

**After Recording Return To:**  
**SKAGIT LAW GROUP, PLLC**  
**P. O. Box 336**  
**Mount Vernon, WA 98273**

**202206090041**

06/09/2022 12:21 PM Pages: 1 of 7 Fees: \$209.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 09 2022 expd \$8061.57

Amount Paid \$ /  
Skagit Co. Treasurer 1/7/03  
By DLB Deputy 2003-82

**SPECIAL WARRANTY DEED**  
**(Fulfillment)**

**GRANTOR:** **ROGER J. KNUTZEN**, a married man as his separate estate, as Personal Representative of the **Estate of JESS A. KNUTZEN, Deceased**, and as Personal Representative of the **Estate of BARBARA KNUTZEN, Deceased**; **WILLIAM A. KNUTZEN**, a married man as his separate estate; **GERALD C. KNUTZEN**, as Trustee of the **BARBARA JEAN DALTON REVOCABLE LIVING TRUST u/t/d 10/25/06**; **KIMBERLY A. LIEN**, a single woman; and **MICHELLE STANG**, a married woman as her separate estate

**GRANTEE:** **KNUTZEN AG PROPERTIES, L.P.**, a Washington Limited Partnership

**Legal Description;**  
**Abbreviated Form:** Ptn E ½, 35-35-3 aka Lot 3 SP No. 96-045

**Additional on Page:** Exhibit "A"

**Assessors Tax Parcel No.:** 350335-1-002-0001; P35365

**Reference Nos.:** 200301070016

**Real Estate Excise Tax Paid:** \$8,061.57 on 1/7/03; excise receipt #82

THE GRANTOR, **ROGER J. KNUTZEN**, a married man as his separate estate, and in his capacity as the duly appointed, qualified and acting Personal Representative for the **Estate of JESS A. KNUTZEN, Deceased**, under Skagit County Superior Court Cause No. 05-4-00256-5,

Special Warranty Deed (Fulfillment) - 1 -

\\Maingate\Shared\HOME\BRIANA - K\KNUTZEN, Jess & Barbara\KNUTZEN, Barbara Estate\Fulfillment deed (PR & benes).doc

and in his capacity as the duly appointed, qualified and acting Personal Representative for the **Estate of BARBARA KNUTZEN, Deceased**, under Skagit County Superior Court Cause No. 06-4-00065-0, in distribution of both of said estates; **WILLIAM A. KNUTZEN**, a married man as his separate estate; **GERALD C. KNUTZEN**, in his capacity as Trustee of the **BARBARA JEAN DALTON REVOCABLE LIVING TRUST u/t/d 10/25/06**; **KIMBERLY A. LIEN**, a single woman; and **MICHELLE STANG**, a married woman as her separate estate, hereby grant, bargain, convey and confirm to the GRANTEE, **KNUTZEN AG PROPERTIES, L.P.**, a Washington Limited Partnership, that certain real property, situated in the County of Skagit, State of Washington, and legally described as follows:

(See Exhibit "A" attached hereto and incorporated herein by this reference.)

SUBJECT TO: Easements, restrictions and reservations of record.

This deed is given in fulfillment of that certain Real Estate Contract between JESS A. KNUTZEN and BARBARA KNUTZEN, husband and wife, as Seller, and KNUTZEN AG PROPERTIES, L.P., a Washington Limited Partnership, as Purchaser, dated January 2, 2003, and recorded under Skagit County Auditor's File No. 200301070016, and as subsequently assigned by Seller's Assignment of Contract and Deed dated January 3, 2007, and recorded under Skagit County Auditor's File No. 200701110001, and conditioned for the conveyance of the above-described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

The Grantors, for themselves and for their 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 to warrant and defend said real estate against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantors, and not otherwise.

Dated this 29 day of June, 2007.



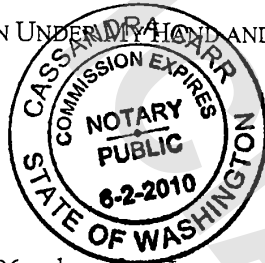
**ROGER J. KNUTZEN**, Individually, and as  
Personal Representative of the **Estate of JESS A.  
KNUTZEN, Deceased**, and the **Estate of  
BARBARA KNUTZEN, Deceased**

STATE OF WASHINGTON  
COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that **ROGER J. KNUTZEN** is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it individually, as the Personal Representative of the Estate of **JESS A. KNUTZEN, Deceased**, and as the Personal Representative of the Estate of **BARBARA KNUTZEN, Deceased**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 29<sup>th</sup> day of June, 2007.



