

After Recording Return To:

LAW OFFICE OF BRIAN E. CLARK, INC., P.S.
P. O. Box 336
Mount Vernon, WA 98273

199907260147

Kathy Hill, Skagit County Auditor
7/26/1999 Page 1 of 8 3:54:17PM

DEED FOR BOUNDARY LINE ADJUSTMENT

LAND TITLE COMPANY OF SKAGIT COUNTY

P90514E

GRANTOR: KNUTZEN, Jess A. and
KNUTZEN, Barbara, husband and wife

GRANTEE: KNUTZEN, William A. and
KNUTZEN, Marian L., husband and wife

Legal Description:

Abbreviated Form: Ptn of Lot 1, Short Plat No. 96-045
being ptn E $\frac{1}{2}$ S35, TS35N, R3EWM

Additional on Page: 4 (Exhibit "A") and 5 (Exhibit "B")

30582
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

Assessor's Tax Parcel Nos:

JUL 26 1999

Reference Number(s) of Documents assigned or released: N/A

Amount Paid \$
Skagit County Treasurer
Deputy
By: *[Signature]*

THE GRANTORS, **JESS A. KNUTZEN** and **BARBARA KNUTZEN**, husband and wife, for the purpose of establishing a new boundary line between the parcels owned by the Grantors and the Grantees, do hereby convey and quitclaim to **WILLIAM A. KNUTZEN** and **MARIAN L. KNUTZEN**, husband and wife, as Grantees, the following described real estate situate in Burlington, County of Skagit, state of Washington, together with all after-acquired title of the Grantors therein, to-wit:

That certain tract of land listed and described on Exhibit "A" attached and incorporated herein by this reference as if fully set forth herein.

Boundary Line Adjustment Deed 1

WD\knutzen,jess\bla deed.doc

The above-described property shall be combined or aggregated with contiguous property to the East owned by the Grantees, legally described as follows:

That certain tract of land listed and described on Exhibit "B" attached and incorporated herein by this reference as if fully set forth herein.

This boundary line adjustment is not for the purpose of creating an additional building lot.

DATED this 14th day of July, 1999.

GRANTORS:

Jess A. Knutzen
JESS A. KNUTZEN
Barbara Knutzen
BARBARA KNUTZEN

GRANTEES:

William A. Knutzen
WILLIAM A. KNUTZEN
Marian L. Knutzen
MARIAN L. KNUTZEN

THE FOREGOING AGREEMENT AND DEED ADJUSTING BOUNDARY LINES IS HEREBY APPROVED THIS 15 DAY OF July, 1999.

SKAGIT COUNTY PLANNING DEPT.

By Groa Raeder
Its Associate Planner

199907260147

Boundary Line Adjustment Deed 2

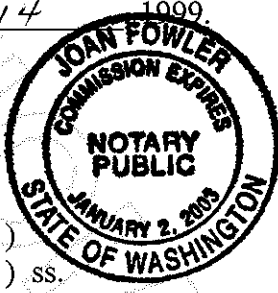
WD\knutzen,jess\bla deed.doc

Kathy Hill, Skagit County Auditor
7/26/1999 Page 2 of 8 3:54:17PM

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that **JESS A. KNUTZEN** and **BARBARA 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.

DATED: July 14, 1999.

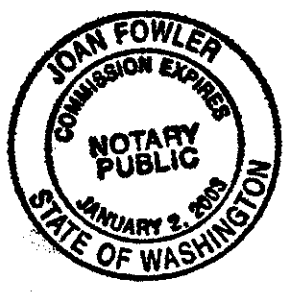


Joan Fowler
Notary Public
Print Name **JOAN FOWLER**
My Commission Expires: 1-2-2003

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that **WILLIAM A. KNUTZEN** and **MARIAN L. 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.

DATED: July 14, 1999.



Joan Fowler
Notary Public
Print Name **JOAN FOWLER**
My Commission Expires: 1-2-2003

EXHIBIT "A"
(Legal Description of Property Conveyed by Boundary Line Adjustment)

That portion of Lot 1, 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 in a portion of the East 1/2 of Section 35, Township 35 North, Range 3 East, W.M., being more particularly described as follows:

BEGINNING at the Northwest corner of that certain parcel conveyed to William Andrew Knutzen and Marian Louise Knutzen, husband and wife, by Statutory Quit Claim Deed recorded under Skagit County Auditor's File Number 720363, also being a corner of said Lot 1, Skagit County Short Plat No. 96-045;
thence South 89°30'00" West 180.00 feet along a westerly projection of the North line of said Knutzen parcel, also a South line of said Lot 1, Skagit County Short Plat No. 96-045, parallel with the South line of said East 1/2 of Section 35;
thence South 0°29'45" West 209.00 feet parallel with the East line of said East 1/2 of Section 35 to the South line of said Lot 1, also being a Northeasterly corner of Lot 2 of said Skagit County Short Plat No. 96-045;
thence North 89°30'00" East 180.00 feet along the South line of said Lot 1 to a Southeast corner thereof, also being the Southwest corner of said Knutzen parcel;
thence North 0°29'45" East 209.00 feet along the East line of said Lot 1, also being the west line of said Knutzen parcel, to the POINT OF BEGINNING.

