



201408150098

Skagit County Auditor
8/15/2014 Page 1 of 3 3:55PM \$74.00

When recorded return to:
Joshua Benham
320 Sterling Street
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620021478

CHICAGO TITLE 620021478

STATUTORY WARRANTY DEED

THE GRANTOR(S) Franklin W Batchelor, Trustee of the Survivor's Trust under the Franklin and Betty Batchelor Revocable Living Trust, dated January 28, 1997

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Joshua Benham, a single man

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

Lots 15 and 16, Block 24, PLAT OF TOWN OF SEDRO, according to the plat thereof recorded in Volume 1 of Plats, page 17, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P75571 / 4149-024-016-0006

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: 8/14/14

The Survivor's Trust under the Franklin and Betty Batchelor Revocable Living Trust, dated January 28, 1997

BY: *Franklin W Batchelor*

Franklin W. Batchelor
Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20141985
AUG 15 2014

Amount Paid \$ 1518.00
Skagit Co. Treasurer
By *ham* Deputy

STATUTORY WARRANTY DEED

(continued)

State of WA

County of Skagit

I certify that I know or have satisfactory evidence that Franklin W. Batchelor

is are the person(s) who appeared before me, and said person acknowledged that he (he/she/they) signed this instrument, on oath stated that he (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of The Survivor's Trust under the Franklin and Betty Batchelor Revocable Living Trust, dated January 28, 1997 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8/14/14

K
Name: Kelli Mayo
Notary Public in and for the State of WA
Residing at: Sebro Way, WA
My appointment expires: 6/19/17



EXHIBIT "A"
Exceptions

1. Assessments, if any, levied by City of Sedro-Woolley.
2. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

SKAGIT COUNTY RIGHT TO FARM ORDINANCE

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

