

AFTER RECORDING MAIL TO:
Mr. Jeffrey W. Benham
1100 A E College Way
Mount Vernon, WA 98273



200405110049
Skagit County Auditor

5/11/2004 Page 1 of 2 11:10AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 111874-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Stephen N. Benham and Tarra L. Benham

Grantee(s): Jeffrey W. Benham

Abbreviated legal: SE ¼ of NE ¼, & E ½ of SE ¼, 19-34-5 E W.M.

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 340519-1-008-0004, P30338, 340519-4-001-0005, P30346, 340519-4-006-0000, P30356

THE GRANTOR STEPHEN N. BENHAM and TARRA L. BENHAM, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **JEFFREY W. BENHAM**, a married man, as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to: Paragraphs A through K, inclusive of Schedule B-1 of Land Title Company's Preliminary Commitment for Title Insurance No. 111874-SE.

Dated May 10, 2004

Stephen N. Benham

Tarra L. Benham

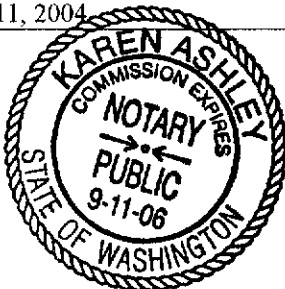
2291
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

STATE OF Washington }
COUNTY OF Skagit } SS:

MAY 11 2004
Amount Paid \$ 8277.00
By Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that **Stephen N. Benham and Tarra L. Benham** the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 11, 2004



Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2006

Policy No.:

Order No.:

EXHIBIT A

The Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 19, Township 34 North, Range 5 East, W.M., EXCEPT the West 25 feet thereof conveyed to Skagit County for road purposes by Deed dated June, 1911, and recorded June 23, 1911, as Auditor's File No. 85414, in Volume 85 of Deeds, page 488, records of Skagit County, Washington.

ALSO EXCEPT that certain 20 foot wide strip of land conveyed to Skagit County for the C.D. Green Road No. 306, commonly known as the Gunderson Road, by Deed dated April 5, 1952, and recorded May 16, 1952, in Volume 250 of Deeds, page 521, records of Skagit County, Washington.

ALSO EXCEPT any other portion thereof lying within the right-of-way of the County Road commonly known as the Gunderson Road.

ALSO EXCEPT the following described tract:

Beginning at the 1/16th corner of the North-South Section line between Sections 19 and 20, Township 34 North, Range 5 East, W.M., ($\frac{1}{4}$ mile South of the Section corner);
thence South $0^{\circ}0'$ West along said North-South Section line, a distance of 550 feet to a point on the toe of fill on the B.A. Van De Grift access road;
thence along the toe of the fill of said road (North $39^{\circ}00'$ West, 210 feet; thence North $23^{\circ}00'$ West, 130 feet; thence North $32^{\circ}00'$ West, 120 feet; thence North $54^{\circ}00'$ West, 300 feet) to a point on the Benham Road which is on the East-West line between the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 19, Township 34 North, Range 5 East, W.M.;
thence due East along said line, 500 feet, more or less, to a point of beginning.

TOGETHER WITH the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 19, Township 34 North, Range 5 East, W.M., EXCEPT the West 25 feet thereof conveyed to Skagit County for road purposes by Deed dated June, 1911, and recorded June 23, 1911, under Auditor's File No. 85414, in Volume 85 of Deeds, page 488, records of Skagit County, Washington.

ALSO EXCEPT that certain 40 foot strip conveyed to Skagit County for road purposes by Deed dated October 11, 1920, and recorded June 7, 1921, under Auditor's File No. 150166, in Volume 122 of Deeds, page 239, records of Skagit County, Washington,

ALSO EXCEPT that additional road right-of-way, possibly known as the Lange Road, as disclosed by the sketch attached to said Deed recorded under Auditor's File No. 150166.

ALSO EXCEPT that portion of the West 20 feet of said Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ lying South of the Lange Road No. 24121, as conveyed to Skagit County by Deed dated September 8, 1966, and recorded September 14, 1966, in Volume 358 of Deeds, page 167, records of Skagit County, Washington.

ALSO EXCEPT the South 235 feet, as measured parallel to the South line thereof, of that portion thereof lying Easterly of the County Road right-of-way, commonly known as the Gunderson Road.

AND ALSO EXCEPT that portion conveyed to Skagit County for Gunderson Road, recorded December 4, 1986, under Auditor' File No. 8612040018, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

