



201705300166

Skagit County Auditor

\$76.00

5/30/2017 Page

1 of

4 2:15PM

When recorded return to:
 Berry King Farms LLC
 3170 Azevedo Drive
 Sacramento, CA 98583

Recorded at the request of:
 Guardian Northwest Title
 File Number: 113879

Statutory Warranty Deed

113879
 GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Victor L. Benson and Linda C. Benson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Berry King Farms, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of

Abbreviated Legal:

Section 8, Township 33 North, Range 4 East; Ptn. E 1/2 of NE 1/4 (aka Tr. 2, SP #13-88)

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto.

Tax Parcel Number(s): P16512, 330408-1-010-0005, P16514, 330408-1-010-0203

Dated 5/23/2017

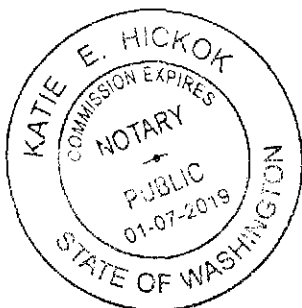
Victor L. Benson
 Victor L. Benson

Linda C. Benson
 Linda C. Benson

STATE OF Washington }
 COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Victor L. Benson and Linda C. Benson, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 5-23-17



Printed Name: Katie Hickok

Notary Public in and for the State of

Washington

Residing at Mt Vernon

My appointment expires: 1/07/2019

SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX

20172338
 MAY 30 2017

Amount Paid \$ 6235.00

Skagit Co. Treasurer

By [Signature] Deputy

Order No:

EXHIBIT A

Tract 2 of Skagit County Short Plat No. 13-88, approved June 30, 1988, recorded June 30, 1988, in Book 8 of Short Plats, page 50, under Auditor's File No. 8806300042, being a portion of the East ½ of the Northeast ¼ of Section 8, Township 33 North, Range 4 East, W.M.;

TOGETHER WITH an easement for ingress and egress as contained in instrument recorded December 18, 1957, under Auditor's File No. 559778.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across the North 20 feet of Lot 1 of said Short Plat as established by document recorded as Auditor's File No. 8904130031.

Exhibit B
SCHEDULE "B-1"

EXCEPTIONS:

A. Right-of-way of Diking District No. 3 as appropriated in Skagit County Superior Court Cause No. 2982 on July 19, 1900 along the East line thereof.

B. Rights-of-way of Drainage District No. 17 appropriated in Skagit County Superior Court along the East and West lines of the subject property. (See Informational Note H).

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Drainage District No. 17 of Skagit County, Washington
Recorded: January 20, 1949
Auditor's No. 427241
Purpose: Ditch
Area Affected: The North 20 feet of the West 40 rods of the South 10 acres of the NE 1/4 of the NE 1/4 of said Section 8.

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Diking District No. 3 of Skagit County
Recorded: September 11, 1991
Auditor's No. 9109110087
Purpose: To construct, reconstruct, maintain and repair a bank protection and/or other flood control works, including all appurtenances thereto, together with any enlargement or reconstruction thereof, and to trim, cut, fell and remove all such trees, brush and other natural growth and obstructions as are necessary to provide adequate clearance and to eliminate interferences with, or hazards to, the structures, improvements or utilities placed on, over or under said land
Area Affected: West 20 feet of the East 50 feet

E. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Robert H. Benson
And: Harry J. Ploegsma
Recorded: December 18, 1957
Auditor's No.: 559778
Regarding: All maintenance, upkeep, etc., of roadway shall be solely at owners expense. Whenever owners obtain, have or secure another access for outlet, ingress or egress to the dike shall cease.
Affects: This appurtenant easement

NOTE: This Easement has limits as to the benefitted properties.

P. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat No. 13-88
Recorded: June 30, 1988
Auditor's No.: 8806300042

G. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Victor L. Benson, et ux
Recorded: April 13, 1989
Auditor's No.: 8904130031
For: ingress, egress and utilities
Affects: North 20 feet of Lot 1 of Short Plat No. 13-88

NOTE: This Easement has limits as to the benefitted properties.

H. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: February 18, 1988
Auditor's No.: 8802180042
Regarding: Variance

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

The decision on Page 3 of said Variance includes a residential building restriction, reference is hereby made to the record for the full particulars.