



201007130062

Skagit County Auditor

7/13/2010 Page

1 of

3 3:48PM

When recorded return to:

Steve Benson and Benson Family Trust
19003 Kanako Lane
Mount Vernon, WA 98274

Recorded at the request of:

File Number: 99167

Statutory Warranty Deed

99167-1
GUARDIAN NORTHWEST TITLE CO

THE GRANTOR Victor L. Benson, Successor Trustee of the Benson Family Trust dated June 5, 2000 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Steve Benson, *Single man* and Victor L. Benson, Successor Trustee of the Benson Family Trust dated June 5, 2000 the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 8, Township 33, Range 4; Ptn. NE - SE

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): 330408-4-004-0007 (P16599)

P16559

Dated 7-12-10

Benson Family Trust

Victor L. Benson trustee
By: Victor L. Benson, Successor Trustee

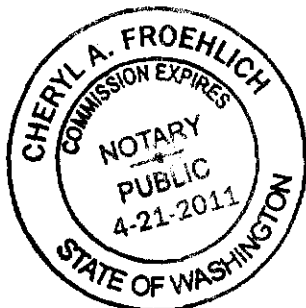
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2093
JUL 13 2010

Amount Paid \$ 2443.60
Skagit Co. Treasurer
By MM Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Victor L. Benson is/are the person(s) who appeared before me, and said person(s) acknowledge that he signed this instrument, on oath stated he is/are authorized to execute the instrument and acknowledge that as the Trustee of Benson Family Trust to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 7-12-10Notary Public in and for the State of WashingtonResiding at Burlington, WashingtonMy appointment expires: Aug 4-21-11

Escrow No.: 99167

EXHIBIT "A"

LEGAL DESCRIPTION

Tract 2 of Skagit County Short Plat No. 18-76, approved October 4, 1976 and recorded October 5, 1976 as Auditor's File No. 843763, in Book 1 of Short Plats, at page 181, records of Skagit County, Washington, being a portion of the West $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 8, Township 33 North, Range 4 East W.M..



201007130062

Skagit County Auditor

7/13/2010 Page

2 of

3 3:48PM

Exhibit B
SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: March 31, 1926
Recorded: April 9, 1926
Auditor's Nos.: 193054 and 193056
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
Affects: South line of subject property

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

Short Plat No.: 18-76
Recorded: October 5, 1976
Auditor's No.: 843763
Affects: Parcel "A"

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Various parties
Dated: July 3, 1913
Recorded: December 3, 1913
Auditor's No.: 99561
Regarding: Water supply system and easements
Affects: Parcel "B"

Said document alters that certain document recorded in Volume 80 of Deeds, page 560.



201007130062
Skagit County Auditor

7/13/2010 Page 3 of 3 3:48PM