## AFTER RECORDING MAIL TO:

James S. Knott and Pamela K. Knott 2621 2nd Ave. Unit 1202 Seattle, WA 98121



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Filed for Record at Request of: First American Title Insurance Company Space above this line for Recorders use only

B94용4용~1 GUARDIAN NORTHWEST TITLE CO.

STATUTORY WARRANTY DEED

File No: 4271-1237570 (HL)

Date: June 10, 2008

Grantor(s): Kelly R. Queen and Kelly Goodmansen Grantee(s): James S. Knott and Pamela K. Knott

Abbreviated Legal: Section 2, Township 36, Range 3, Ptn. NE NE

Additional Legal on page:

Assessor's Tax Parcel No(s): P47576

THE GRANTOR(S) Kelly R. Queen, an unmarried man and Kelly Goodmansen, an unmarried woman for and in consideration of Ten Dollars and other Good and Valuable Consideration, in hand paid, conveys, and warrants to James S. Knott and Pamela K. Knott, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington.

The North 1/2 of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 2, Township 36 North, Range 3 East, W.M.;

**EXCEPT** the West 1/2 of the West 1/2 thereof;

AND EXCEPT the East 30 feet reserved for road purposes;

ALSO, the North 100 feet of the South 1/2 of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 2, Township 36 North, Range 3 East, W.M.;

**EXCEPT** the West 1/2 of the West 1/2 thereof;

AND EXCEPT the East 30 feet rerserved for road purposes.

TOGETHER WITH a non-exclusive easement for ingress and egress as granted in instrument recorded May 26, 2000, under Auditor's File No. 200005260001, records of Skagit County, Washington.

## Statutory Warranty Deed - continued

File No.: **4271-1237570 (HL)**Date: **06/10/2008** 

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey. SKAGIT COUNTY WASHINGTON PEAL ESTATE EXCISE TAX Kelly Gøodmansen JUN **2 3** 2008 Amount pulse 2764.00 STATE OF Washington Skagit Co. Treasures Deputy **COUNTY OF** Whatcom I certify that I know or have satisfactory evidence that Kelly R. Queen, (s/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument. Dated: Notary Public in and for the State of Washington Residing at: Bellingham My appointment expires: 8-14-08 Washington minute STATE OF )-ss KING COUNTY OF

I certify that I know or have satisfactory evidence that **Kelly Goodmansen**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated:

6/19/08

- 4/3. MIVASV

Notary Public in and for the State of Washington Residing at: 5e + 4/e

My appointment expires:  $\frac{1}{2} - \frac{10}{10} - \frac{11}{10}$ 

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