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Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

PERSONAL REPRESENTATIVE'S DEED

**Grantors: (1) Estate of Ronald C. Knutzen
(2) Marilyn Knutzen**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020-5175

DEC 04 2020

Grantee: Knutzen Marital Trust

**Legal Description: ptn W 1/2 SW 1/4 10-35N-4EWM
(Full Descriptions Attached as Exhibit A)**

Amount Paid \$ 0
By Skagit Co. Treasurer
Deputy

**Assessor's Property Tax Parcel or Account Nos.: P33843; P33873; P33874; P33885; P33886; P33890; P33932;
P34692; P34693; P68659**

Reference Nos of Documents Assigned or Released: N/A

For and in consideration of a distribution under the Will of Ronald C. Knutzen, filed under King County Probate No. 18-4-01737-5, and pursuant to the laws of the State of Washington, as a nonpro rata distribution, Marilyn Knutzen, an unmarried person, and Stacey K. Betz, Personal Representative, Grantors, HEREBY GRANT, BARGAIN, CONVEY AND CONFIRM TO The Knutzen Marital Trust, Grantee, the following described real estate situated in Skagit County, Washington:
See attached Exhibit A

The Grantors for itself and for its successors in interest do by these presents expressly limit the covenants of this 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, Grantors will forever warrant and defend the same described real estate.

DATED this 15th day of October, 2020.

ESTATE OF RONALD C. KNUTZEN

Marilyn Knutzen
MARILYN KNUTZEN

By: Stacey K Betz
STACEY K. BETZ
Personal Representative

EXHIBIT A**Legal Descriptions****Parcel A (P33843)**

The Southwest quarter of the Southwest quarter of Section 5, Township 35 North, Range 3 East, W.M.

Parcel B (P33873)

The Southeast quarter of the Southeast quarter of Section 6, Township 35 North, Range 3 East, W.M.; EXCEPT roads along the North and West lines thereof; AND EXCEPT that portion conveyed to Dike District No. 5 by instrument recorded March 7th, 1947 under Auditor's File No. 401752.

Parcel C (P33874 and P33885)

Government Lot 1, Section 7, Township 35 North, Range 3 East, W.M.; EXCEPT road along the West line thereof.

Parcel D (P33886)

The Southeast quarter of the Northwest quarter of Section 7, Township 35 North, Range 3 East, W.M.;

TOGETHER WITH the Southwest quarter of the Northeast quarter of Section 7, Township 35 North, Range 3 East, W.M., EXCEPT any portion thereof lying with the following described parcel:

That portion of the Southwest quarter of the Northeast quarter and of the Northwest 1/4 of the Southeast quarter of Section 7, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at the Northeast corner of said Southwest quarter of the Northeast quarter; thence south 85°44' 16" West along the North line of said Southwest quarter of the Northeast quarter for a distance of 20.03 feet, more or less, to the Westerly right-of-way margin of Bayview-Edison Road; thence south 1° 00' 09" East along said Westerly right-of-way margin, parallel with the East line of said Southwest quarter of the Northeast quarter for a distance of 805.54 feet to the true point of beginning; thence South 87° 24' 02" West for a distance of 525.01 feet;

thence North 2° 50' 15" East for a distance of 55.86 feet;
thence North 88° 25' 52" West for a distance of 761.96 feet to the center of an existing drainage ditch;
thence South 0° 01' 49" West along the center of said ditch of centerline extended for a distance of 1,933.33 feet, more or less, to the South line of said Northwest quarter of the Southeast quarter at a point bearing North 87° 33' 10" East and a distance of 9.52 feet from the Southwest corner of said Northwest quarter of the Southeast quarter;
thence North 87° 33' 10" East along said South line of the Northwest quarter of the Southeast quarter for a distance of 1,304.56 feet, more or less, to the Westerly right-of-way margin of said Bayview-Edison Road;
thence North 0° 25' 31" West along said Westerly margin for a distance of 1,284.19 feet, to an angle point in said Westerly right-of-way margin at a point bearing South 1° 00' 09" East from the true point of beginning;
thence North 1° 00' 04" West along said Westerly right-of-way margin for a distance of 540.71 feet, more or less, to the true point of beginning.

SUBJECT TO AND TOGETHER WITH a 50.00 foot easement for ingress, egress and utilities over, under and across the North 50.00 feet (as measured perpendicular to the North line) of the Southwest quarter of the Northeast quarter of said Section 7, Township 35 North, Range 3 East, W.M.

