



200706210074

Skagit County Auditor

6/21/2007 Page

1 of

6 1:58PM

When recorded return to:

Mr. and Mrs. Victor Benson  
19357 Kanako Lane  
Mount Vernon, WA 98274

Recorded at the request of:  
First American Title  
File Number: B90385

## Statutory Warranty Deed

THE GRANTOR David A. Welts, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Victor Benson and Linda Benson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.

B90385E-1

Abbreviated Legal:

Portions of Sections 9 and 10 in Township 33, Range 4

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 330409-0-002-0006, P16576, 330409-3-002-0000, P16594, 330409-3-003-0009, P16595, 330409-1-002-0202, P16581, 330410-1-001-0309, P16602, 330409-1-002-0103, P16580, 330409-3-005-0007, P16597, 330409-3-004-0008, P16596, 330409-3-006-0006, P16598

SUBJECT TO: Covenants, Conditions, Restrictions and Easement as per the attached Schedule B-1 and by this reference made a part hereof.

"The Grantor hereby reserves an easement for ingress and egress, over, across and through any and all of the described real property, for the personal benefit and enjoyment of the Grantor, for the period of his lifetime."

Dated April 13, 2007

David A. Welts  
David A. Welts

2917

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 21 2007

Amount Paid \$ 17,805.00  
Skagit Co. Treasurer  
By Chen Deputy

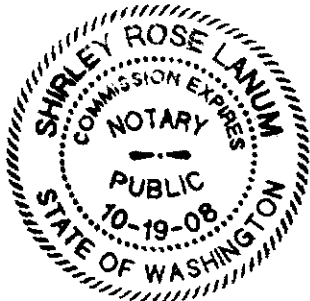
STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that David A. Welts, 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: 4/13/07

Shirley Rose Lanum

Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 10-19-2008



PARCEL "C":

The Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , EXCEPT the South  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ; all in Section 9, Township 33 North, Range 4 East, W.M., ALSO EXCEPT the East 700 feet from ALL of the above, AND EXCEPT road right-of-way, if any.

PARCEL "D":

The East 700 feet of the following described property:

The Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  in Section 9, Township 33 North, Range 4 East, W.M., EXCEPT from said East 700 feet any existing road right-of-way.

PARCEL "E":

The South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 9, Township 33 North, Range 4 East, W.M., EXCEPT any existing road or right-of-way.

PARCEL "F":

The South  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ; Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ; South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$ ; Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ; South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  all in Section 9, Township 33 North, Range 4 East, W.M.,

ALSO the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 9, Township 33 North, Range 4 East, W.M.,

ALSO the West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  and the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  all in Section 10, Township 33 North, Range 4 East, W.M..

PARCEL "X":

The East 700 feet of the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 9, Township 33 North, Range 4 East, W.M., EXCEPT that portion thereof lying within the South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 9, ALSO EXCEPT existing road or right-of-way, if any.

PARCEL "Y":

The South  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  all in Section 9, Township 33 North, Range 4 East, W.M., EXCEPT road right-of-way.

\*AN UNDIVIDED  $\frac{1}{2}$  INTEREST IN



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**Schedule "B-1"**

**EXCEPTIONS:**

**A. RESERVATION CONTAINED IN DEED**

Executed by: George Olson, et ux, et al  
Recorded: May 6, 1964  
Auditor's No.: 650188  
Affects: Parcel "C"  
(See Note No. 1)

**B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:**

Recorded: November 10, 1999  
Auditor's No.: 199911100046  
Affects: Portion of Parcel "F"

**C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Scott Paper Company  
Dated: December 7, 1987  
Recorded: December 21, 1987  
Auditor's No.: 8712210017  
Purpose: Ingress, egress and utilities  
Area Affected: Westerly portion of Parcel "F"  
(See Note No. 3)

**D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Victor L. Benson, et ux, et al  
Dated: December 12, 1989 and December 14, 1989  
Recorded: December 18, 1989 and December 18, 1989  
Auditor's Nos.: 8912180026 and 8912180027  
Purpose: Ingress, egress and utilities  
Area Affected: Parcel "F"

Some of the easement rights herein are appurtenant to real property and some are only personal rights.

