

**AFTER RECORDING MAIL TO:**

**CHUCKANUT VENTURES, LLC**  
625 N 4th Street  
Mount Vernon, WA 98273

**Filed for Record at Request of:**  
**Land Title & Escrow of Skagit & Island County**  
**Escrow No.: 01-176736-OE**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5615

Dec 31 2020

Amount Paid \$8005.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

**Statutory Warranty Deed**

**THE GRANTOR E & R KNUTZEN FAMILY, LLC**, a Washington limited liability company for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **CHUCKANUT VENTURES, LLC**, a Washington limited liability company the following described real estate, situated in the County of **Skagit**, State of **Washington**.

Abbreviated Legal:

Ptn Tr. E, Sur 200701040097, Being Ptn NE ¼, 31-35-4 E W.M.

**For Full Legal See Attached Exhibit "A"**

Tax Parcel Number(s): **350431-1-012-0100, P102587**

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 and Escrow Company's Preliminary Commitment No. 01-176736-OE

Dated **December 23, 2020**

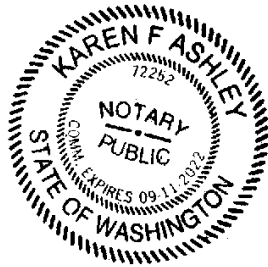
E &amp; R Knutzen Family, LLC

Stacey Knutzen Betz  
By: Stacey Knutzen Betz, Manager

STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Stacey Knutzen Betz is / are the person(s) who appeared before me, and said person(s) acknowledge he / she / they signed this instrument, on oath stated he / she / they is / are authorized to execute the instrument and acknowledge that as the Manager of E & R Knutzen Family, LLC, a Washington limited liability company to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: December 28, 2020



Karen Ashley  
Karen Ashley  
Notary Public in and for the State of Washington  
Residing Sedro-Woolley  
My appointment expires: 9/11/2022

**EXHIBIT A****PARCEL "A":**

"Tract E" as delineated on Record of Survey Map recorded January 4, 2007 under Auditor's File No. 200701040097, records of Skagit County, Washington, in the North ½ of the South ½ of the Northeast ¼ of Section 31, Township 35 North, Range 4 East, W.M.,

EXCEPT that portion conveyed to the City of Burlington under Auditor's File No. 200807150034, described as follows:

Beginning at the Southeast corner of said Tract E;  
thence North 02°22'13" East, along the Westerly Right of Way of North Burlington Blvd., a distance of 360.08 feet to a point on the North line of said Tract E;  
thence North 89°09'19" West, along the North line of said Tract E, a distance of 22.48 feet to a point called out as Station 23+80.63, 52.47 feet left as shown on City of Burlington Right of Way Plan of North Burlington Blvd., Sheet 5 of 7, approved in 2007, on file with the City of Burlington Public Works Department;  
thence South 02°39'56" West, leaving the North line of said Tract E, a distance of 274.10 feet to a point called out as Station 21+06.53, 53.88 feet Left as shown on the aforementioned Right of Way Plan;  
thence South 30°14'03" West, a distance of 65.11 feet to a point called out as Station 20+48.97, 84.31 feet left as shown on the aforementioned Right of Way Plan;  
thence South 62°04'50" West, a distance of 59.43 feet to a point called out as Station 20+18.99, 135.63 feet left as shown on the aforementioned Right of Way Plan;  
thence South 01°06'00" West, a distance of 0.66 feet to a point on the South line of said Tract E;  
thence South 89°09'23" East, along the South line of said Tract E, a distance of 105.66 feet to the point of beginning.

Situate in the City of Burlington, County of Skagit, State of Washington.

**PARCEL "B":**

An easement for ingress, egress, roadway and utilities over and across "Tract X" as delineated on survey recorded under Auditor's File No. 200701040097, records of Skagit County, Washington, being a portion of the Northeast ¼ of Section 31, Township 35 North, Range 4 East, W.M.

Situate in the City of Burlington, County of Skagit, State of Washington.