



201005120045  
Skagit County Auditor

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AFTER RECORDING MAIL TO:

Name Jared M. Benfield

Address 35578 Shangri La Drive

City, State, Zip Sedro Woolley, WA 98284

LAND TITLE OF SKAGIT COUNTY

135771-0E

Escrow Number: R10-00219-DR

Special Warranty Deed

THE GRANTOR(S) Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, DC 20420, who acquired title as Secretary of Veterans' Affairs, an officer of the United State of America, his successors and assigns for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, grants, bargains, sells, conveys, and confirms to

Jared M. Benfield a single man

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

Lot 32, "PRESSENTIN CREEK WILDERNESS DIV. NO. 2," as per plat recorded in Volume 9 of Plats, pages 38 and 39, records of Skagit County, Washington. Situate in the County of Skagit, State of Washington.

(Commonly Known as: 9111 West Presentin Drive Concrete, WA 98237)

SUBJECT TO:

Easements, restrictions, covenants, reservations, conditions and agreements, if any of record and as per Exhibit "A" attached hereto and by this reference is made a part hereof.

Assessor's Property Tax Parcel Account Number(s): 3969-000-032-0005

The Grantor(s) for itself and for its successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor(s) and not otherwise, it will forever warrant and defend the said described real estate.

Pursuant to provisions of 38 U.S.C. 3720(a)(6) the Secretary of Veterans Affairs does not seek to exercise exclusive jurisdiction over the within described property.

Dated March 4, 2010

Secretary of Veterans Affairs, an Officer of the United States of America

By: Judith Casey  
Judith Casey

Its: Assistant Secretary  
Countrywide Pursuant to a delegation of authority  
Contained in 38 C.F.R. § 36.4342(f)

1344  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 12 2010

Amount Paid \$0  
Skagit Co. Treasurer  
By mdm Deputy

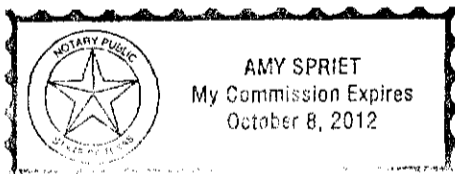
STATE OF TEXAS  
COLLIN COUNTY

On this date, before me personally appeared Judith Casey,  
pursuant to a delegation of authority contained in 38 C.F.R. § 36.4342 (f), to  
me known to be the person who executed the foregoing instrument on behalf  
of the Secretary of Veterans Affairs, and acknowledged that he executed the  
same as the free act and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal  
in the State of Texas aforesaid, this 4th day of  
March, 2010.

Notary Public 

My term expires: \_\_\_\_\_



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## Exhibit "A"

### EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Co.  
Purpose: Transmission line  
Area Affected: Exact location undisclosed on the record  
Dated: September 20, 1956  
Recorded: October 3, 1956  
Auditor's No.: 542374

Provision in the Plat of Pressentin Creek Wilderness Div. No. 2, that in lieu of dedication of roads and community beach access, Tracts "G", "H", "I", "J" and "K" will be conveyed to the Pressentin Creek Community Club, a non-profit division of Pressentin Creek Wilderness. Use of the tracts mentioned will be regulated by the corporation.

A 25 foot building setback line as set forth on the face of the Plat.

Stipulations contained on the face of the Plat, as follows:

1. Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat, the buyer should inquire and investigate as to the availability of said water;
2. In the event that individual wells are used for domestic water on any lot, express permission must be obtained from the Skagit County Sanitarian as to the location of said well relative to sewage disposal systems of this lot, or adjoining lots.

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated: October 5, 1967  
Recorded: October 6, 1967  
Auditor's No.: 705351  
Executed By: Freeman G. Macomber and Doris C. Macomber, Husband and Wife

### TITLE NOTIFICATION, AND THE TERMS AND CONDITIONS THEREOF

Between: Skagit County  
And: Fredrick Judd  
Recorded: November 25, 1996  
Auditor's File No.: 9611250052  
Regarding:

This parcel lies within an area or within 500 feet of land designated as natural resource land (agricultural, forest or mineral resource land of long-term commercial significance) by Skagit County. A variety of natural resource land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor.



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Exhibit "A"

(Regarding continued):

Skagit County has established natural resource management operations as a priority use on designated natural resource lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary natural resource lands operation when performed in compliance with best management practices and local, state and federal law. In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated natural resource lands, you will have setback requirements from designated natural resource lands consistent with SCC 14.16.810.

MATTERS DISCLOSED BY RECORD OF SURVEY:

Filed: February 20, 2002  
Auditor's File No.: 200202200092



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