AND ALSO TOGETHER WITH a non-exclusive mutually beneficial 20.00 foot wide storm drainage easement over, under and across a strip of land being measured 10.0 feet Westerly and 10.0 feet Easterly of the following described centerline:

Beginning at the northeast corner of said Southwest quarter of the Northeast quarter of Section 7, Township 35 North, Range 3 East, W.M.;

Thence South 85° 44' 16" West along the North line of said Southwest quarter of the Northeast quarter for a distance of 20.03 feet, more or less, to the Westerly right-of-way margin of Bayview-Edison Road;

Thence South 1° 00' 09" East along said Westerly right-of-way margin, parallel with the East line of said Southwest quarter of the Northeast quarter for a distance of 805.54 feet;

Thence South 87° 24' 02" West for a distance of 525.01 feet;

Thence North 2° 50' 15" East for a distance of 55.86 feet;

Thence North 88° 25' 52" West for a distance of 761.96 feet to the center of an existing drainage ditch and being the true point of beginning of said centerline;

Thence South 0° 01' 49" West along the center of said ditch or centerline extended for a distance of 1,933.33 feet, more or less, to the South line of said Northwest quarter of the Southeast quarter at a point bearing North 87° 33' 10" East and a distance of 9.52 feet from the Southwest corner of said Northwest quarter of the Southeast quarter and being the terminus of said centerline;

AND ALSO SUBJECT TO AND TOGETHER WITH a non-exclusive mutually beneficial easement for access, drainage and utilities, over under and across a portion of the Southwest quarter of the Northeast quarter of said Section 7, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at the Northwest corner of said Southwest quarter of the Northeast quarter;
Thence South $85^{\circ} 44' 16''$ West along the North line of said Southwest quarter of the Northeast quarter for a distance of 20.03 feet, more or less, to the Westerly right-of-way margin of Bayview-Edison Road;
Thence South $1^{\circ} 00' 09''$ East along said Westerly right-of-way margin, parallel with the East line of said Southwest quarter of the Northeast quarter for a distance of 734.18 feet to the true point of beginning;
Thence continue South $1^{\circ} 00' 09''$ East along said Westerly margin for a distance of 15.01 feet;
Thence South $86^{\circ} 59' 24''$ West for a distance of 483.60 feet;
Thence North $88^{\circ} 25' 52''$ West for a distance of 809.76 feet;
Thence North $1^{\circ} 01' 49''$ East for a distance of 35.01 feet;
Thence South $88^{\circ} 25' 52''$ East for a distance of 50.02 feet;
Thence South $0^{\circ} 01' 49''$ West for a distance of 20.01 feet;
Thence South $88^{\circ} 25' 52''$ East for a distance of 759.54 feet, more or less, to a point bearing South $86^{\circ} 59' 24''$ West from the true point of beginning;
Thence North $86^{\circ} 59' 24''$ East for a distance of 483.52 feet, more or less, to the true point of beginning.

Parcel E (P33890)

The Northeast quarter of the Southwest quarter of Section 7, Township 35 North, Range 3 East, W.M.

TOGETHER WITH the Northwest quarter of the Southeast quarter of Section 7, Township 35 North, Range 3 East, W.M.

EXCEPT any portion thereof lying with the following described parcel:

That portion of the Southwest quarter of the Northeast quarter and of the Northwest quarter of the Southeast quarter of Section 7, Township 35 North, Range 3 East, W.M., described as follows:

BEGINNING at the Northeast corner of said Southwest quarter of the Northeast quarter;
thence South $85^{\circ} 44' 16''$ West along the North line of said Southwest quarter of the Northeast quarter for a distance of 20.03 feet, more or less, to the Westerly

right-of-way margin of Bayview-Edison Road;
thence South 1°00'09" East along said Westerly right-of-way margin, parallel with the East line of said Southwest quarter of the Northeast quarter for a distance of 805.54 feet to the TRUE POINT OF BEGINNING;
thence South 87°24'02" West for a distance of 525.01 feet;
thence North 2°50'15" East or a distance of 55.86 feet;
thence North 88°25'52" West for a distance of 761.96 feet to the center of an existing drainage ditch;
thence South 0°01'49" West along the center of said ditch of centerline extended for a distance of 1,933.33 feet, more or less, to the South line of said Northwest quarter of the Southeast quarter at a point bearing North 87°33'10" East and a distance of 9.52 feet from the Southwest corner of said Northwest quarter of the Southeast quarter;
thence North 87°33'10" East along said South line of the Northwest quarter of the Southeast quarter for a distance of 1,304.56 feet, more or less, to the Westerly right-of-way margin of said Bayview-Edison Road;
thence North 0°25'31" West along said Westerly margin for a distance of 1,284.19 feet, to an angle point in said Westerly right-of-way margin at a point bearing South 1°00'09" East from the TRUE POINT OF BEGINNING;
thence North 1°00'04" West along said Westerly right-of-way margin for a distance of 540.71 feet, more or less, to the TRUE POINT OF BEGINNING;

TOGETHER WITH a 50.00 foot easement for ingress, egress and utilities over, under and across the South 50.00 feet (as measured perpendicular to the South line) of the Northwest quarter of the Southeast quarter of said Section 7, Township 35 North, Range 3 East, W.M.

