain and Sale 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: P102587

In the Matter of: NORTH BURLINGTON BOULEVARD IMPROVEMENTS

BARGAIN AND SALE 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 bargain, sell and convey 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.

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 all covenants arising or to arise by statutory or other implication, and do 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.

BARGAIN AND SALE DEED

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.

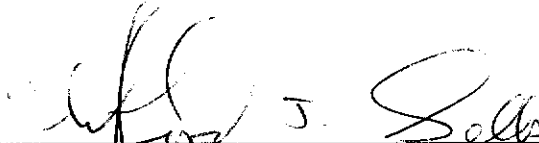
Dated this 19 day of JUNE, 2008

GRANTORS:


The Einer Knutzen Testamentary Trust by:



Ronald C. Knutzen



Clifford J. Sells



Charles K. Barbo

2297
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 15 2008

Amount Paid \$6
Skagit Co. Treasurer
By *man* Deputy



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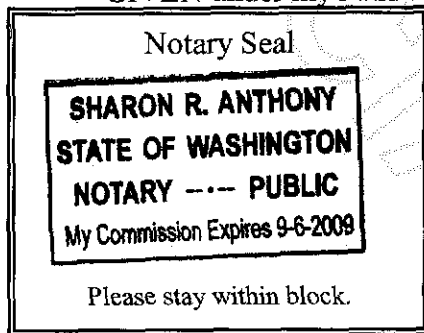
6 10:51AM

BARGAIN AND SALE DEED

STATE OF WASHINGTON)
 : ss.
County of Skagit)

On this 19th day of June, 2008 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.

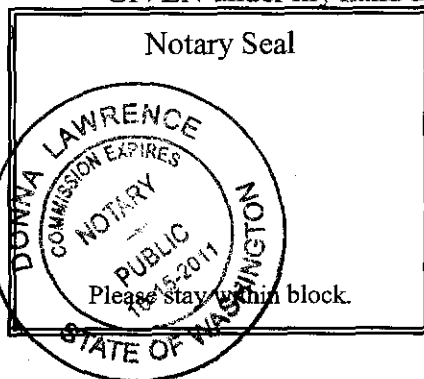


Sharon R. Anthony
Notary (print name) Sharon R. Anthony
Notary Public in and for the State of Washington,
residing at Mount Vernon
My Appointment expires 9-6-2009

STATE OF)
 : ss.
County of)

On this 26 day of June, 2008 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.



Donna Lawrence
Notary (print name) Donna Lawrence
Notary Public in and for the State of Washington,
residing at Coupeville WA
My Appointment expires 10-15-2011

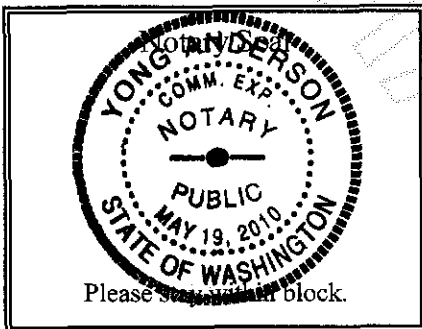


BARGAIN AND SALE DEED


STATE OF Washington)
County of King) : ss.

On this 3 day of July, 2008 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.



Yong Anderson
Notary (print name) Yong Anderson
Notary Public in and for the State of Washington,
residing at Seattle, WA
My Appointment expires 05/19/2010

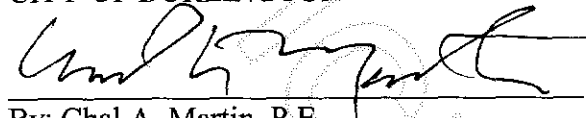

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BARGAIN AND SALE DEED

GRANTEE:

Approved as to Form:

CITY OF BURLINGTON



By: Chal A. Martin, P.E.
Public Works Director

Attest:



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BARGAIN AND SALE DEED

EXHIBIT "A"

Legal Description of Parcel P102587 before Right of Way Acquisition

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

Tract E 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 ¼ 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 Parcel P102587

Beginning at the Southeast corner of said Tract E;

Thence North 02°22'13" East, along the Westerly Right of Way of North Burlington Blvd.,
a distance of 360.08 feet to a point on the North line of said Tract E;

Thence North 89°09'19" West, along the North line of said Tract E, a distance of 22.48 feet to a point called out as Station 23+80.63, 52.47 feet Left as shown on City of Burlington Right of Way Plan of North Burlington Blvd., Sheet 5 of 7, approved in 2007, on file with the City of Burlington Public Works Department;

Thence South 02°39'56" West, leaving the North line of said Tract E, a distance of 274.10 feet to a point called out as Station 21+06.53, 53.88 feet Left as shown on the aforementioned Right of Way Plan;

Thence South 30°14'03" West, a distance of 65.11 feet to a point called out as Station 20+48.97, 84.31 feet Left as shown on the aforementioned Right of Way Plan;

Thence South 62°04'50" West, a distance of 59.43 feet to a point called out as Station 20+18.99, 135.63 feet Left as shown on the aforementioned Right of Way Plan;

Thence South 01°06'00" West, a distance of 0.66 feet to a point on the South line of said Tract E;

Thence South 89°09'23" East, along the South line of said Tract E, a distance of 105.66 feet to the Point of Beginning.

