

After recording return document to:

City of Burlington  
833 S Spruce Street  
Burlington, WA 98233



200811100037  
Skagit County Auditor

11/10/2008 Page 1 of 6 10:23AM

**Document Title:** Bargain and Sale Deed

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

**Grantee:** CITY OF BURLINGTON

**Legal Description:** Ptn NE ¼, 31-35-4 E W.M.

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

**Assessor's Tax Parcel Numbers:** P127627

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

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 21st day of October, 2008

### GRANTORS:

THE EINER KNUTZEN TESTAMENTARY TRUST

  
Ronald C. Knutzen, Co-Trustee

  
Clifford J. Sells, Co-Trustee

  
Charles K. Barbo, Co-Trustee

3695  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

NOV 10 2008

Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

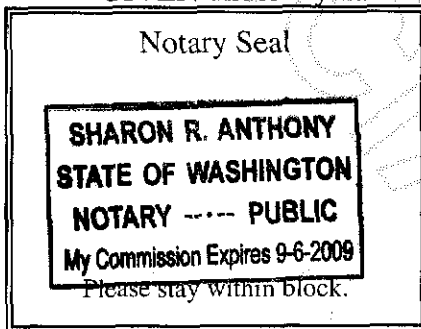


**BARGAIN AND SALE DEED**

STATE OF WASHINGTON )  
County of Skagit ) : ss.

On this 21st day of October, 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.

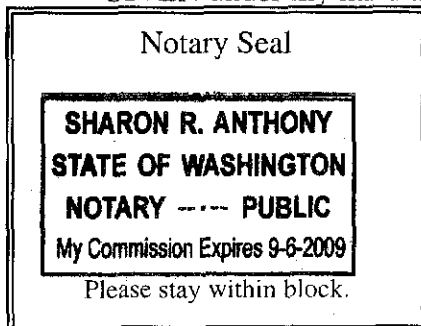


Sharon R. Anthony  
Notary (print name) Sharon R. Anthony  
Notary Public in and for the State of Washington,  
residing at Mount Vernon  
My Appointment expires 9-6-2009

STATE OF Washington )  
County of Skagit ) : ss.

On this 21st day of October, 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.



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

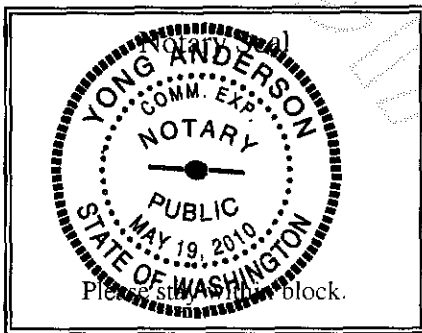


**BARGAIN AND SALE DEED**

STATE OF Washington )  
County of King ) : ss.

On this 10<sup>th</sup> day of October, 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

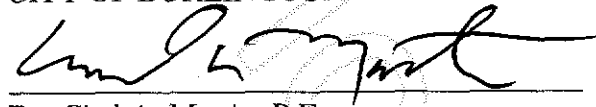


**BARGAIN AND SALE DEED**

**GRANTEE:**

Approved as to Form:

CITY OF BURLINGTON



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

Attest:



**BARGAIN AND SALE DEED**

**EXHIBIT "A"**

LOT 2 "EINER KNUTZEN TRUST TRACT F BINDING SITE PLAN", APPROVED  
ON MARCH 10, 2008, RECORDED UNDER AUDITOR'S FILE NUMBER  
200805220101, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF  
WASHINGTON.



200811100037

Skagit County Auditor