

When Recorded Return to:
RORY R. ROCHELLE
KAREN D. ROCHELLE
515 N. Waugh
Mount Vernon WA 98273



200101190049
Skagit County Auditor
1/19/2001 Page 1 of 2 11:31:08AM

Island Title Company
Order No: BE4488 MJJ
B17251✓

STATUTORY WARRANTY DEED

THE GRANTOR KENNETH L. BENSON and NANCY L. BENSON, husband and wife, for and in consideration of Three Hundred Fifty Thousand and 00/100...(\$350,000.00) DOLLARS in hand paid, conveys and warrants to KAREN D. ROCHELLE and RORY R. ROCHELLE, wife and husband, the following described real estate, situated in the County of Skagit, State of Washington:

BriefLegal

Ptn. Lots 36 and 37, BIG LAKE WATER FRONT TRACTS

See Exhibit "A" as attached hereto and by reference made a part hereof.

Tax Account No. : 3862-000-037-0404 P62018

Subject to: Restrictions, reservations and easements of record.

390710
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JAN 19 2001

Amount Paid \$ 5,355⁰⁰
Skagit County Treasurer
By: *[Signature]* Deputy

Dated: January 12, 2001

[Signature: Kenneth L. Benson] 1/17/01
KENNETH L. BENSON Date

[Signature: Nancy L. Benson] 1-17-01
NANCY L. BENSON Date

Exhibit B

Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that KENNETH L. BENSON and NANCY L. BENSON 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 therein mentioned in this instrument.

Dated: January 17, 2001

[Signature: Marcia J. Jennings]
Printed Name: Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 10/5/2004

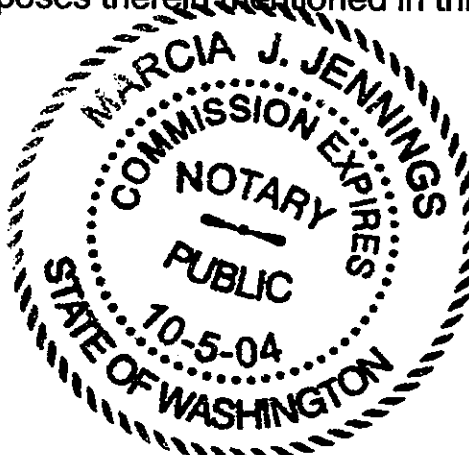


EXHIBIT 'A'

Description:

Order No: BE4488 MJJ

All that portion of Tracts 36 and 37, BIG LAKE WATER FRONT TRACTS, according to the plat thereof recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, more particularly described as follows:

Beginning at a point on the South line of the North Half (in width) of said Tract 36, said point lying North 77°35' East a distance of 298.08 feet from the Southwest corner of said North Half and said point being also the most Westerly corner of that certain tract of land conveyed to Gilbert Johnson and Hilda Johnson, husband and wife by instrument recorded September 20, 1954, under Auditor's File No. 506686, records of Skagit County, Washington;

thence North 42°23' East along the Northwesterly line of said Johnson Tract a distance of 84.68 feet to the shore of Big Lake;

thence South 63°10' East along the shore of Big Lake a distance of 77.00 feet to a point on said South line of the North Half of Tract 36, said point lying North 77°35' East a distance of 128.87 feet from the point of beginning, said point also lying North 77°35' East a distance of 426.95 feet from the Southwest corner of said North Half of Tract 36, and said point being also the most Northerly corner of that certain tract of land conveyed to Melvin E. Anderson and Iris M. Anderson, husband and wife, by instrument recorded June 17, 1957, under Auditor's file No. 552620, records of Skagit County, Washington;

thence South 52°44' West along the Northwesterly line of said Anderson Tract a distance of 131.00 feet to the Easterly line of that certain 40-foot strip of land conveyed to Skagit County for road purposes by deed dated May 10, 1920, and recorded October 5, 1920, under Auditor's File No. 145101, records of Skagit County, Washington;

thence North 41°48'30" West along said Easterly line a distance of 5.90 feet to the South line of said Tract 36 and the Northeast corner of said Skagit County parcel;

thence South 77°35' West along said South line of Tract 36 and along the North line of said Skagit County parcel a distance of 77.86 feet to a point which bears South 42°23' West from the point of beginning, said point being the Southeast corner of that certain tract of land conveyed to Evelyn Baxter, as her separate estate, by instrument recorded July 24, 1967, under Auditor's File No. 702272, records of Skagit County, Washington;

thence North 42°23' East along the Southeasterly line of said Baxter Tract a distance of 86.59 feet to the point of beginning.

Situated in Skagit County, Washington.



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