

AFTER RECORDING MAIL TO:

Paul Benetti
1903 S. Wall St.
Mount Vernon, WA 98273

200109060027
Skagit County Auditor
9/6/2001 Page 1 of 3 9:05:42AM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-98232-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Warren Gilbert, Jr., Marilyn Gilbert
Grantee(s): Paul Benetti, Maria Benetti
Abbreviated Legal: Lot 10, CEDAR RIDGE ESTATES DIV. NO. 1,
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4622-000-010-0009/P105709

THE GRANTOR LANCE SIMS, DAN SIMS, and VERN SIMS, doing business as LDV ASSOCIATES, and in WARREN GILBERT, JR. and MARILYN GILBERT, his wife, as their interests may appear for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to PAUL BENETTI and MARIA BENETTI, husband and wife the following described real estate, situated in the County of Skagit, State of Washington: Lot 10, "PLAT OF CEDAR RIDGE ESTATES DIV. NO. 1", as per plat recorded in Volume 15 of Plats, pages 147 through 152, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

See Attached Exhibit A

Dated this 4th day of September, 2001

By LDV Associates

By Warren Gilbert, Jr.
Warren Gilbert, Jr.

By Vern Sims, Partner
Vern Sims, Partner

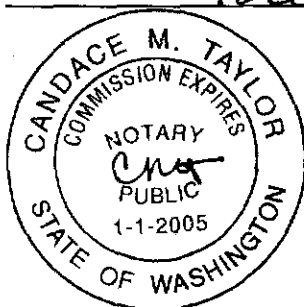
By Marilyn Gilbert
Marilyn Gilbert

STATE OF WASHINGTON
County of SKAGIT

SS: by Vern Sims
Vern Sims, Power of Attorney for
Warren Gilbert, Jr. & Marilyn Gilbert

I certify that I know or have satisfactory evidence that VERN SIMS signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the PARTNER of LDV ASSOCIATES to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: SEPTEMBER 5, 2001



Candace M. Taylor
Candace M. Taylor
Notary Public in and for the State of WASHINGTON
Residing at MOUNT VERNON
My appointment expires: 1/01/2005

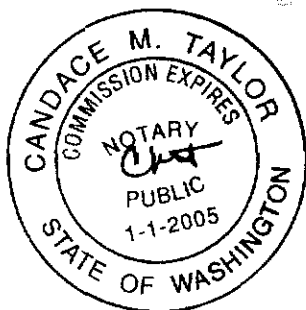
SKAGIT COUNTY WASHINGTON 42762
Real Estate Excise Tax
PAID

SEP 06 2001

Amount Paid \$ 1331.10
Skagit County Treasurer
By: hpr Deputy

STATE OF Washington }
County of Skagit } SS:

On this 5th day of September, 2001 before me personally appeared Vern Sims, who executed the within instrument as Attorney in Fact for Warren Gilbert, Jr. and Marilyn Gilbert and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed as attorney in fact for Warren Gilbert, Jr. and Marilyn Gilbert for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said Warren Gilbert, Jr. and Marilyn Gilbert is now living, and is not incompetent. Given under my hand and official seal the day and year last above written.
(Seal) Candace M. Taylor



Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 01/01/05



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Exhibit A

SUBJECT TO: Mineral Reservations as set forth in various deeds of record; Easement recorded October 26, 1992, under Auditor's File No. 9210260023; Covenants, Conditions, etc., recorded December 23, 1993, under Auditor's File No. 9312230074; Provisions and Reservations as set forth on the face of the Plat; Easement over the Southerly 25 feet for drainage.

Grantees herein agree to assume that certain Public Utility District No. 1 water assessment with a current principal balance being \$6,176.36, filed June 16, 1994, under Account number 4622-000-010-0009/P105709 according to the terms and conditions of said assessment.



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