

When recorded return to:

Mr. and Mrs. Arsenio Diaz
1205 Madison Park Drive
Mount verson, Wa. 98273



200702090062
Skagit County Auditor

2/9/2007 Page 1 of 2 11:32AM

Recorded at the request of:
First American Title
File Number: B90415

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

B90415 E-1

THE GRANTORS Rex Benedict and Karen Fahey Benedict, husband and wife, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, as Part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to Arsenio Diaz and Catalina Diaz, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 20, Township 34, Range 4; Ptn. SE NE (aka Tract "A" Short Plat No. MV-9-79)

Tax Parcel Number(s): P26922, 340420-1-023-0904

Tract "A" of Short Plat No. MV-9-79, approved September 20, 1979 and recorded September 21, 1979, in Volume 3 of Short Plats, page 185, under Auditor's File No. 7909210028, records of Skagit County, being a portion of the Southeast 1/4 of the Northeast 1/4 of Section 20, Township 34 North, Range 4 East, W.M..

Subject to covenants, conditions, restrictions and easements, if any, as per attached Exhibit "A"

Dated January 30, 2007

Rex Benedict 608
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Rex Benedict
Karen Fahey Benedict
Karen Fahey Benedict

FEB 09 2007

Amount Paid \$ 7988.30
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington CA }
COUNTY OF Riverside } SS:

I certify that I know or have satisfactory evidence that Rex Benedict and Karen Fahey Benedict, 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: 2/5/07

D. Johnson

Notary Public in and for the State of
Residing at Palm Desert
My appointment expires: Dec 21, 2007

Washington CA

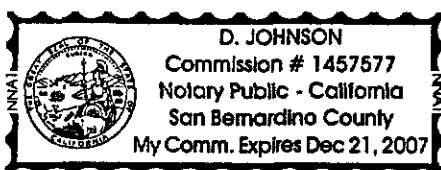


EXHIBIT "A"

EXCEPTIONS:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: MV-9-79
Recorded: September 21, 1979
Auditor's No.: 7909210028

Said matters include but are not limited to the following:

1. Sewage Disposal – Public Sewer.
2. Water – PUD No. 1.

3. CHARGE IN LIEU OF ASSESSMENT

The charge in lieu of assessment for each lot in this subdivision shall be -0-. (This charge includes a credit of -0- for installed sewer lines.) A Standard Participation Contract must be executed and the said amount paid prior to issuance of a sewer permit.

4. Utility easement affecting the South 7 feet of the East 7 feet of Tract "A"

5. Rights contained in the dedication of the short plat to the public to use all streets and avenues shown thereon and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes; also the right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the streets and avenues shown hereon.



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Skagit County Auditor