

AFTER RECORDING MAIL TO:

JOHN A. BENSON, PATRICIA S. BENSON  
1130 GARDEN STREET LOWER LEVEL  
SAN LUIS OBISPO, CA 93401  
A76674

Filed for Record at Request of First American Title of Skagit County



200401150088  
Skagit County Auditor

1/15/2004 Page 1 of 1 10:08AM

**Statutory Warranty Deed**

*A76674E2*  
FIRST AMERICAN TITLE CO.

THE GRANTOR RICHARD JAMES HEATON and BARBARA JANE HEATON, Trustees of RICHARD JAMES HEATON & BARBARA JANE HEATON FAMILY TRUST for and in consideration of Ten Dollars and other valuable consideration AND AS PART OF AN IRS 1031 TAX DEFERRED EXCHANGE in hand paid, conveys and warrants to JOHN A. BENSON and PATRICIA S. BENSON, Husband and Wife the following described real estate, situated in the County of SKAGIT, State of Washington:

Parcel "A":

Lot 12, "SKYLINE NO. 7" according to the plat thereof recorded in Volume 9 of Plats, pages 70 and 71, records of Skagit County, Washington.

Parcel "B":

That portion of Section 28, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the most Southerly corner of Lot 12, "SKYLINE DIVISION NO. 7" according to the plat thereof recorded in Volume 9 of Plats, pages 70 and 71, records of Skagit County, Washington; thence South 69 degrees 11'36" West a distance of 77.03 feet; thence North 20 degrees 48'33" West a distance of 49.65 feet; thence North 03 degrees 37'04" West a distance of 60 feet; thence North 02 degrees 02'46" East a distance of 44.72 feet; thence South 80 degrees 22'44" East a distance of 84.60 feet to the most Westerly corner of said Lot 12; thence Southerly along the Southwesterly line of said Lot 12 to the point of beginning.

"This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey." DATED November 16, 1998.

Assessor's Property Tax Parcel Account Number(s): 3823-000-012-0005 P59591

Dated January 6, 2004.

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

PAID

# 201

JAN 15 2004

7636 20

Amount Paid \$

Skagit County Treasurer

By:

Deputy

*Richard James Heaton TT*  
RICHARD JAMES HEATON

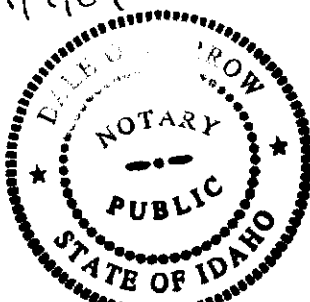
*Barbara Jane Heaton TT*  
BARBARA JANE HEATON

STATE OF IDAHO  
COUNTY OF ADA

ss

I certify that I know or have satisfactory evidence that RICHARD JAMES HEATON and BARBARA JANE HEATON are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1/7/04



*W. O. Hanson*

Notary Public in and for the State of Idaho

Residing at Boise

My appointment expires: APRIL 8, 2005