

AFTER RECORDING MAIL TO:
Mr. and Mrs. James L. Scroggs, Mr. and Mrs. James L. Williamson
3868 West Mercer Way
Mercer Island, WA 98040



200412010056
Skagit County Auditor

12/1/2004 Page 1 of 3 11:32AM

Filed for Record at Request of
Escrow Professionals of Washington
Escrow Number: 1-4191-BFsw

LAND TITLE OF SKAGIT COUNTY
113293-PA

Statutory Warranty Deed

Grantor(s): The Estate of Robert L. Benjestorf, deceased
Grantee(s): James L. Scroggs, Janet W. Scroggs, James L. Williamson and Maxine Williamson
Abbreviated Legal:
A Ptn of Gov. Lot 3, 12-35-1 E W.M., a Ptn of Tr. H, Referee's Plat
Assessor's Tax Parcel Number(s): 350112-0-052-0001, 350113-0-011-0018, 350113-0-081-0006

THE GRANTOR Lowell Ashbach as personal representative of The Estate of Robert L. Benjestorf, deceased under Skagit County Probate Cause No. 04-4-00151-0

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to James L. Scroggs and Janet W. Scroggs, husband and wife, James L. Williamson and Maxine Williamson, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington.

A Ptn of Gov. Lot 3, 12-35-1 E W.M., a Ptn of Tr. H, Referee's Plat

SUBJECT TO: SEE ATTACHED EXHIBIT "A"

The covenants implied in this Statutory Warranty Deed are limited as follows: Title to the Property shall be marketable at the time of this conveyance. The following shall not cause the title to be unmarketable: rights, reservations, covenants, conditions and restrictions, presently of record and general to the area; easements and encroachments, not materially affecting the value of or unduly interfering with Grantee's reasonable use of the Property; and reserved oil and/or mining rights. Grantee does not take title subject to any monetary encumbrances of Grantor which Grantee has not expressly assumed in this deed.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

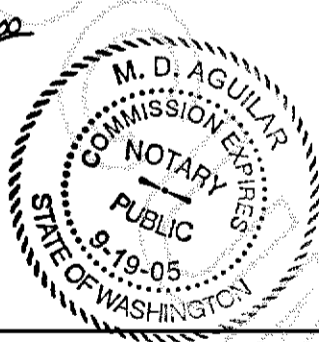
Dated November 22, 2004

0433
DEC 01 2004
9,790

The Estate of Robert L. Benjestorf, deceased By

Amount Paid \$
Skagit Co. Treasurer
Deputy

By: Lowell Ashbach, Personal Representative
Estate of R.L. Benjestorf



STATE OF Washington
County of King Skagit, SS:

I certify that I know or have satisfactory evidence that Lowell Ashbach signed this instrument, on oath stated that he authorized to execute the instrument and acknowledged it as the Personal Representative of The Estate of Robert L. Benjestorf, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 11/23/04

M. D. Aguilar
Notary Public in and for the State of Washington
Residing at Anacortes, WA
My appointment expires: 9/19/2005

Exhibit "A"

Subject to:

Reservations of minerals, etc., as provided by Section 7797-56 of Remington's Revised Statutes, as contained in deed from the State of Washington to Anacortes Ship Building Co., dated October 18, 1917, filed for record September 14, 1928, and recorded in Volume 148 of Deeds, page 160. (Affects tidelands only)

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Knut Lindberg
 Purpose: Ingress and egress
 Area Affected: A non-exclusive easement for ingress and egress over and across the North 30 feet of the South 330 feet of the West 200 feet of the East 614 feet of Government Lot 3, Section 12, Township 35 North, Range 1 East, W.M.
 Recorded: February 5, 1968
 Auditor's No.: 709883

J.W.
P. J. W.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Guemes Island Cooperative Association, a corporation
 Purpose: Installing, repairing, maintaining and replacing electric power underwater and underground cables, electric power poles, lines and cables, together with guy wires, anchors and allied equipment
 Area Affected: The East 8 feet of easement for said premises
 Dated: April 17, 1954
 Recorded: April 17, 1954
 Auditor's No.: 500509
 Volume 262, page 108

J.W.
P. J. W.



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DESCRIPTION:

The West 100 feet of the following described lands, to wit:

The West 300 feet of the East 714 feet of the South 653.53 feet of Government Lot 3, Section 12, Township 35 North, Range 1 East, W.M.

Also, that part of Tract H, as shown on the Referee's Plat in Cause No. 657 of the Superior Court of the State of Washington in and for the County of Skagit, being situate in Government Lot 1, Section 13, Township 35 North, Range 1 East, W.M., lying East of a line 714 feet West of and parallel with the East line of Government Lot 3, Section 12, Township 35 North, Range 1 East, W.M., extended South of the government meander line.

EXCEPT that portion, if any, lying within County right-of-way.

Also tide lands of the second class situate in front of and abutting said West 100 feet.

TOGETHER WITH a non-exclusive easement for ingress and egress as granted in those instruments recorded under Auditor's File Nos. 709881 and 709882, records of Skagit County, Washington, located on the following described:

The North 30 feet of the South 330 feet of the West 200 feet of the East 614 feet of Government Lot 3, Section 12, Township 35 North, Range 1 East, W.M.

Situate in the County of Skagit, State of Washington.



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