**E. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:**

Recorded: November 1, 2001  
Auditor's No.: 200111010037  
Affects: Portion of Parcel "F" and some easement rights  
from Auditor's File No. 8912180026



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F. RESERVATION CONTAINED IN DEED

Executed by: Scott Paper Company  
Recorded: July 7, 1989  
Auditor's No.: 8907070039  
Affects: Parcel "F"

Said reservations include but are not limited to mineral reservation and road use easements.

G. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Crown Pacific LTD  
Recorded: August 2, 1989  
Auditor's No.: 8908020039  
For: Roads  
Affects: Parcel "F"

H. Road easements, including the terms and provisions thereof, if any, that survived the expiration of the "Timber Cutting Right Contract" attached to those certain deeds recorded December 18, 1989 as Auditor's File Nos. 8912180016, 8912180020 and 8912180094. (Affects: Parcel "F")

I. RESERVATION CONTAINED IN DEED

Executed by: Pacific Nickel Company  
Recorded: February 29, 1949  
Auditor's No.: 428325  
Regarding: Mineral Reservations and road usage  
Affects: Parcel "F"

J. RESERVATION CONTAINED IN DEED

Executed by: ITT Rayonier  
Recorded: December 18, 1989  
Auditor's Nos.: 8912180020 and 8912180094  
Regarding: Road easements  
Affects: Parcel "F"

K. "Public Water System" rights, if any, as disclosed by a map attached to Auditor's File No. 8912180094.

L. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Keith S. Johnson  
And: Scott Paper Co., et al  
Dated: April 2, 1988  
Recorded: June 19, 1989  
Auditor's No.: 8906190004  
Regarding: Easement and maintenance of roads

Said document is vague as to which Scott Paper owned properties it applies to, nor did the Company find any specific documents amending it.



M. EASEMENT AND AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Various parties  
Recorded: August 14, 1912  
Auditor's No.: 92505  
Purpose: Community water lines  
Area Affected: An undisclosed portion of the subject property and other property

Said Agreement provides for an Association with the power to levy assessment.

N. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: P.M. Johnson, et ux  
And: K.E. Jellum, et ux, et al  
Dated: June 8, 1910  
Recorded: July 16, 1910  
Auditor's No.: 80336  
Regarding: Constructing and maintaining a water system  
Affects: Parcels "X" and "Y"

O. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: January 25, 1994  
Recorded: February 1, 1994  
Auditor's No.: 9402010070  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;  
Location: A ten (10) foot wide portion of Parcel "Y"

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.: 200012280008  
Document Title: Notice of Moratorium  
Regarding: Non-Forestry Use of Land  
Affects: Southeast 1/4 of the Northeast 1/4 of Section 9 of Parcel "F"

Auditor's File Nos.: 200610040060, 200610040066 and 200610040065  
Document Title: Lot Certification  
Regarding: Eligibility for conveyance and/or development



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**Schedule "C"**  
**Legal description**

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

**PARCEL "C":**

The Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , EXCEPT the South  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ; all in Section 9, Township 33 North, Range 4 East, W.M., ALSO EXCEPT the East 700 feet from ALL of the above, AND EXCEPT road right-of-way, if any.

**PARCEL "D":**

The East 700 feet of the following described property:

The Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  in Section 9, Township 33 North, Range 4 East, W.M., EXCEPT from said East 700 feet any existing road right-of-way.

**PARCEL "E":**

The South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 9, Township 33 North, Range 4 East, W.M., EXCEPT any existing road or right-of-way.

**PARCEL "F":**

The South  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ; Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ; South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$ ; Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ; South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  all in Section 9, Township 33 North, Range 4 East, W.M.,

ALSO the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 9, Township 33 North, Range 4 East, W.M.,

ALSO the West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  and the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  all in Section 10, Township 33 North, Range 4 East, W.M..

**PARCEL "X":**

The East 700 feet of the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 9, Township 33 North, Range 4 East, W.M., EXCEPT that portion thereof lying within the South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 9, ALSO EXCEPT existing road or right-of-way, if any.

**PARCEL "Y":**

The South  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  all in Section 9, Township 33 North, Range 4 East, W.M., EXCEPT road right-of-way.

