After recording return to:

Julie C. James Attorney at Law 205 North Main Street Colville, WA 99114

Until a change is requested, all tax statements shall be sent to:

Leah E. Bennett and Mary F. Johnson De La Fuente P. O. Box 199 Kettle Falls, WA 99141



Skagit County Auditor

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8/29/2011 Page

2 11:06AM

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 2589 AUG 29 2011

> Amount Paid \$ Skagit Co. Treasurer By MAM Deputy

WARRANTY DEED

Grantor: Grantee: Legal Description (abbreviated): Assessor's Tax Parcel ID Nos:

Leah E. Bennett Leah E. Bennett and Mary F. Johnson De La Fuente SE 1/4, NW 1/4, Section 34, T34N, R4E, W.M. P29718

THE GRANTOR, Leah E. Bennett, an unmarried person, as her separate property, for and in consideration of love and affection conveys and warrants to Leah E. Bennett, an unmarried person, as her separate property, and Mary F. Johnson De La Fuente, an unmarried person, as her separate property, as joint tenants with rights of survivorship, each owning an undivided one-half interest, Grantee, the following described real estate situated in Skagit County, Washington, including any after-acquired title of the Grantor therein:

That portion of the Southeast 1/4 of the Northwest 1/4 of Section 34, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the Northeast corner of the Northwest 1/4 of said Section 34; thence South 01°14'27" West along the East line of said Northwest 1/4, a distance of 1,621.83 feet to the South line of the Little Mountain Road; thence South 89°22'17" West along said South line, a distance of 30.02 feet to the West line of the East 30 feet of the Northwest 1/4 of said Section 34 and the point of beginning of this description; thence South 89°22'17" West along the South line of the Little Mountain Road, a distance of 294.54 to the point of curvature of a curve to the right having a radius of 1,175.92 feet; thence Westerly along the South line of the Little Mountain Road and said curve through a central angle of 21°22'08" and an arc distance of 438.57 feet to the Northeast corner of the property conveyed to

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Eric A. Swanson and Leah M. Swanson by Statutory Warranty Deed recorded under Auditor's File No. 200007280107; thence South 03°52'30" East along the East line of said Swanson property, a distance of 523.28 feet to the Southeast corner thereof; thence South 41°17'12" East, a distance of 279.10 feet to the North line of the South 305.03 feet of the Northwest 1/4 of said Section 34; thence South 89°37'36" East, along said North line, a distance of 489.99 feet to the West line of the East 30 feet of the Northwest 1/4 of said Section 34; thence North 01°14'27" East, along said West line, a distance of 662.25 feet to the point of beginning of this description.

DATED this 2 % day of August, 2011.

) SS.

Leah & Bennett

STATE OF WASHINGTON)

County of Stevens

On the 5 day of August, 2011, personally appeared before me Leah E. Bennett, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she signed the same as her voluntary act and deed, for the uses and purposes therein mentioned.

Given my hand and official seal this 25 day of August, 2011.



Notary Public for Washington Residing at Colville My Commission Expires:

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