

AFTER RECORDING RETURN TO:

BARBARA A. NELSON
300 Lakeside Avenue South, No. 201
Seattle, Washington 98144



200302040105

Skagit County Auditor

2/4/2003 Page

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7 11:37AM

LAND TITLE COMPANY OF SKAGIT COUNTY

M13615

STATUTORY WARRANTY DEED

Grantor: BARBARA A. NELSON, a married woman as her separate estate

Grantee: BENHAM PROPERTY LLC, a Washington limited liability company

Abbreviated Legal

Description: SW 1/4 of NW 1/4, 20-34-5 E W.M.; and a Ptn of SE 1/4 of NE
1/4, 19 -34 - 5 E W. M (complete legal description on page 3)

Assessor's Tax Parcel Nos.: 340519-1-008-0103/P30339; 340520-2-003-0004/P30363

THE GRANTOR, **BARBARA A. NELSON**, a married woman as her separate estate, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys and warrants to **BENHAM PROPERTY LLC**, a Washington limited liability company, the following described real estate, situated in Skagit County, State of Washington:

See **Exhibit "A"** attached hereto and incorporated herein by this reference.


DATED: January 29, 2003

#538

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

FEB 04 2003

Amount Paid \$
Skagit County Treasurer
By: Deputy


Barbara A. Nelson, a married woman
as her separate estate

STATE OF WASHINGTON)
) ss:
COUNTY OF KING)

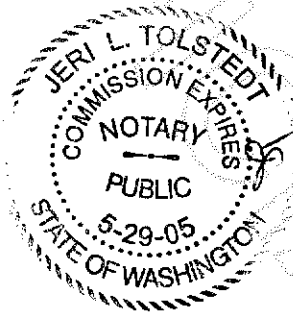
I certify that I know or have satisfactory evidence that **Barbara A. Nelson** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: 1/29/03

Jeri L. Tolsted

NAME: JERI L. TOLSTED
(Print Name)

Notary Public in and for the State of Washington.
Commission Expires: 5/29/05



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**EXHIBIT A
LEGAL DESCRIPTION:**

Parcel "A":

The Southwest quarter of the Northwest quarter of Section 20, Township 34 North, Range 5 East, W.M.,

TOGETHER WITH a 20-foot roadway easement over and across the Southeast quarter of the Northeast quarter of Section 19, Township 34 North, Range 5 East, W.M., as more particularly described in document recorded under Skagit County Auditor's File No. 736353.

Situate in the County of Skagit, State of Washington.

Parcel "B":

A tract situated in Section 19, Township 34 North, Range 5 East, W.M., described as follows:

Beginning at the 1/16 corner on the North-South Section line between Sections 19 and 20, Township 34 North, Range 5 East, W.M., (1/4 mile South of the Section corner);

Thence South 0°0' West along said North-South Section line a distance of 550 feet to a point at the toe of fill on the B. A. Van De Grift access road;

Thence along the toe of the fill of said road (North 39°00' West, 210 feet; North 23°00' West, 130 feet; North 32°00' West, 120 feet; North 54°00' West, 300 feet) to a point on the Benham Road which is on the East-West line between the Northeast quarter of the Northeast quarter and the Southeast quarter of the Northeast quarter of Section 19, Township 34 North, Range 5 East, W.M.;

Thence due East along said line 500 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.



EXCEPTIONS

1. Reservation contained in deed from Union Lumber Company recorded November 8, 1909, in Volume 78 of Deeds, page 443, under Auditor's File No. 76334, as follows:

"Excepting from this conveyance all petroleum, gas, coal and other valuable minerals."
(Affects Parcel "A")

2. An easement affecting the portion of said premises and for the purposes stated herein, and incidental purposes.

For: Ingress and egress
In Favor Of: Thurston Fox
Recorded: June 14, 1944
Auditor's No.: 372300, Volume 194 of Deeds, page 116
Affects: Exact location undisclosed on the record
(Parcel "A")

