



200709280090
Skagit County Auditor

9/28/2007 Page 1 of 2 11:33AM

When Recorded Return to:
BIG BEN, L.L.C., a Washington limited liability company
Peter W. Janicki, Managing Member
24917 Benham Road
Mount Vernon, WA 98273

Chicago Title Island Division

Order No: BE11633 MJJ Title Order No: IC43089

STATUTORY WARRANTY DEED

THE GRANTOR **WILLIAM E. BENSON and JOYCE A. BENSON**, husband and wife

for and in consideration of **Four Hundred Thousand and 00/100...(\$400,000.00) DOLLARS**
in hand paid, conveys and warrants to **BIG BEN, LLC**, a Washington Limited Liability Company

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

Abbreviated Legal: A portion of the Southeast quarter of Section 23, Township 35 North,
Range 3 East, W.M., as more fully described in Exhibit "A" which is attached hereto and
made a parthereof.

Together with that certain 1981 Kentwood mobile home, 64X14, Vin No. KW9459.

Tax Parcel Number(s): 350323-4-004-0007 P34724 and 350323-4-006-0005 P34726

Subject to: Restrictions, reservations and easements of record and Skagit County Right To
Farm Ordinance as more fully described below:

Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and
forestry operations. If your real property is located near an agriculture or forestry operation, you may be
subject to inconvenience or discomfort arising from such operations, including but not limited to, noise,
odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any
24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments,
and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or
discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for
purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.

Dated: September 24, 2007

William E. Benson SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
WILLIAM E. BENSON JOYCE A. BENSON

SEP 28 2007

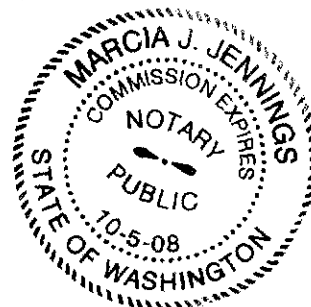
STATE OF WASHINGTON
COUNTY OF Skagit

4592
Amount Paid \$ 7125.00
Skagit Co. Treasurer
By Mam Deputy

I certify that I know or have satisfactory evidence that **WILLIAM E. BENSON and JOYCE A. BENSON**
(is/are) the person(s) who appeared before me, and said person(s) acknowledged that they signed this
instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in
this instrument.

Dated: September 27, 2007

Marcia J. Jennings
Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 10/5/2008



Chicago Title Island Division

EXHIBIT 'A'

Description:

Order No: BE11633 MJJ

The Southwest quarter of the Southeast quarter and the Southeast quarter of the Southeast quarter of Section 23, Township 35 North, Range 3 East, W.M.;

EXCEPT the West 400 feet (as measured perpendicular to the West subdivision line) of the said Southwest quarter of the Southeast quarter

AND EXCEPT That portion commencing at the Southeast corner of the West 400.00 feet (as measured perpendicular to the West subdivision line) of said Southeast quarter of Section 23;

Thence North $1^{\circ}12'06''$ West 25.00 feet along the East line of said West 400.00 feet to the Northerly right of way margin of Benson Road, also being the Southeast corner of that certain Boundary line adjustment described on Quit Claim Deed to William and Joyce Benson, husband and wife, recorded under Skagit County Auditor's File No. 200105220010 and being the true point of beginning;

Thence continue along said East line North $1^{\circ}12'06''$ West 25.00 feet;

Thence North $88^{\circ}32'35''$ East 2045.77 feet parallel with the South line of said Southeast quarter;

Thence North $53^{\circ}09'40''$ East 297.90 feet, more or less, to the Westerly right-of-way margin of Avon-Allen Road (being 30.00 feet West of the East line of said subdivision);

South $0^{\circ}00'32''$ East 197.55 feet, more or less, along said Westerly margin of Avon-Allen Road to the Northerly margin of Benson Road at a point bearing North $88^{\circ}32'35''$ East from the true point of beginning;

Thence South $88^{\circ}32'35''$ West 2283.77 feet, more or less, along said North margin of Benson Road (being 25.00 feet North of the South line of said subdivision) to the true point of beginning;

AND EXCEPT Ditch;

AND ALSO EXCEPT County Road along the South line thereof.

Situated in Skagit County, Washington



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