Printed Name CASSANDRA CARR  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 6/2/2010

Dated this 26 day of June, 2007.

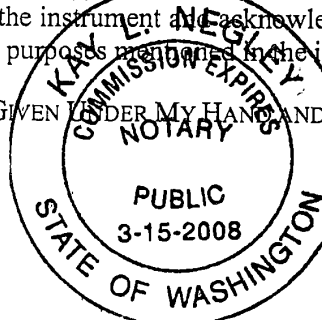
William A. Knutzen  
WILLIAM A. KNUTZEN

STATE OF WASHINGTON  
COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that **WILLIAM A. KNUTZEN** is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 26 day of June, 2007.



Printed Name KAY L. NEGLEY  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 3/15/2008

Special Warranty Deed (Fulfillment) - 3 -

\\Maingate\Shared\HOME\ BRIANNA - KKNUTZEN, Jess & Barbara\KNUTZEN, Barbara Estate\fulfillment deed (PR & benes).doc

Dated this 18<sup>th</sup> day of JUNE, 2007.

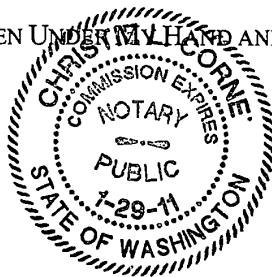
**BARBARA JEAN DALTON REVOCABLE  
LIVING TRUST u/t/d 10/25/06**

*Gerald C. Knutzen*  
By: **GERALD C. KNUTZEN**, Trustee

STATE OF WASHINGTON }  
COUNTY OF KING } ss.

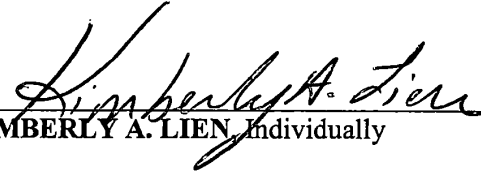
I certify that I know or have satisfactory evidence that **GERALD C. KNUTZEN** is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it as the Trustee of the **BARBARA JEAN DALTON REVOCABLE LIVING TRUST u/t/d 10/25/06** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 18<sup>th</sup> day of June, 2007.



Christie L. Corne Christie L. Corne  
Printed Name  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires January 29, 2011

Dated this 13 day of July, 2007.

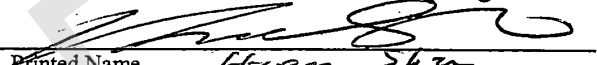
  
KIMBERLY A. LIEN, Individually

STATE OF WASHINGTON }  
COUNTY OF SNOHOMISH } ss.

I certify that I know or have satisfactory evidence that **KIMBERLY A. LIEN** is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 13<sup>th</sup> day of July, 2007.



  
Printed Name Hyeon Shin  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 7/19/2010

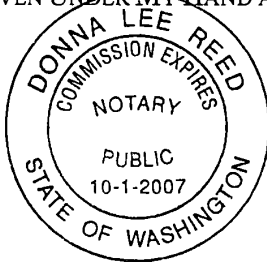
Dated this 11 day of July, 2007.

Michelle Stang  
MICHELLE STANG, Individually

STATE OF WASHINGTON }  
COUNTY OF ISLAND } ss.

I certify that I know or have satisfactory evidence that **MICHELLE STANG** is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 11<sup>th</sup> day of July, 2007.



Donna Lee Reed  
Printed Name Donna Lee Reed  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 10/1/2007

**EXHIBIT "A"**  
**SPECIAL WARRANTY DEED**

Lot 3, Skagit County Short Plat No. 96-045, approved July 11, 1996, and recorded August 15, 1996, in Volume 12 of Short Plats, pages 128 and 129, under Auditor's File No. 9608150021, records of Skagit County, Washington, being a portion of Lot 1, Skagit County Short Plat No. 90-44, approved November 1, 1990, and recorded November 6, 1990, in Volume 9 of Short Plats, page 283, under Auditor's File No. 9011060004, records of Skagit County, Washington, also being a portion of the East ½ of Section 35, Township 35 North, Range 3 East, W.M.

Situate in the County of Skagit, State of Washington.

**Exhibit "A"**

\\Maingate\Shared\HOME\ BRIANA - K\KNUTZEN, Jess & Barbara\KNUTZEN, Barbara Estate\fulfillment deed (PR & benes).doc