

**AFTER RECORDING MAIL TO:**

W. MARTIN BEHN, ESQ.  
HOPKINS & CARLEY, A LAW  
CORPORATION  
200 PAGE MILL ROAD, SUITE 200  
PALO ALTO, CA 94306



201512070096

Skagit County Auditor

\$76.00

12/7/2015 Page

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4

2:09PM

**QUITCLAIM DEED**

Grantor(s): JOHN A. BENSON  
PATRICIA S. BENSON  
Grantee(s): JOHN ALEXANDER BENSON, TRUSTEE  
PATRICIA SUE BENSON, TRUSTEE  
JOHN A. BENSON FAMILY TRUST

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20154931  
DEC 07 2015

Abbreviated Legal: LOT 12 SKYLINE NO. 7

Additional legal(s) on page: EXHIBIT A

Assessor's Tax Parcel Number(s): P59591

Amount Paid \$ ~~0~~  
Skagit Co. Treasurer  
By *Mam* Deputy

THE GRANTOR, JOHN A. BENSON and PATRICIA S. BENSON, husband and wife (herein, "Grantor"), whose address is P.O. Box 13209, San Luis Obispo, CA 93406, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, hereby conveys and quitclaims to JOHN ALEXANDER BENSON AND PATRICIA SUE BENSON, TRUSTEES, or any successors in trust, under the JOHN A. BENSON FAMILY TRUST dated April 21, 1988 and any amendments thereto (herein, "Grantee"), whose address is P.O. Box 13209, San Luis Obispo, CA 93406, all of Grantor's interest in and to the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 2004 Cay Way, Anacortes, WA

Subject to easements, reservations, restrictions, covenants and conditions of record, if any.

Said property being the same property conveyed to Grantor and as described in instrument recorded on January 15, 2004, as Recording Number 200401150088.

Dated this November 20, 2015

GRANTOR:

John A. Benson

John A. Benson

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA )  
COUNTY OF SAN LUIS OBISPO )

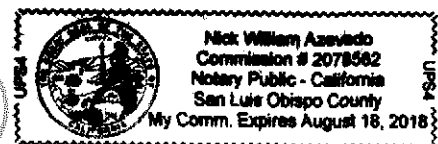
On NOVEMBER 20, 2015, before me, NICK WILLIAM AZEVEDO, the Notary Public, personally appeared JOHN A. BENSON, who proved to me on the basis of satisfactory evidence to be the person(s) whose name is subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

[Signature]  
Signature of Notary Public

(Seal)



GRANTOR:

Patricia S. Benson

Patricia S. Benson

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA )  
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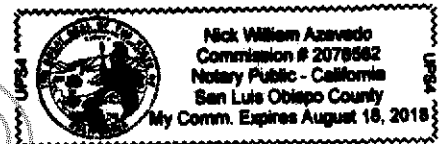
On NOVEMBER 20, 2015, before me, NICK WILLIAM AZEVEDO, the Notary Public, personally appeared PATRICIA S. BENSON, who proved to me on the basis of satisfactory evidence to be the person(s) whose name is subscribed to the within instrument, and acknowledged to me that ~~he~~<sup>she</sup> ~~they~~ executed the same in ~~his~~<sup>her</sup> ~~her~~<sup>their</sup> authorized capacity, and that by ~~his~~<sup>her</sup> ~~her~~<sup>their</sup> signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

[Signature]  
Signature of Notary Public

(Seal)



**EXHIBIT A**

[Legal Description]

Parcel "A":

Lot 12, "SKYLINE NO. 7" according to the plat thereof recorded in Volume 9 of Plats, pages 70 and 71, records of Skagit County, Washington.

Parcel "B":

That portion of Section 28, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the most Southerly corner of Lot 12, "SKYLINE DIVISION NO. 7" according to the plat thereof recorded in Volume 9 of Plats, pages 70 and 71, records of Skagit County, Washington; thence South 69 degrees 11'36" West a distance of 77.03 feet; thence North 20 degrees 48'33" West a distance of 49.65 feet; thence North 03 degrees 37'04" West a distance of 60 feet; thence North 02 degrees 02'46" East a distance of 44.72 feet; thence South 80 degrees 22'44" East a distance of 84.60 feet to the most Westerly corner of said Lot 12; thence Southerly along the Southwesterly line of said Lot 12 to the point of beginning.

*The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*