AND SUBJECT TO and TOGETHER WITH a non-exclusive mutually beneficial storm drainage easement over, under and across the South 20.00 feet (as measured perpendicular to the South line) of the Northwest quarter of the Southeast quarter for the mutual benefit of the grantors property to the West (Skagit County Assessor's Parcel No. P-33890) and the grantees property to the South (Skagit County Assessor's Parcel No. P-33896), maintenance and cost to be shared equitably or as otherwise agreed.

AND SUBJECT TO and TOGETHER WITH a non-exclusive mutually beneficial 20.00 foot wide storm drainage easement over, under and across a strip of land being measured 10.0 feet Westerly and 10.0 feet Easterly of the following described centerline:

BEGINNING at the Northeast corner of said Southwest quarter of the Northeast quarter of Section 7, Township 35 North, Range 3 East, W.M.;
thence South 85°44'16" West along the North line of said Southwest quarter of the Northeast quarter for a distance of 20.03 feet, more or less, to the Westerly

right-of-way margin of Bayview-Edison Road;
thence South 1°00'09" East along said Westerly right-of-way margin, parallel with the East line of said Southwest quarter of the Northeast quarter for a distance of 805.54 feet;
thence South 87°24'02" West for a distance of 525.01 feet;
thence North 2°50'15" East or a distance of 55.86 feet;
thence North 88°25'52" West for a distance of 761.96 feet to the center of an existing drainage ditch and being the TRUE POINT OF BEGINNING of said centerline;
thence South 0°01'49" West along the center of said ditch or centerline extended for a distance of 1,933.33 feet, more or less, to the South line of said Northwest quarter of the Southeast quarter at a point bearing North 87°33'10" East and a distance of 9.52 feet from the Southwest corner of said Northwest quarter of the Southeast quarter and being the terminus of said centerline;

Said storm drainage easement is for the benefit of the grantors property to the North and West (Skagit County Assessor's Parcel Nos. P-33886 and P-33889, P-33890) and grantees property to the North and South (Skagit County Assessor's Parcel Nos. P-33895 and P-33896), maintenance and cost to be shared equitably or as otherwise agree.

AND ALSO SUBJECT TO and TOGETHER WITH a non-exclusive mutually beneficial easement for access, drainage and utilities for the mutual benefit of the property to the North and West (Skagit County Assessor's Parcel Nos. P-33886 and P-33889, P-33890) and properties to the South (Skagit County Assessor's Parcel Nos. P-33895 and P-33896), over under and across a portion of the Southwest quarter of the Northeast quarter of said Section 7, Township 35 North, Range 3 East, W.M., described as follows:

BEGINNING at the Northwest corner of said Southwest quarter of the Northeast quarter;
thence South 85°44'16" West along the North line of said Southwest quarter of the Northeast quarter for a distance of 20.03 feet, more or less, to the Westerly right-of-way margin of Bayview-Edison Road;
thence South 1°00'09" East along said Westerly right-of-way margin, parallel with the East line of said Southwest quarter of the Northeast quarter for a distance of 734.18 feet to the TRUE POINT OF BEGINNING;
thence continue South 1°00'09" East along said Westerly margin for a distance of 15.01 feet;
thence South 86°59'24" West for a distance of 483.60 feet;
thence North 88°25'52" West for a distance of 809.76 feet;
thence North 1°01'49" East for a distance of 35.01 feet;
thence South 88°25'52" East for a distance of 50.02 feet;
thence South 0°01'49" West for a distance of 20.01 feet;

thence South 88°25'52" East for a distance of 759.54 feet, more or less, to a point bearing South 86°59'24" West from the TRUE POINT OF BEGINNING;
thence North 86°59'24" East for a distance of 483.52 feet, more or less, to the TRUE POINT OF BEGINNING.

Parcel F (P33932)

The North half of the Northwest quarter of the Northwest quarter of Section 8, Township 35 North, Range 3 East, W.M.

Parcel G (P34692)

The West 40 feet of the North 700 feet of the East half of the Northwest quarter of the Northeast quarter of Section 23, Township 35 North, Range 3 East, W.M., lying South of the County Road.

Parcel H (P34693)

The West half of the Northwest quarter of the Northeast quarter of Section 23, Township 35 North, Range 3 East, W.M.

EXCEPT road right of way granted to Skagit County by instrument recorded under Auditor's File No. 9812290030.

Parcel I (P68659)

A 68% undivided interest in the following described property:

The Northwest quarter of Tract 14, "L.W.L. CO'S SAMISH RIVER ACREAGE, PLAT NO. 1, SKAGIT COUNTY, WASHINGTON", as per the plat thereof recorded in Volume 3 of Plats, page 69, records of Skagit County, Washington.

All of the foregoing SUBJECT TO and TOGETHER WITH any easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments and encumbrances of record.

Situate in Skagit County, Washington.