



199910280073

Kathy Hill, Skagit County Auditor

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**When Recorded Return To:**

Mr. Roland Benoit  
18193 Moores Garden Road  
Mount Vernon, WA 98273

Escrow No. BE-3442

LPB-10

ISLAND TITLE CO

**Statutory Warranty Deed**

THE GRANTOR STEVEN L. KAHNS and GINA R. KAHNS, also known of record as Regina R. Kahns, husband and wife.

for and in consideration of Ten Dollars and other valuable consideration(\$10.00) DOLLARS in hand paid, conveys and warrants to RONALD BENOIT, a single person the following described real estate, situated in the County of Skagit, State of Washington:

Tract 3, MOORES' GARDEN PLAT, Vol. 7, pg. 10; Ptn. GL 1, Sec. 19, T34N, R4E W.M.

See Legal Description attached hereto and by reference made a part hereof.

SUBJECT TO: Restrictions, reservations and easements of record.

Assessor's Tax Parcel ID #: 3958-000-003-0003 P67532

DATED: October 21, 1999

STEVEN L. KAHNS

GINA R. KAHNS

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

32157

OCT 28 1999

State of Washington  
County of Skagit

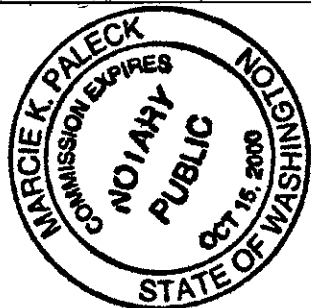
} Amount Paid \$ 2,233.80  
ss. Skagit Co. Treasurer  
By PC Deputy

I certify that I know or have satisfactory evidence that STEVEN L. KAHNS GINA R. KAHNS 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 Oct. 22 1999

MARCIE K. PALECK

Notary Public in and for the State of Washington, residing at MOUNT VERNON  
My appointment expires: OCTOBER 15, 2000



PARCEL A:

Tract 3, MOORES' GARDEN PLAT, according to the plat thereof recorded in Volume 7 of Plats, page 10, records of Skagit County, Washington.

PARCEL B:

That portion of the following described tract lying between the Northwesterly extension of the Southwesterly and Northeasterly lines of Tract 3, Moores' Garden Plat, according to the plat thereof recorded in Volume 7 of Plats, page 10, records of Skagit County, Washington:

That portion of Government Lot 1, Section 19, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point 863.35 feet South of the Northwest corner of said Section 19;  
thence North 55°28'30" East, 1,369.67 feet to the most Northerly corner of Tract 1, Moores' Garden Plat, according to the plat thereof recorded in Volume 7 of Plats, page 10, records of Skagit County, Washington;  
thence North 52°02'30" West to the Northerly line of that tract conveyed to Clinton Vaux, et al, by deed dated November 23, 1949, recorded December 1, 1949, under Auditor's File No. 438862, records of Skagit County, Washington;  
thence South 55°28'30" West along said Northerly line to the West line of said Section 19;  
thence South along said West line to the point of beginning.

ALL situated in Skagit County, Washington.



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