

After Recording Return To:

Skagit Law Group, PLLC  
P.O. Box 336  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

30253  
Excise Pd # 3442.50  
Pd 7.2.99

Fulfillment

JUL 13 2023

Amount Paid \$ —  
Skagit Co. Treasurer

By *GT* Deputy

07/13/2023 12:19 PM Pages: 1 of 2 Fees: \$204.50  
Skagit County Auditor  
202307130062

**STATUTORY WARRANTY DEED**  
**(Fulfillment)**

Documents Released/Assigned: 9907020140 (Real Estate Contract)

GRANTORS: **ROGER KNUTZEN and LOU ANN J. KNUTZEN,**  
husband and wife

GRANTEES: **W. MICHAEL McCUTCHIN and KONNIE**  
**McCUTCHIN,** husband and wife

Legal Description:  
Abbreviated Form: N ½ S ½ NE ¼ SEC 27 TWP 34 N R 3 E W.M.  
Additional on: Page 1

Assessors Tax Parcel No: 340327-1-003-0001; P22829

Real Estate Excise Tax Paid: July 2, 1999, in the amount of \$3,442.50, Receipt No. 30253

THE GRANTORS, **ROGER KNUTZEN** and **LOU ANN J. KNUTZEN**, husband and wife, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, convey and warrant to the GRANTEE, **W. MICHAEL McCUTCHIN** and **KONNIE McCUTCHIN**, husband and wife, any and all interest held by Grantors in the following described real estate, situated in the County of Skagit, State of Washington, together with all after-acquired title of the Grantors therein:

The North one-half (½) of the South one-half (½) of the Northeast Quarter (1/4) of Section 27, Township 34 North, Range 3 East, W.M., except therefrom road and ditch rights-of-way.

SUBJECT TO: Easements, restrictions and reservations of record.

This deed is given in fulfillment of that certain Real Estate Contract ("Contract") dated July 2, 1999, and recorded July 2, 1999, under Skagit County Auditor's File No. 9907020140, between ROGER KNUTZEN and LOU ANN J. KNUTZEN, husband and wife, as Seller, and W. MICHAEL McCUTCHIN and KONNIE McCUTCHIN, husband and wife, as Purchaser, for the sale and purchase of the above-described real estate.

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.

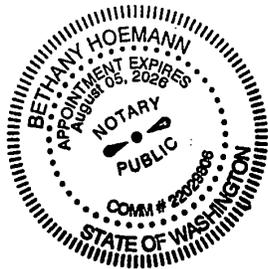
DATED this 13<sup>th</sup> day of July, 2023.

*Roger Knutzen*  
ROGER KNUTZEN      *Lou Ann J. Knutzen*  
LOU ANN J. KNUTZEN

STATE OF WASHINGTON }  
  } ss.  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that **ROGER KNUTZEN** and **LOU ANN J. KNUTZEN** are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 13<sup>th</sup> day of July, 2023.



*BH*

Printed Name BETHANY HOEMANN  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires August 5, 2026