



201107080042
Skagit County Auditor

7/8/2011 Page 1 of 2 3:24PM

When recorded return to:
Swinomish Indian Tribal Community
11404 Moorage Way
Laconner, WA 98257

Recorded at the request of:

File Number: 101073

Statutory Warranty Deed

THE GRANTOR Creekside Farm, Inc., for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Swinomish Indian Tribal Community**, the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:

Ptn. Lots 3 through 6 and 17, Tract 1, "PEAVEY'S ACREAGE, TRACTS NO. 1 AND 2 (SECTIONS 17, 20, 21, 22 & 28, TOWNSHIP 35 NORTH, RANGE 5 EAST) SKAGIT CO., WASH." (aka Lot 1, Short Plat No. 19-88)

Tax Parcel Number(s): **P67814, 3966-001-006-0008**

GUARDIAN NORTHWEST TITLE CO.

101073-1

Lot 1, Short Plat No. 19-88, approved September 9, 1988, recorded October 6, 1988 in Book 8 of Short Plats, page 72, under Auditor's File No. 8810060030 and being a portion of Lots 3 through 6, inclusive, and Lot 17, Tract 1, "PEAVEY'S ACREAGE, TRACTS NO. 1 AND 2 (SECTIONS 17, 20, 21, 22 & 28, TOWNSHIP 35 NORTH, RANGE 5 EAST) SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 37, records of Skagit County, Washington, EXCEPT road right-of-way as shown on the face of the Short Plat.

TOGETHER WITH that portion of unnamed road as described in Decree of Quiet Title filed September 7, 1993 under Skagit County Superior Court Cause No. 92-2-00374-3.

ALSO TOGETHER WITH an easement for ingress and egress over that portion of the unnamed road as described in Decree of Quiet Title filed September 7, 1993 under Skagit County Superior Court Cause No. 92-2-00374-3.

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 as described in Exhibit "A" attached hereto

Dated June 22, 2011

Creekside Farm, Inc.

E. Eric Knudsen
By: E. Eric Knudsen, President

STATE OF: Washington }
County Of: Skagit } SS

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
NOTARY PUBLIC
STATE OF WASHINGTON
KAREN ALDERSON
JUL 08 2011
My Appointment Expires Mar 28, 2015
Amount Paid \$ 4366.00
By AT Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that E. Eric Knudsen signed this instrument, on oath stated that he is/are Authorized to execute the instrument and acknowledged it as the President of Creekside Farm, Inc to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 7.7.11

Karen Alderson
Notary Public in and for the State of: Washington
Residing at: Bossingham
My appointment Expires: 3.28.15

Exhibit "A"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: State of Washington
Recorded: August 19, 1948
Auditor's No.: 421729
Purpose: Flood control work on creek
Area Affected: Portion of subject property and other property

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Short Plat No. 19-88
Recorded: October 6, 1988
Auditor's No.: 8810060030

C. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Entitled: Ivan I. Bacus and Delores A. Bacus, husband and wife
Recorded: December 14, 1988
Auditor's No.: 8812140092

D. Terms and Conditions of stipulation and order filed September 7, 1993 under Skagit County Superior Court Case No. 92-2-00374-3.

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Ivan I. Bacus, Sr., Trustee of the Delores Bacus
Testamentary Trust
Recorded: June 8, 2000
Auditor's No.: 200006080114
Purpose: Underground Utilities
Area Affected: Over portion of Lot 2 of Short Plat No. 19-88

F. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: April 19, 2006
Auditor's No.: 200604190089



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