

When recorded return to:

Mr. and Mrs. Mike E. Benson
8048 Pipeline Road
Lyman, WA 98263

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number B94180



200803260038
Skagit County Auditor

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Statutory Warranty Deed

THE GRANTOR Brandon E. Dowe, a single person for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael E. Benson and Joline E. Benson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

GUARDIAN NORTHWEST TITLE CO.

B94180E-1

Abbreviated Legal:

Section 17, Township 35, Range 6; Ptn. NW NE (aka Lot 1, Short Plat No. 01-2001)

Tax Parcel Number(s): P101166, 350617-0-188-0700

PARCEL "A":

Lot 1, "TOWN OF LYMAN SHORT PLAT NO. LYMAN 01-2001", approved September 17, 2001, and recorded September 26, 2001, under Auditor's File No. 200109260013, records of Skagit County, Washington; being a portion of the Northwest ¼ of the Northeast ¼ of Section 17, Township 35 North, Range 6 East, W.M..

Subject to Covenants, Conditions, Restrictions and Easements as per Exhibit "A" attached hereo and by this reference, made a part hereof.

Dated March 21st, 2008

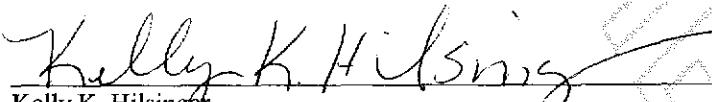

Brandon E. Dowe

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Brandon E. Dowe, 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: 3-21-08




Kelly K. Hilsinger
Notary Public in and for the State of Washington
Residing at Mount Vernon, WA
My appointment expires: 08/10/2008

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
926
MAR 26 2008
Amount Paid \$5167.00
By mam Skagit Co. Treasurer Deputy

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: August 9, 1946
Recorded: August 12, 1946
Auditor's No.: 394899
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: Strip of land the exact width of which is undisclosed on record, the center of which is 1 foot West of the East fence line of subject property as said fence existed on August 9, 1946
Affects: Parcel "A"

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Town of Lyman
Dated: May 7, 1948
Recorded: July 22, 1948
Auditor's No.: 420841
Purpose: Water pipe line
Area Affected: Exact width and location not disclosed on record, being described as close to C.C.C. road.
Affects: Parcel "A"

C. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: May 28, 1948
Recorded: September 13, 1948
Auditor's No.: 422693
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 10 foot wide strip across former Puget Sound and Baker River Railroad right-of-way.
Affects: Parcel "A"



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

Short Plat No.: 92-001
Recorded: March 19, 1992
Auditor's No.: 9203190095
Affects: Parcel "A"

Said matters include but are not limited to the following:

1. 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.
3. Water – Town of Lyman Water Department
4. Sewer – Individual on site systems
5. Any question which may arise regarding encroaching fence line as disclosed by said Short Plat Survey.

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

Short Plat No.: 01-2001
Recorded: September 26, 2001
Auditor's No.: 200109260013
Affects: Parcel "A"

Said matters include but are not limited to the following:

1. 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.
3. Water – Town of Lyman Water Department
4. Sewer – Individual on site systems



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