



201708100009

Skagit County Auditor  
8/10/2017 Page 1 of 4 9:33AM \$77.00

When recorded return to:  
John Brauer and Suzanne Brauer  
13918 Young Road  
Mount Vernon, WA 98273

CHICAGO TITLE  
620031225

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620031225

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Marilyn Knudson, an unmarried woman  
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration  
in hand paid, conveys, and warrants to John Brauer and Suzanne Brauer, a married couple

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

PTN NE NE, 17-34-03 Tax/Map ID(s):

Tax Parcel Number(s): P22078 / 340317-0-003-0013, P22080 / 340317-0-003-0211,

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: August 2, 2017

x *Marilyn Knudson*  
Marilyn Knudson

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20173713  
AUG 10 2017

Amount Paid \$ *5576.40*  
Skagit Co. Treasurer  
By *MG* Deputy

**STATUTORY WARRANTY DEED**

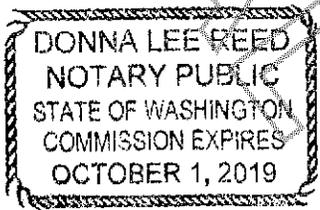
(continued)

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Marilyn Knudson  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 8/4/17

Donna Lee Reed  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Maple Valley, WA  
My appointment expires: 10/1/2019



UNRECORDED  
STATUTORY WARRANTY DEED DOCUMENT

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P22078 / 340317-0-003-0013 and P22080 / 340317-0-003-0211**

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The East 700 feet of the North 250 feet of the following described tract:

That portion of the Northeast Quarter of the Northeast Quarter of Section 17, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point on the section line, a distance of 1,012.3 feet South of the Northeast corner of said Section 17;

thence North 00°20' West, a distance of 1,012.3 feet to the section corner;

thence North 89°36' West on the section line, a distance of 1,049.3 feet to an iron pipe;

thence South, a distance of 1,015.3 feet to an iron pipe;

thence East, a distance of 1,049.6 feet, more or less, to an iron pipe and the point of beginning;

EXCEPT the East 30 feet conveyed to Skagit County by instrument recorded September 27, 1966, under Auditor's File No. 688740, records of Skagit County, Washington;

EXCEPT the as built and existing County road known as Young Road along the North line thereof.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. The Land has been classified as Farm and Agricultural and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: May 17, 1972  
Recording No.: 768381

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

2. City, county or local improvement district assessments, if any.