

AFTER RECORDING MAIL TO:
Mr. and Mrs. Charles L. Pennington
1622 46th Avenue SW
Seattle, WA 98116



200412030020
Skagit County Auditor

12/3/2004 Page 1 of 2 9:10AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 114231-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Benjamin A. Benson and Shirley A. Benson
Grantee(s): Charles L. Pennington and Marnie S. Pennington
Abbreviated Legal: Lot 2, SP 93-032 in 35-36-2 E W.M.
Assessor's Tax Parcel Number(s): 360235-1-004-0100, P104875

THE GRANTOR BENJAMIN A. BENSON and SHIRLEY A. BENSON, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CHARLES L. PENNINGTON and MARNIE S. PENNINGTON, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 2, Short Plat No. 93-032, approved November 12, 1993, recorded November 29, 1993 in Book 11 of Short Plats, pages 25 and 26, under Auditor's File No. 9311290160 and being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 35, Township 36 North, Range 2 East, W.M.;

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over that portion of Lots 3 and 4 of said Short Plat No. 93-032 as shown on the face of the Short Plat as "KARRY LANE."

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated November 23, 2004

Benjamin A. Benson

Shirley A. Benson

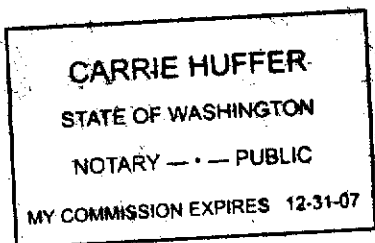
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Benjamin A. Benson and Shirley A. Benson** 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: November 24, 2004

Carrie Huffer

Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007



6483
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 03 2004

Amount Paid \$ 2082.60
Skagit Co. Treasurer
By Deputy

EXCEPTIONS:

A. Alternative Sewage System Installation and the terms and conditions thereof recorded March 24, 1992, under Auditor's File No. 9203240056.

B. 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: Being located as constructed or to be constructed on above-described property, more particularly described as follows: Beginning at a point on the East line of the Benson property that is approximately 5 feet South of the Northeast corner thereof; thence West approximately 445 feet to its terminus
 Dated: Not Disclosed
 Recorded: June 2, 1992
 Auditor's No.: 9206020049

C. Notes shown on face of Short Plat, as follows:

1. The Short Plat Number and date of approval shall be included in all deeds and contracts;
2. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road;
3. Sewage Disposal - Individual septic systems. Alternative on-site sewage systems may have special design, construction and maintenance requirements. See health officer for details. Alternative drainfield areas are shown on face of Short Plat;
4. Alternative Sewage System Installation and terms and conditions thereof recorded March 24, 1992, under Auditor's File No. 9203240057, (Affects Parcel "A"), Auditor's File No. 9203240056, (Affects Parcel "B");
5. Water - Samish Farms Water Association, Inc.;
6. Zoning - Residential: 12,500 sq. ft.;
7. 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, per 14.08.09 1) (o); (Currently in Skagit County Fire District 5).

D. EASEMENT AS SHOWN ON FACE OF SHORT PLAT:

For: Private road
 Affects: Karry Lane

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: David B. Von Allmen and Minda L. Von Allmen, husband and wife
 Purpose: For ingress, egress and utilities
 Area Affected: Karry Lane
 Dated: April 15, 1994
 Recorded: April 27, 1994
 Auditor's No.: 9404270084

F. USE AND MAINTENANCE AGREEMENT OF PRIVATE ROADWAY, INCLUDING TERMS AND CONDITIONS THEREOF:

Between: Benjamin A. Benson, Shirley A. Benson, David B. Von Allmen and Minda L. Von Allmen
 Dated: June 24, 1999
 Recorded: June 28, 1999
 Auditor's No.: 9906280129
 Providing for: The maintenance and use of a common roadway to their properties

BAB *SAB*



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