

When recorded return to:

CFF Investments  
9715 Farm to Market Road  
Bow, WA 98232

214062-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20243331

Dec 19 2024

Amount Paid \$13355.00

Skagit County Treasurer

By BELEN MARTINEZ Deputy

## STATUTORY WARRANTY DEED

THE GRANTOR(S) **Kent J. Knutzen, and Karen A. Twede, a married couple**

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**

in hand paid, conveys and warrants to **CFF Investments LLC, a Washington Limited Liability Company**

the following described real estate, situated in the County of Skagit, State of Washington:

**PARCEL A:**

The South 1/2 of Government Lot 3 of Section 31, Township 35 North, Range 4 East, W.M., EXCEPT right of way of County road and ditch rights of way.  
Situate in the County of Skagit, State of Washington.

**PARCEL B:**

The South 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 31, Township 35 North, Range 4 East, W.M., EXCEPT right of way of County road and ditch rights of way.  
Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): 350431-0-006-0002/P38133 & 350431-3-001-0001/P38158

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 214062-LT.

Dated: December 17, 2024

(Attached to Statutory Warranty Deed)

Kent J. Knutzen  
Kent J. Knutzen

Karen A. Twede  
Karen A. Twede

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 17<sup>th</sup> day of December, 2024 by Kent J. Knutzen and Karen A. Twede.

Naomi R. Stanfill  
Signature

Notary  
Title

My commission expires: 03-17-26

