

AFTER RECORDING MAIL TO:
Benjamin Issac Linder



200509190271
Skagit County Auditor

9/19/2005 Page 1 of 4 3:29PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 85927

Statutory Warranty Deed

Grantor(s): Damon R. Irons and Betty Irons
Grantee(s): Benjamin I. Linder
Assessor's Tax Parcel Number(s): 340507-0-005-0011, P30185

FIRST AMERICAN TITLE CO.

85927-1

THE GRANTOR Damon R. Irons and Betty Irons, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Benjamin I. Linder, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington.

Lot 1, Skagit County Short Plat No. 12-83 approved November 19, 1984, recorded November 19, 1984 in Volume 6 of Short Plats, page 192 under Auditor's File No. 8411190034, records of Skagit County, Washington; being a portion of Government Lot 4 in Section 7, Township 34 North, Range 5 East, W.M.;

EXCEPT that portion of said Lot 1 lying Southwesterly of the following described line:

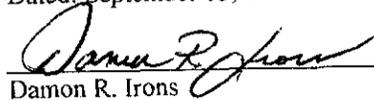
Commencing at the Southerlymost Southwest corner of said Lot 1; thence South $89^{\circ}54'25''$, plus or minus, to a point on the centerline of Maplehill Lane as shown on the face of said Short Plat, said point being the point of beginning; thence North $26^{\circ}38'01''$ West along said centerline to the beginning of a curve to the left; thence continuing along the curve of said centerline to a point of tangency; thence North $46^{\circ}05'51''$ West along said centerline and said centerline extended North $46^{\circ}05'51''$ West to an intersection with the West line of said Lot 1, said point being the terminus of said line; EXCEPT that portion conveyed to Ray S. Hammer, Jr. et al by Quit Claim Deed recorded under Auditor's File No. 8603050028;

TOGETHER WITH that portion of Lot 2, Skagit County Short Plat No. 12-83, approved November 19, 1984, recorded November 19, 1984 in Volume 6 of Short Plats, page 192, under Auditor's File No. 8411190034, records of Skagit County, Washington; being a portion of Government Lot 4 in Section 7, Township 34 North, Range 5 East, lying Northeasterly of a line described as follows:

Commencing at the Southerlymost Southwest corner of Lot 1 of said Short Plat; thence $89^{\circ}54'25''$ East 326.25 feet, plus or minus, to a point on the centerline of Maplehill Lane as shown on the face of said Short Plat, said point being the point of beginning; thence South $26^{\circ}38'01''$ East along said centerline and said centerline extended to a point of curvature in said centerline; thence continue South $26^{\circ}38'01''$ East to an intersection with the South line of said Lot 2, said point being the terminus of said line.

Subject to Paragraphs A thru D of Schedule B-1 of First American Title Company's preliminary commitment no. 85927 attached hereto and made a part hereof by this reference.

Dated: September 13, 2005


Damon R. Irons

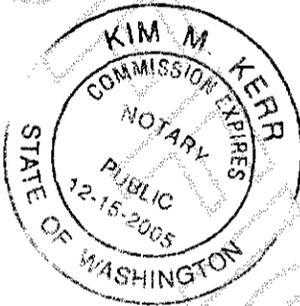

Betty Irons

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Damon R. Irons and Betty Irons, the persons 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.

Date: 9-15-05

Kim M. Kerr



Notary Public in and for the State of Washington
Residing at Mouset Vernon
My appointment expires: 12/15/05

5174
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

SEP 19 2005

Amount Paid \$ 4,437.20
Skagit County Treasurer
By: PL Deputy



Schedule "B-1"

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Recorded: September 1, 1983
Auditor's No.: 8309010036
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Recorded: May 5, 1986
Auditor's No.: 8605050087
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.
Affects: Lot 2

C. TERMS, COVENANTS, PROVISIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID SHORT PLAT:

Short Plat No.: 12-83
As Follows:

1. All maintenance and/or construction of private roads is the responsibility of the Lot owners and shall be in direct relationship to usage of road.
2. Short Plat number and date of approval shall be included in all deeds and contracts
3. Easement for utilities affecting the North 15 feet of Lot 1
4. Easement for drainage affecting the Easterly portion of Lots 1 and 2
5. Easement for road utilities affecting the 60 feet in width

D. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: December 12, 1984
Auditor's No.: 8412120018



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Note # 1.: We note the following recorded documents which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.:
Document Title:
Regarding:

199912100035
Title Notification
Property adjacent to designated Natural Resource Lands



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