



201110280056
Skagit County Auditor

10/28/2011 Page 1 of 4 11:05AM

When recorded return to:

Jay S. Torgerson and Chenoah Torgerson
16640 SW Peninsula Ct.
Beaverton, OR 97006

Filed for record at the request of:



CHICAGO TITLE
COMPANY

1616 Cornwall Avenue, Suite 115
Bellingham, WA 98225

Escrow No.: 245342700

CHICAGO TITLE
620014180

STATUTORY WARRANTY DEED

Trustees of the Knutson Trust dtd 09/18/03
THE GRANTOR(S) Tim Knutson and April Knutson, ~~husband and wife~~

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Jay S. Torgerson and Chenoah Torgerson, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

Ptn NW SE and Ptn NE SW, 22-36-03

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P101399 360322-3-001-0100

Subject to:

See attached Exhibit "A" and by this reference made a part hereof.

Dated: October 24, 2011

Tim Knutson Trustee

April Knutson Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2011 3254

OCT 28 2011

Amount Paid \$ 3209.⁰⁰
Skagit Co. Treasurer
By Deputy

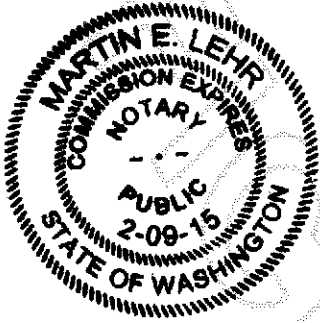
ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Statutory Warranty Deed

State of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that Tim Knudson and
April Knudson

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustees of Knutson Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 25, 2011



Mark E. Lehr
Name: MARTIN E. LEHR
Notary Public in and for the State of Washington
Residing at: La Conner
My appointment expires: 2-9-15



EXHIBIT "A"

For APN/Parcel ID(s): P101399 and 360322-3-001-0100

That portion of the Northwest Quarter of the Southeast Quarter and of the Northeast Quarter of the Southwest Quarter of Section 22, Township 36 North, Range 3 East, W.M. described as follows:

Beginning at the Northwest corner of said Northwest Quarter of the Southeast Quarter (center of Section 22);
Thence South 89°34'13" East 634.00 feet along the North line of said Northwest Quarter of the Southeast Quarter;
Thence South 45°36'24" West, parallel with a line run between the Northeast corner of said Northwest Quarter of the Southeast Quarter to the Southwest corner of said Northwest Quarter of the Southeast Quarter, 1174.88 feet to the toe of the hill which defines the uplands to the Northeast, identified on Skagit County Comprehensive plan dated November 1, 1999 as Rural Reserve (RRV) and the lowlands to the Southwest, identified on Skagit County Comprehensive Plan dated November 1, 1999 as Natural Resource Land (AG-HRL) Agriculture-NRL;
Thence along said toe of the hill, also being the land use boundary line as follows, North 66°52'17" West 28.95 feet;
Thence North 43°23'01" West 49.86 feet;
Thence North 12°45'24" West 137.84 feet;
Thence North 7°52'52" East 41.42 feet;
Thence North 41°08'40" West 59.17 feet;
Thence North 76°34'16" West 57.00 feet;
Thence North 80°10'05" West 20.15 feet;
Thence North 30°36'18" West 40.69 feet;
Thence North 64°26'26" West 64.64 feet;
Thence North 81°20'36" West 76.90 feet;
Thence North 19°08'20" West 72.80 feet;
Thence North 64°30'34" East 74.20 feet;
Thence North 23°37'20" West 46.76 feet, more or less, to the Northwesterly line of that certain parcel "B" described on Quit Claim Deed to Gail M. Anderson, Kim T. Zackariasen and David C. Hasselberg, recorded under Skagit County Auditor's File No. 9808260087 and being more particularly shown on that certain record of survey map recorded in Volume 20 of Surveys, pages 141-142, records of Skagit County and bearing South 58°49'33" West from the POINT OF BEGINNING;
Thence North 58°49'33" East along said Northwesterly line 626.56 feet, more or less, to the POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH a 60.00 foot wide non-exclusive mutually beneficial easement for ingress, egress and utilities described as follows:

A 60.00 foot wide easement for ingress, egress, and utilities over, under and across a portion of the Northwest Quarter of the Southeast Quarter and a portion of the Northeast Quarter of the Southwest Quarter of Section 22, Township 36 North, Range 3 East, W.M., said easement being 30.00 feet right and 30.00 feet left of the following described centerline:

Commencing at the Northwest corner of said Northwest Quarter of the Southeast Quarter of said Section 22 (center of section);
Thence South 0°25'37" East 1303.90 feet along the West line of said Northwest Quarter of the Southeast Quarter to the Southwest corner of said Northwest Quarter of the Southeast Quarter of Section 22;
Thence North 45°36'24" East 248.72 feet along a line run from said Southwest corner of the Northwest Quarter of the Southeast Quarter to the Northeast corner of said Northwest Quarter of the Southeast Quarter to the TRUE POINT OF BEGINNING of said centerline;
Thence North 19°09'39" West 8.36 feet;
Thence North 29°22'51" West 263.33 feet;
Thence North 40°28'05" West 218.24 feet;
Thence North 34°00'24" West 232.82 feet;
Thence North 56°13'26" West 70.68 feet;
Thence North 73°49'42" West 267.96 feet;
Thence North 61°15'34" West 48.63 feet;
Thence North 27°37'35" West 41 feet, more or less, to the Northeasterly line of that certain Parcel B described in Quit Claim Deed to Gail Marine Andersen, Kim T. Zackariasen and David C. Hasselberg, recorded under Skagit County Auditor's File Number 9808260087 and being the terminus of said centerline.

All situated in Skagit County, Washington.



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SPECIAL EXCEPTIONS

As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

Rights and rights-of-way to construct and maintain water pipe lines over and across as disclosed by various matters of record.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Oscar Simmon, a widower
Purpose: Private Roadway
Recording Date: December 15, 1942
Recording No.: 245598
Affects: Portion of subject property

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Bert Arthur Hasselberg, Karen Jean Nickles and Cindy Lee Hughes
Purpose: A 60.00 foot wide easement for ingress, egress and utilities
Recording Date: September 2, 1998
Recording No.: 9809020069

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Bert A. Haselberg, Karen J. Nickles and Cindy L. Hughes
Purpose: Eliminate "land-locked" status
Recording Date: December 17, 2000
Recording No.: 200012270032

Any rights, interests, or claims which may exist or arise as disclosed by survey,

Recording Date: May 4, 2001
Recording No.: 200105040041

Notice re: Bylaws and Service Areas and the terms and conditions thereof

Recording Date: November 16, 2009
Recording No.: 200911160063



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