SUBJECT TO a 20 foot wide easement for an existing water line, and any other future utilities that may become available, to serve the existing residence on Lot 1 of said Skagit County Short Plat No. 96-045, and the maintenance and access thereto, said 20 foot easement is to be centered along the existing waterline which runs in a Southeast to Northwest direction from the approximate Southeast corner of the above described parcel to the Northwest corner thereof.

AND ALSO SUBJECT TO an easement for access, use, maintenance, repair and or replacement of the existing radio antennae located in a tree in the approximate center of the above described parcel.

AND ALSO SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases and other instruments of record.

Situate in the County of Skagit, State of Washington.

The above described parcel is to be combined or aggregated with contiguous property to the East owned by the grantee.

This boundary line adjustment is not for the purpose of creating an additional building lot

199907260147

EXHIBIT "B"
(Legal Description of Grantees' Property)

Boundary Line Adjustment Deed 5
WD\knutzen,jess\bla deed.doc

199907260147

Kathy Hill, Skagit County Auditor
7/26/1999 Page 5 of 8 3:54:17PM

PARCEL A:

The North 209.00 feet of the South 753.80 feet of the East 338.25 feet of the Southeast Quarter of the Southeast Quarter of Section 35, Township 35 North, Range 3 East of the Willamette Meridian.

PARCEL B:

That portion of the Southwest Quarter of the Southwest Quarter of Section 36, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of said subdivision which bears North 00°59'00" East a distance of 753.80 feet from the Southwest corner thereof, said point being the Southwest corner of a tract conveyed to Jess A. Knutzen, et ux, by deed dated November 13, 1968, recorded November 14, 1968, under Auditor's File No. 720364, records of Skagit County, Washington;

thence South 00°59'00" West along the West line of said Southwest Quarter of the Southwest Quarter a distance of 69.00 feet;

thence East to the Westerly line of the Harvey Smith County Road No. 122, as said road existed on November 13, 1968;

thence North 37°07'20" West along said Westerly road line to the Southeast corner of the aforementioned Jess Knutzen Tract; thence West along the South line thereof to the point of beginning.

continued.

199907260147

Kathy Hill, Skagit County Auditor
7/26/1999 Page 6 of 8 3:54:17PM

SB-12582

EXHIBIT "B"
Page 2 of 2

PARCEL C:

An easement for ingress and egress, over and across the North 60.00 feet of the South 813.00 feet of the East 338.25 feet of said Southeast Quarter of the Southeast Quarter of Section 35, and over the following portion of the Southwest Quarter of the Southwest Quarter of Section 36, Township 35 North, Range 3 East of the Willamette Meridian;

Beginning at a point on the West line of said subdivision, which bears North 00°59'00" East, a distance of 753.80 feet from the Southwest corner thereof;
thence East a distance of 28.83 feet, to the Westerly line of the Harvey Smith County Road No. 122, as said road existed November 13, 1968;
thence North 37°07'20" West, along said Harvey Smith County Road No. 122, a distance of 46.71 feet, to a point on the West line of said subdivision, which point bears North 00°59'00" East a distance of 37.25 feet from the point of beginning;
thence South 00°59'00" West a distance of 37.25 feet to the point of beginning.

ALL situated in Skagit County, Washington.

- END OF EXHIBIT

199907260147

Kathy Hill, Skagit County Auditor
7/26/1999 Page 7 of 8 3:54:17PM

U N I T
S U P E R I O R C O U R T

SUBJECT TO: A first right of refusal to purchase the property in favor of ROGER KRAIG KNUTZEN and COLLEEN MARIE KNUTZEN if the property is ever sold or transferred (except for a transfer to children) for a price to be set by a mutually agreed upon appraiser. If the parties are unable to agree upon a single appraiser within thirty (30) days of the occurrence of the event requiring computation of a determined price, then either party shall be entitled to notify the other of such party's institution of a three-appraiser procedure. Within ten (10) days of such notice, each party shall appoint a qualified independent appraiser. The two appraisers shall appoint a third similarly qualified appraiser (or, if the appraisers are unable to agree upon a third within ten (10) days of their appointment, either may apply to the presiding judge of the Skagit County Superior Court to designate such an appraiser); and each appraiser shall complete an appraisal within sixty (60) days of appointment of the first appraiser. The fair market value shall be determined by the average of the three appraisals. Each party shall bear the costs associated with the appraiser they select, and the costs associated with the third appraiser (and any court costs), plus the costs of any appraiser appointed by name pursuant to this Section shall be split evenly between the parties. If either party shall fail to appoint an appraiser within the allotted time period, or if either such appraiser shall fail to complete the appraisal within the allotted time period, the appraisal of the appraiser appointed by the other party shall be final and binding, and shall control the valuation of the property. The purchase shall be closed within sixty (60) days after the Fair Market Value is so determined.

SUBJECT TO: The property shall not be built on without the written consent of ROGER KRAIG KNUTZEN and COLLEEN MARIE KNUTZEN, which consent can be withheld in their sole discretion.

Any transferees shall take the property subject to the above conditions regarding the first right of refusal and no building without consent.

199907260147