



200908310166
Skagit County Auditor

8/31/2009 Page 1 of 3 3:51PM

When recorded return to:

Mr. and Mrs. William A. Knutzen
17483 Bennett Road 11790 Avon Allen Road
Mount Vernon, WA 98221 Burlington, WA 98233

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 134080-PE

Grantor: David H. Weymouth and Barbara K. Weymouth
Grantee: William A. Knutzen and Marian L. Knutzen

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR DAVID H. WEYMOUTH and BARBARA K. WEYMOUTH, who acquired title by deed reciting: David H. Weymouth and Barb K. Weymouth, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to WILLIAM A. KNUTZEN and MARIAN L. KNUTZEN, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn GL 3, 12-34-3 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): P21590, 340312-0-055-0304, P110999, 340312-0-028-0700

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 134080-PE.

Dated August 17, 2009

David H. Weymouth

Barbara K. Weymouth

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

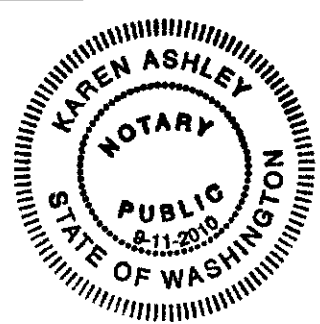
2671
AUG 31 2009

Amount Paid \$ 45,444.00
By Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that David H. Weymouth and Barbara K. Weymouth the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 18, 2009



Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2010

EXHIBIT A

Schedule "A-1"

134080-PE

DESCRIPTION:

PARCEL "A":

That portion of Government Lot 3 of Section 12, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point at the intersection of the North line of Second Street and the centerline of Main Street as shown on the "PLAT OF RIVER VIEW ADDITION, TOWN OF AVON", as per plat recorded in Volume 3 of Plats, page 21, records of Skagit County, Washington;
thence Northwesterly along said centerline of Main Street and the extension thereof, a distance of 416 feet;
thence Southwesterly parallel to the North line of Second Street, a distance of 208 feet;
thence South 27°24'00" East 416 feet to a point on the North line of Second Street;
thence Northeasterly along the North line of Second Street 208 feet to the true point of beginning,

EXCEPT the following described tract:

That portion of Government Lot 3 of Section 12, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point at the intersection of the North line of Second Street and the centerline of Main Street as shown on the "PLAT OF RIVER VIEW ADDITION, TOWN OF AVON", as per plat recorded in Volume 3 of Plats, page 21, records of Skagit County, Washington;
thence Northwesterly along said centerline of Main Street and the extension thereof, a distance of 190 feet;
thence Southwesterly parallel to the North line of Second Street, a distance of 140 feet;
thence South 27°24'00" East, 190 feet, more or less, to a point on the North line of Second Street;
thence Northeasterly along the North line of Second Street 140 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Government Lot 3, Section 12, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point at the intersection of the North line of Second Street and the centerline of Main Street as shown on the "PLAT OF RIVER VIEW ADDITION, TOWN OF AVON", as per plat recorded in Volume 3 of Plats, page 21, records of Skagit County, Washington;
thence Northwesterly along said centerline of Main Street and continuing in a straight line 416 feet;
thence Southwesterly parallel to the North line of Second Street a distance of 208 feet to the point of beginning;
thence continue Southwesterly parallel to the North line of Second Street, a distance of 3 feet;
thence South 27°24'00" East a distance of 160 feet;
thence Northeasterly parallel to the North line of Second Street, a distance of 3 feet;
thence North 27°24'00" West to the point of beginning.

Situate in the County of Skagit, State of Washington.



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DESCRIPTION CONTINUED:

PARCEL "C":

That portion of Tract 2, Skagit County Short Plat No. 45-76, approved September 13, 1976, and recorded September 14, 1976, in Volume 1 of Short Plats, page 169, under Auditor's File No. 842561, records of Skagit County, Washington; being a portion of Government Lot 3, Section 12, Township 34 North, Range 3 East, W.M., and being more particularly described as follows:

Beginning at the intersection of the North margin of Second Street (Bennett Road) and the centerline of Main Street as shown on the "PLAT OF RIVER VIEW ADDITION, TOWN OF AVON", as per plat recorded in Volume 3 of Plats, page 21, records of Skagit County, Washington;
thence North 27°24'00" West along the centerline of Main Street and the extension thereof, a distance of 416.00 feet to the point of beginning;
thence South 27°24'00" East along said previously described line (also being a Westerly line of said Tract 2, Skagit County Short Plat No. 45-76), a distance of 196.00 feet to a corner of said Tract 2;
thence North 62°36'00" East a distance of 11.6 feet, more or less, along a Southeasterly line of said Tract 2 to an existing fence line (said fence line being referenced on the face of said Short Plat No. 45-76);
thence Northwesterly along said fence to a point bearing North 62°36'00" East from the point of beginning;
thence South 62°36'00" West a distance of 18.4 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.

