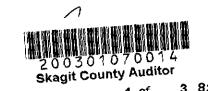
AFTER RECORDING MAIL TO: Gordon D. Johnson 8603 Lusk Road Concrete, WA 98237



1/7/2003 Page

1 of

3 8:50AM

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T1	mi+la	Com	nanu	of	Skagi	+	Coun

Escrow Number: P-102714-E

LÀND 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. Johbnson, husband

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	$ \bigcirc$ \bigcirc \bigcirc \bigcirc \bigcirc \bigcirc \bigcirc \bigcirc
By All mossishing	_ By taguel Dela
Get Dey W. Benham	
Ву	By
·	
STATE OF WASHINGTON	
County of Skagit	SS:
· ·	
I certify that I know or have satisfactory e	vidence that Jeffrey W. Benham & Raquel D.
Renham	is the person s who appeared before the, and said
person s _acknowledged that they _ signed they _	his instrument and acknowledged it to be they free and
voluntary act for the uses and purposes mentioned	in the instrument.
2.4 0000	
Dated: January 2, 2003	- Charles
eninelle.	Carrie Huffer
OIE HURE	Notary Public in and for the State of WASHINGTON
- Williams	Residing at Burlington
- Crayles and Carlot	My appointment expires: 12/31/2003
	and the state of t
	4 81 (//
7 7 7 6 6 6 6	SKAGIT COUNTY WASHINGTON
William Committee	REAL ESTATE EXCISE TAX
OF WASHING	
1111	JAN 0 7 2003

Page 1

JAN 0 7 2003 Amount Paid \$ 6/0 00 Skagil Cg. Tressurer Deputy

LPB-10

Schedule "B-1"

P-102714-1

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: Dated:

Transmission line

Recorded:

May 11, 1967 May 12, 1967 698946

Auditor's No.:

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:

Public Utility District No. 1 of Skagi

County, Washington

Purpose:

Water pipe or pipelines

Area Affected: Dated:

West 30 feet April 26, 1967

Recorded:

May 18, 1967

Auditor's No.:

699271

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:

Cascade Natural Gas Corporation

Purpose: Area Affected: Pipeline West 30 feet

Dated:

July 8, 1967 July 26, 1967

Recorded: Auditor's No.:

702397

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

Recorded:

January 31, 2002

Auditor's No.:

200201310115

- Notes contained on the face of Short Plat No. PL01-0642, as follows:
 - Short Plat Number and date of approval shall be included in all deeds and contracts;
 - Zoning SF2/Comprehensive plan designation Sedro-Woolley Urban Growth Area;
 - 3. Sewer Individual on-site sewage disposal systems;

- continued -

LTC-SC-2



Skagit County Auditor

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EXCEPTIONS CONTINUED:

(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;
- The nearest fire hydrant is located 200 feet West of the Northwest corner of subject property at the Southwest corne 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 Pla may use the West 30 feet for utilities but may not use said West 30 feet for access.
- In no case shall the County accept a dedication or any obligation as to any such road, street, and/or alley until th same and all roads, streets, and/or alleys connecting the sam to the full, current County road system have been brought t full, current County road standards and a right of way deed has been transferred to and accepted by the County.
- 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 City of Sedro-Woolley

And:

Dated:

September 23, 2002

Recorded: Auditor's No.: October 16, 2002

Regarding:

200210160131

Agreement regarding annexation ULID/LID waiver of protests

development within the UGA of the City o

Sedro-Woolley.

LTC-SC-2

