

When recorded return to:

Vic Benson  
19357 Kanako Lane  
Mount Vernon, WA 98273

File Number: JM 779



201410030054

Skagit County Auditor

10/3/2014 Page

1 of

\$73.00

2 11:05AM

## Statutory Warranty Deed

**THE GRANTORS** STEPHANIE A. WARE, A MARRIED WOMAN, AND, AS HER SEPARATE PROPERTY, AND LEVI S. WARE, HER HUSBAND, for and in consideration of rescission of prior sale per WAC 458-61A-209 in hand paid, conveys and warrants to STEVE BENSON, A SINGLE MAN, AND VICTOR L. BENSON, AS 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: A portion of Tract 2 of Skagit County Short Plat No. 18-76 in the Northeast ¼ of the Southeast ¼ of Section 8, Township 33 North, Range 4 East, W.M. as more fully described on Exhibit "A" hereto.

Subject to matters of record not arising by through or under Grantors or either of them.

This deed is being given pursuant to WAC 458-61A-209 to rescind that certain Statutory Warranty Deed recorded as Auditor's File No. 201406250101, excise tax receipt number 20142224. Said deed being rescinded included boundary line adjustment language approved by the Skagit County Planning Department in 2011, whose records reflect that after approval they were informed by the parties thereto that said transaction would not be proceeding thereby nullifying said approval. Thus one of the net effects of this deed is that said Tract 2 of Skagit County Short Plat No. 18-76 will be reaggregated or recombined as a single whole lot. Said reaggregation or recombination is hereby approved by Maed Roder 10/3/2014 of the Skagit County Planning Department, also known as Skagit County Planning and Development Services.

The Grantors further hereby state and acknowledge that at no time have they, or either of them, owned or otherwise held any equitable interest in said Tract 2, nor at any time have they owned or otherwise held any interest in any water right or water rights appurtenant or otherwise attributable to said Tract 2, and they hereby disclaim any and all such interests.

Tax Parcel Number(s): P16559

Dated Oct 3, 2014, 2014

Stephanie A. Ware  
Stephanie A. Ware

Levi S. Ware  
Levi S. Ware

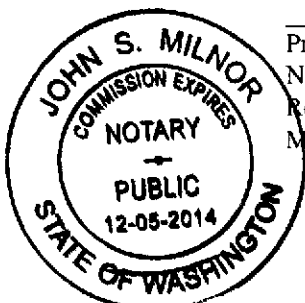
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20143715  
OCT 03 2014

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

ACKNOWLEDGEMENT  
STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Stephanie A. Ware and Levi S. Ware 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 this instrument.

Date: 10/3/14



John S. Milnor  
Printed Name: \_\_\_\_\_  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 12/5/2014

## EXHIBIT A

That portion of Tract 2 of Skagit County Short Plat No. 18-76, approved October 4, 1976 and recorded October 4, 1976 as Auditor's File No. 843763, lying Westerly of the Easterly line of Tract 1 of said Short Plat extended North, **TOGETHER WITH** that portion of Tract 2 described as follows: Begin at the Northeast corner of said Tract 1; thence North along the Northerly extension of the East line of said Tract 1, a distance of 50 feet; thence Easterly parallel with and 50 feet North of the North line of said Tract 1 extended East, a distance of 30 feet; thence South parallel with and 30 feet East of the East line of said Tract 1 and its Northerly and Southerly extensions to a point on the South line of said Tract 2; thence West to the Southerly extension of the East line of said Tract 1; thence North along said Southerly extension and the East line of Tract 1 to the Point of Beginning; 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.

Upon recording of this deed, the Grantors will own Tract 1 of said Short Plat; and the Grantees will own Tract 2 of said Short Plat just as they did before the rescinded deed was executed.

### BOUNDARY ADJUSTMENT

Reviewed and approved in accordance  
with Skagit County Code Chapter 14.18

How Roeder  
Skagit Co. Planning & Dev. Services

10/3/2014  
Date



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