

AFTER RECORDING MAIL TO:

Brian E. Strathof
P.O. Box 754
Sedro Woolley, WA 98284



200302110131
Skagit County Auditor

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Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 103978-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Jeffrey W. Benham

Grantee(s): Brian E. Strathof and Deanna L. Strathof

Abbreviated Legal:

Assessor's Tax Parcel Number(s): 3899-000-001-0601/P64929, P64929, 3899-000-001-0700/P64930, P64930, 3899-000-001-1000/P119630, P119630


THE GRANTOR Jeffrey W. Benham and Raquel Diane 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 Brian E. Strathof and Deanna L. Strathof, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 2, 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 February 6, 2003

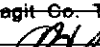

Jeffrey W. Benham

#651
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


Raquel Diane Benham

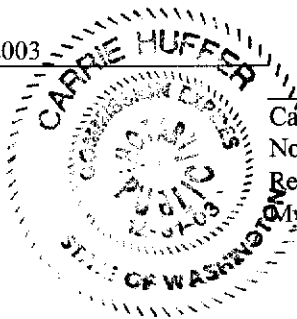
FEB 11 2003


STATE OF Washington
COUNTY OF Skagit

Amount Paid \$ 612.00
By  Deputy

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

Dated: February 10, 2003




Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2003

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Non-exclusive easement recorded under Auditor's No. 697064
 Purpose: and various other instruments of record
 Area Affected: Ingress and egress
 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 pipe lines
 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: Pipe line
 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.
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. A.F.#s 697064, 702790, 703764, and 717431 describe existing easements over the West 30' of the subject property. An easement for ingress, egress, and utilities over the West 30' 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' for utilities but may not use said West 30' 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. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

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



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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