

When Recorded Return To:

MICHAEL A. BENNETT
CAROLYN J. BENNETT
1125 ORCHARD AVE.
SNOHOMISH, WA 98290



199908230287
Kathy Hill, Skagit County Auditor
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LAND TITLE COMPANY OF SKAGIT COUNTY

Escrow No. 5184
P-90541

LPB-10

STATUTORY WARRANTY DEED

Reference Numbers of related documents: on page of document
Grantor(s): **MARTIN L. LARSEN and DEBRA A. LARSEN** Additional Names on page of document
Grantee(s): **MICHAEL A. BENNETT and CAROLYN J. BENNETT** Additional Names on page of document
Legal Description (abbreviated): Full legal on page of document
Assessor's Property Tax Parcel Account Number(s): 3862-000-059-0001

THE GRANTOR MARTIN L. LARSEN and DEBRA A. LARSEN, husband and wife

for and in consideration of the sum of Ten Dollars and other good and valuable consideration and as accommodating an IRC Section 1031 tax deferred exchange

in hand paid, conveys and warrants to **MICHAEL A. BENNETT and CAROLYN J. BENNETT, husband and wife**

the following described real estate, situated in the County of **SKAGIT COUNTY**, State of Washington:

TRACT 59, BIG LAKE WATER FRONT TRACTS & PTN OF TRACT 58
See Exhibit "A" attached hereto and made a part hereof.

Assessor's Property Tax Parcel Account Number(s): 3862-000-059-0001

Subject to:

See Exhibit A attached hereto and made a part hereof for covenants, conditions, restrictions of record.

Dated **AUGUST 6, 1999**

31099
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MARTIN L. LARSEN

AUG 23 1999

DEBRA A. LARSEN

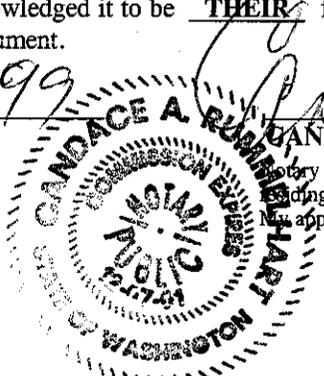
Amount Paid \$ 2907.00
Skagit County Treasurer
By: Deputy

State of WASHINGTON
County of SNOHOMISH

} ss

I certify that I know or have satisfactory evidence that MARTIN L. LARSEN, and DEBRA A. LARSEN is/are the person(s) who appeared before me, and said person(s) acknowledged that THEY signed this instrument and acknowledged it to be THEIR free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: 8-19-99



CANDACE A. RUMMELHART

Notary Public in and for the State of WASHINGTON,
Residing at LAKE STEVENS
My appointment expires: 12-7-01

EXHIBIT A

PARCEL "A":

Tract 59, "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, EXCEPT that portion conveyed to Skagit County by deed dated May 29, 1947, under Auditor's File No. 405084, filed June 2, 1947 and recorded in Volume 218 of Deeds, page 414.

TOGETHER WITH an easement to maintain on the Southerly $\frac{1}{2}$ of Lot 58 of "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, a drainfield together with right to go in and upon the South $\frac{1}{2}$ of said Lot 58 to maintain, repair and replace the said drainfield.

AND TOGETHER WITH a non-exclusive easement over the existing driveway over the Southerly 20 feet of the Westerly 150 feet of Lot 58.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The Southerly 13 feet of Tract 58, "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, EXCEPT that portion conveyed to Skagit County by deed dated May 29, 1947, under Auditor's File No. 405084, filed June 2, 1947.

TOGETHER WITH shore lands of the second class conveyed by the State of Washington by deed recorded May 16, 1962, under Auditor's File No. 621601, said shore lands situate in front of, adjacent to, or abutting said premises.

Situate in the County of Skagit, State of Washington.

SUBJECT TO

A. Right granted by the State of Washington to Day Lumber Company, a corporation, to overflow the bed and shores of Big Lake by an Order dated April 7, 1924, recorded April 21, 1924, in Volume 133 of Deeds, page 12, records of Skagit County, Washington.

B. Reservation of minerals, mineral rights, etc., in Deed from the State of Washington, covering shorelands, dated May 9, 1962, recorded May 16, 1962, under Auditor's File No. 621601.

C. Condition contained in Deed through which title is claimed to the driveway easement insured herein, as follows:

"... provided that the grantees shall bear their prorated cost of maintaining the said driveway..."

D. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For:	Sanitary sewers
In Favor Of:	Skagit County Sewer District No. 2, a municipal corporation
Recorded:	January 29, 1979
Auditor's No.:	895611
Affects:	A 10 foot wide strip of land, the exact location of which is not disclosed on the record; being described as "a strip of land 10 feet in width, the centerline of which will be the centerline of the sewer pipe as constructed."



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Said Easement is together with a 40 foot wide temporary construction easement.

E. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of Big Lake.

F. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.

G. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Skagit County Sewer District No. 2, a
municipal corporation
Purpose: For sanitary sewers
Area Affected: An undisclosed portion of Lot 58
Dated: April 22, 1978
Recorded: January 29, 1979
Auditor's No.: 895612

H. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Terry L. Rowell and Gary M. Rowell, wife
and husband and Ivana M. Wood and Perry
Wood, wife and husband
Purpose: For ingress, egress and utilities
Area Affected: Westerly 150 feet of Lot 58
Dated: January __, 1991
Recorded: February 15, 1991
Auditor's No.: 9102150048

I. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Terry L. Rowell and Gary M. Rowell, wife
and husband; and Ivana M. Wood and Perry
Wood, wife and husband
Purpose: To install, maintain, repair, and replace
the existing water line
Area Affected: An undisclosed portion of Lot 58
Dated: Not disclosed
Recorded: February 15, 1991
Auditor's No.: 9102150048

J. CONDITIONS CONTAINED IN DEED:

Recorded: February 15, 1991
Auditor's No.: 9102150048
As Follows:

"The above described property will be combined or aggregated with the contiguous property abutting on the South owned by grantees."



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