

AFTER RECORDING MAIL TO:

David Lindsey , Governor
625 N 4th Street
Mount Vernon, WA 98273

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-176741-OE

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-5618
Dec 31 2020
Amount Paid \$16905.00
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:

Lot 1, Einer Knutzen Trust Tract F, BSP AF #200805220101, Being Ptn NE 1/4, 31-35-4 E W.M.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): **8077-000-001-0000, P38141**

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. 01-176741-OE.

Dated **December 23, 2020**

E and R Knutzen Family LLC, a Washington limited liability company

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 and 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":**

Lot 1 of Einer Knutzen Trust Tract F Binding Site Plan, approved by the City of Burlington on March 10, 2008, and recorded May 22, 2008, under Auditor's File No. 200805220101, being a portion of Tract F of Survey 200701040097, all being a portion 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. 200801310190, described as follows:

Beginning at the Southeast corner of said Tract F;
thence North 02°22'13" East, along the Westerly right of way of North Burlington Blvd., a distance of 428.72 feet to a point on the North line of said Tract F;
thence South 86°48'12" West, along the North line of said Tract F, a distance of 17.12 feet to a point called out as Station 28+68.32, 47.04 feet left as shown on City of Burlington Right of Way Plan of North Burlington Blvd., Sheet 5 and 6 of 7, approved in 2007, on filed with the City of Burlington Public Works Department;
thence South 02°01'03" West, leaving the North line of said Tract F, a distance of 194.45 feet to a point called out as Station 26+73.88, 45.84 feet left as shown on the aforementioned Right of Way Plan;
thence South 02°39'46" West, a distance of 195.65 feet to a point called out as Station 24+78.23, 46.84 feet left as shown on the aforementioned Right of Way Plan;
thence South 39°16'26" West, a distance of 44.95 feet to a point called out as Station 24+42.28, 73.83 feet left as shown on the aforementioned Right of Way Plan;
thence South 02°49'09" West, a distance of 2.19 feet to a point on the South line of said Tract F;
thence South 89°09'19" East, along the South line of said Tract F a distance of 43.87 feet to the point of beginning.

Situate in the 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 County of Skagit, State of Washington.