3. An easement affecting the portion of said premises and for the purposes stated herein, and incidental purposes.

For: An underground power line
In Favor Of: Puget Sound Power & Light Company, a Washington corporation
Recorded: January 31, 1975
Auditor's No.: 812973
Affects: A 14-foot strip, the exact location of which is undisclosed on the record
(Parcel "A")

4. Easement affecting the portion of said premises and for the purposes stated herein, and incidental purposes.

For: Road right of way
In Favor Of: Thomas T. Stewart and Katherine M. Stewart, husband and wife, their heirs, executors, administrators and assigns
Recorded: March 13, 1978
Auditor's No.: 875302
Affects: A 20-foot strip over and across a certain existing gravel road extending from West to East; the exact location of which is not disclosed on the record
(Parcel "A")



5. Easement and the terms and conditions thereof:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
Area Affected: A right of way 10 feet in width having 5 feet of such width on each side of a centerline described as follows: Beginning at a point on the North line of the above described property that is 180 feet East of the Northwest corner thereof; thence South approximately 10 feet to the North margin of an existing access driveway; thence Easterly and Southerly along said driveway margin approximately 1,500 feet to its intersection with an existing Puget Sound Power and Light Company vault and transformer and the terminus of this description. (Parcel "A")
Dated: December 22, 1993
Recorded: January 14, 1994
Auditor's No.: 9401140130

6. Easement and the terms and conditions thereof:

Grantee: George Rauch and Jacqueline Rauch, husband and wife, their heirs, executors, administrators and assigns
Purpose: For ingress, egress and utilities
Area Affected: See record for exact location (Parcel "A")
Dated: September 14, 1992
Recorded: February 24, 1995
Auditor's No.: 9502240025

7. Easement and the terms and conditions thereof:

Grantee: Harold M. Healy and Clara Healy, his wife, their heirs, executors, administrators and assigns
Purpose: Existing gravel roadway
Area Affected: 20-foot strip over Parcel "B"
Dated: May 1, 1969
Recorded: May 9, 1969
Auditor's No.: 726353



8. Easement and the terms and conditions thereof:

Grantee: Bruce A. Van De Grift, a single man, his heirs, executors,
administrators and assigns
Purpose: Existing gravel roadway
Area Affected: A portion of the Southeast quarter of the Northeast quarter of
Section 19
Dated: December 15, 1978
Recorded: December 18, 1978
Auditor's No.: 893297

9. Easement and the terms and conditions thereof:

Grantee: Jack Malone and Lynn R. Malone, husband and wife, their heirs,
executors, administrators and assigns
Purpose: Existing gravel roadway
Area Affected: A portion of the Southeast quarter of the Northeast quarter of
Section 19
Dated: November 29, 1982
Recorded: December 21, 1982
Auditor's No.: 8212210022

10. Underground utility easement and the terms and conditions thereof:

Grantee: Puget Sound Power & Light Company, a Washington
corporation
Purpose: One or more electric transmission and/or distribution lines
Area Affected: A portion of the Southeast quarter of the Northeast quarter of
Section 19
Dated: February 24, 1984
Recorded: April 5, 1984
Auditor's No.: 8404050032

Contains covenant prohibiting structures over said easement or other activity which
might endanger the underground system.

11. Reservations contained in deed, as follows:

Executed By: M. L. Benham, et ux
In Favor Of: Bruce Van De Grift
Recorded: October 8, 1984
Auditor's No.: 8410080021
As Follows:



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Grantors above named for themselves, for their son, Eldon Benham, and for their son-in-law, Wilson Crawford, reserve the right to take gravel from the herein described property from time to time for use on their properties only.

SUBJECT TO: Grantee agrees that said property shall not be used for building purposes and no building shall be place thereon. If in the future the property is to be short-platted, the expense of same shall be that of Grantee.
(Affects Parcel "B")

12. Easement and the terms and conditions thereof:

Grantee: George Rauch and Jacqueline Rauch, husband and wife
Purpose: For ingress, egress and utilities
Area Affected: A 20-foot strip as described therein
Dated: September 14, 1992
Recorded: February 24, 1995
Auditor's No.: 9502240025



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