



201412260096

Skagit County Auditor
12/26/2014 Page 1 of 2 2:56PM \$73.00

WHEN RECORDED RETURN TO

Name Jess + Debbie Knutzen
Address PO Box 392
City, State, Zip Burlington WA 98233



LAND TITLE
COMPANY

FILED FOR RECORD AT REQUEST OF

Quit Claim Deed

Land Title and Escrow

THE GRANTOR William A. Knutzen and Marian L. Knutzen,
husband and wife
for and in consideration of Gift
conveys and quit claims to Jess Knutzen and Debbie Knutzen *
the following described real estate, situated in the County of Skagit State of Washington,
together with all after acquired title of the grantor(s) therein.
* husband and wife

ACCOMMODATION RECORDING

340312-0-055-0304/P21590

340312-0-028-0700/P110999

See Legal Description attached

Dated Dec. 26, 2014

Wm A Knutzen
(Individual)

Marian L Knutzen
(Individual)

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

2014.4927

DEC 26 2014

By _____

By _____

(President)
Amount Paid \$
Skagit Co. Treasurer

By Alan Deputy

STATE OF WASHINGTON

COUNTY OF Skagit } ss.

STATE OF WASHINGTON

COUNTY OF _____ } ss.

On this day personally appeared before me
William A. Knutzen + Marian L. Knutzen
to me known to be the individual described in and who
executed the within and foregoing instrument, and acknowl-
edged that they signed the same as their
free and voluntary act and deed, for the uses and purposes
therein mentioned.

On this _____ day of _____ before me, the undersigned, a
Notary Public in and for the State of Washington, duly commissioned and
sworn, personally appeared _____ and

to me known to be the _____ President and _____ Secretary,
respectively of _____ the corporation that
executed the foregoing instrument, and acknowledged the said instrument to
be the free and voluntary act and deed of said corporation, for the uses and
purposes therein mentioned, and on oath stated that _____
authorized to execute said instrument and that the seal affixed is the
official seal of said corporation.

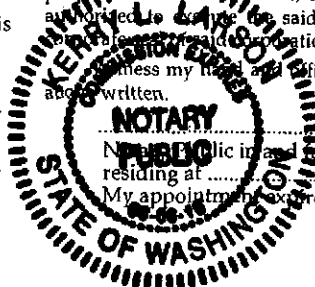
GIVEN under my hand and official seal this
26 day of December, 2014

Kenny L. Larson

Notary Public in and for the State of Washington,

residing at Mt. Vernon

My appointment expires: 8-06-2015



Notary Public in and for the State of Washington,

residing at _____

My appointment expires: _____

LTR (11/96)

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.

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.



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