

**After Recording Return To:**

Steve King  
230 174th St SW  
Bothell, WA 98012



201406230087

Skagit County Auditor  
6/23/2014 Page

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\$76.00

**STATUTORY WARRANTY DEED**  
**(Fulfillment)**

*fulfillment*  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

GRANTORS:

**BENNER, ROBERT D. and**  
**BENNER, SUSAN C.,** husband and wife

# 3146  
Pet 10/15/10  
35345  
Amount Paid \$  
Skagit Co. Treasurer  
By *MG* Deputy

GRANTEES:

**KING, STEVEN E. and**  
**RUSSELL, SUSAN D.,** husband and wife

Legal Description:

Abbreviated Form: Ptn NE ¼ SW ¼, 19-35-3 E W.M. (aka Lot 2, S.P. #97-0017)

Additional on:

Exhibit "A"

Assessors Tax Parcel Nos: 350319-0-003-0100; P111996

THE GRANTORS, **ROBERT D. BENNER** and **SUSAN C. BENNER**, husband and wife, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, convey and warrant to the GRANTEES, **STEVEN E. KING** and **SUSAN D. RUSSELL**, husband and wife, the following described real estate situate in the County of Skagit, State of Washington, to-wit:

Those certain tracts of land listed and described on Exhibit "A" attached hereto and incorporated by reference as if fully set forth herein.

This deed is given in fulfillment of that certain Real Estate Contract between the parties hereto, dated October 15, 2010, and conditioned for the conveyance of the above-described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any

**STATUTORY WARRANTY DEED (FULFILLMENT)**

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taxes, assessments or other charges levied, assessed or become due subsequent to the date of said contract.

Real Estate Sales Tax paid on this sale on 10 / 15 / 10, Receipt No. 3146.

DATED: October 8, 2010.



ROBERT D. BENNER



SUSAN C. BENNER

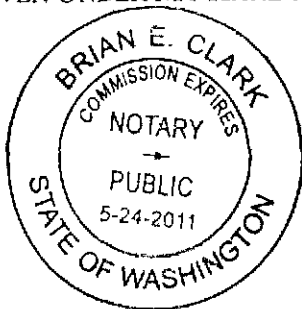
STATE OF WASHINGTON

COUNTY OF SKAGIT

ss.

I certify that I know or have satisfactory evidence that **ROBERT D. BENNER** and **SUSAN C. BENNER** are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 8<sup>th</sup> day of October, 2010.





Printed Name Brian E. Clark  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 5/24/2011

STATUTORY WARRANTY DEED (FULFILLMENT)

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N:\HOME\BRIANA - K\BENNER, Robert D & Susan C\Sale of Lot in Bayview\Deed (Fulfillment SWD) 100710.doc



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**EXHIBIT "A"**  
**(Legal Description)**

Lot 2, Skagit County Short Plat No. 97-0017, approved August 20, 1997 and recorded August 29, 1997, in Volume 13 of Short Plats, pages 32 – 33, inclusive, records of Skagit County, Washington, being a portion of Government Lots 2 and 3, Section 19, Township 35 North, Range 3 East, W.M.

SUBJECT TO: Easements, restrictions, reservations and covenants of record, including notes on face of the above-described Short Plat, including the exceptions set forth in Schedule B-1 of ALTA commitment #1137855-SE attached as Exhibit A-1.

Situate in the County of Skagit, State of Washington.



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**EXHIBIT "A-1"**

**Schedule "B-1"**

**137855-SE**

**EXCEPTIONS:**

**A. RESERVATIONS CONTAINED IN DEED:**

Executed By: John Weyrich and LaVina Weyrich, his wife  
Recorded: June 22, 1955  
Auditor's No.: 519807  
As Follows: Various matters see instrument for full particulars

**B. NATIVE GROWTH PROTECTION AREA CRITICAL SITE PLAN AND THE TERMS AND CONDITIONS THEREOF**

Recorded: August 29, 1997  
Auditor's File No.: 9708290093

**C. Matters disclosed and/or delineated on the face of Short Plat No. 97-0017, recorded under Auditor's File No. 9708290092, as follows:**

- 1.) All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road;
- 2.) Short Plat Number and date of approval shall be included in all deeds and contracts;
- 3.) Zoning – Rural;
- 4.) Sewage Disposal – Individual septic system. (Alternative Systems). Alternative on-site sewage disposal systems may have special design, construction and maintenance requirements. See Skagit County Health Department for details.
- 5.) Water – Individual wells.

Water will be supplied from individual water systems. Contact the Health Department to determine if additional water quality or quantity testing will be required for building permit approvals. Skagit County code requires a 100 foot radius well protection zone for new individual water systems. The zone must be contained entirely on the lot owned in fee simple and/or be provided through appropriate covenants or easements. Present and future owners of lots with an existing well shall preserve a 100 foot radius well protection zone for existing well improvement or replacement. An aquifer demonstration well was located on Lot 1.

6.) No building permit shall be issued for any residential and/or commercial structures which are not, at the time of application, determined to be within an officially designated boundary of a Skagit County Fire District.

7.) Change in location of access, may necessitate a change of address, contact Skagit County Public Works.



EXHIBIT "A-1"

Schedule "B-1"

137855-SE

EXCEPTIONS CONTINUED:

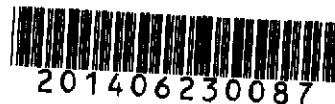
D. (continued):

8.) All buildings are to utilize splash blocks below roof down spouts and direct storm water to sheet-flow across lawns and open spaces.

9.) This Short Plat has several Native Growth Protection Areas identified by NGPA easement X, Y and Z. These easements encompass the outermost edges of buffered critical areas. The limits of the NGPA easements are 50 feet from the edges of wetlands delineated by AquaTerr Systems and field located in June 1997. Signs have been placed around the extremities of these areas per Skagit County Interim Ordinance No. 16518. Maintenance of the signs is the responsibility of the landowner, or any subsequent landowner. This maintenance includes any necessary replacement. 9708290093.

10.) Potential buyers should be aware that there are two active bald eagle nests North of this property as well as known roost trees on the property. Washington State law requires that a bald eagle management plan be negotiated before any clearing or construction begins. Contact the State of Washington Department of Fish and Wildlife prior to the commencement of any site work.

E. Delineation of NGPA Easement(s), wetlands, and alternative septic system site(s), on face of subject Short Plat.



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