

AFTER RECORDING MAIL TO:
Gordon D. Johnson
8603 Lusk Road
Concrete, WA 98237



200301070014
Skagit County Auditor

1/7/2003 Page 1 of 3 8:50AM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-102714-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Jeffrey W. Benham
Grantee(s): Gordon D. Johnson, Sally J. Johnson
Abbreviated Legal: Lot 1, DEITER'S ACREAGE, SKAGIT CO., WASH., records of Skagit County, WA
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 3899-000-001-0601/P64929

THE GRANTOR JEFFREY W. BENHAM and Raquel D. Benham, his only wife since November 27, 2000

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GORDON D. JOHNSON and Sally J. Johnson, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington: Lot 1, Short Plat No. PL01-0642, approved October 7, 2002, under Auditor's File No. 200210160129; and being a portion of Lot 1, "DEITER'S ACREAGE, SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 53, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated this 2nd day of January, 2003

By Jeffrey W. Benham

By Raquel Benham

By _____

By _____

STATE OF WASHINGTON
County of Skagit

SS:

I certify that I know or have satisfactory evidence that Jeffrey W. Benham & Raquel D. Benham is the person s who appeared before me, and said person s acknowledged that they signed this instrument and acknowledged it to be they free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: January 2nd, 2003



Carrie Huffer

Notary Public in and for the State of WASHINGTON

Residing at Burlington

My appointment expires: 12/31/2003

81
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 07 2003

Amount Paid \$
Skagit Co. Treasurer
By 6/12/00 Deputy

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Non-exclusive easement recorded under Auditor's File No. 697064 and various other instruments of record
Purpose: Ingress and egress
Area Affected: West 30 feet

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Purpose: Transmission line
Dated: May 11, 1967
Recorded: May 12, 1967
Auditor's No.: 698946

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington
Purpose: Water pipe or pipelines
Area Affected: West 30 feet
Dated: April 26, 1967
Recorded: May 18, 1967
Auditor's No.: 699271

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
Purpose: Pipeline
Area Affected: West 30 feet
Dated: July 8, 1967
Recorded: July 26, 1967
Auditor's No.: 702397

E. TERMS AND CONDITIONS OF VARIANCE FOR SEWER HOOK-UPS AND STREET IMPROVEMENTS:

Recorded: January 31, 2002
Auditor's No.: 200201310115

F. Notes contained on the face of Short Plat No. PL01-0642, as follows:

1. Short Plat Number and date of approval shall be included in all deeds and contracts;
2. Zoning - SF2/Comprehensive plan designation - Sedro-Woolley Urban Growth Area;
3. Sewer - Individual on-site sewage disposal systems;

- continued -

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EXCEPTIONS CONTINUED:

F. (continued):

4. No building permit shall be issued for any residential and/or commercial structures which are not, at the time of application, determined to be within an official designated boundary of a Skagit County Fire District;
5. Change in location of access, may necessitate a change of address. Contact Skagit County Planning and Permit Center;
6. Water - P.U.D. No. 1 of Skagit County;
7. The nearest fire hydrant is located 200 feet West of the Northwest corner of subject property at the Southwest corner of the intersection of Wicker Road and Velling Court;
8. Auditor's File Nos. 697064, 702790, 703764, and 717431 describe existing easements over the West 30 feet of the subject property. An easement for ingress, egress, and utilities over the West 30 feet in favor of Lot 3 of this Short Plat is hereby created. Lots 1 and 2 of this Short Plat may use the West 30 feet for utilities but may not use said West 30 feet for access.
9. In no case shall the County accept a dedication or any obligation as to any such road, street, and/or alley until the same and all roads, streets, and/or alleys connecting the same to the full, current County road system have been brought to full, current County road standards and a right of way deed has been transferred to and accepted by the County.

G. ROAD MAINTENANCE AGREEMENT AND THE TERMS AND CONDITION THEREOF:

Between: Jeffrey W. Benham & Raquel D. Benham
And: Skagit County
Dated: September 15, 2002
Recorded: October 16, 2002
Auditor's No.: 200210160130

H. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Jeffrey W. Benham and Raquel D. Benham
And: City of Sedro-Woolley
Dated: September 23, 2002
Recorded: October 16, 2002
Auditor's No.: 200210160131
Regarding: Agreement regarding annexation and ULID/LID waiver of protests for development within the UGA of the City of Sedro-Woolley.

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