



201710050065

Skagit County Auditor

\$76.00

10/5/2017 Page

1 of

3 3:42PM

AFTER RECORDING MAIL TO:

Mr. and Mrs. Christopher J Benzakein
16288 Penn Road
Mount Vernon, WA 98273

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-164092-OE ✓

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174726
OCT 05 2017

Land Title and Escrow

Statutory Warranty Deed

Amount Paid \$ 16,559.00
Skagit Co. Treasurer
By *JLM* Deputy

THE GRANTORS JAMES R. NICHOLS and JOYCE NICHOLS, also shown of record as M. JOYCE NICHOLS, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CHRISTOPHER J. BENZAKEIN and ERIN M. BENZAKEIN, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Ptn NW NW; S ½ NW; Gov. Lot 3, All In 25-34-3 E W.M.

CB EB

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 340325-0-025-0009, P22696, 340325-2-007-0007, P22738, 340325-0-007-0001, P22667, 340325-2-003-0001, P22735, 340325-0-005-0003, P22665, 340325-0-026-0008, P22697

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title and Escrow Company's Preliminary Commitment No. 01-164092-OE.

Dated October 3, 2017

James R Nichols
James R Nichols

M. Joyce Nichols
Joyce Nichols

STATE OF Washington }
COUNTY OF Sagit } SS:

I certify that I know or have satisfactory evidence that **James R Nichols and Joyce Nichols**
are the persons who appeared before me, and said persons acknowledged that they
signed this instrument and acknowledge it to be free and voluntary act for the
their
uses and purposes mentioned in this instrument.

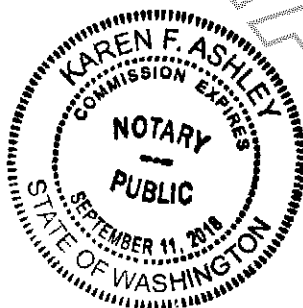
Dated: October 5th 2017

Karen Ashley

Karen Ashley
Notary Public in and for the State of
Washington

Residing at Sedro-Woolley

My appointment expires:
9/11/2018



Supplemental #2 to 2nd report
Our No 01-164092-OE

Schedule A-1

DESCRIPTION:

PARCEL "A":

The North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 25, Township 34 North, Range 3 East, W.M.;

EXCEPT right of way for road as conveyed by deed recorded February 10, 1913, under Auditor's File No. 95059, records of Skagit County, Washington;

AND EXCEPT the West 1,155.2 feet thereof;

AND EXCEPT the South 75.9 feet thereof;

AND ALSO EXCEPT the following described tract:

Beginning at the intersection of the North line of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ with the Easterly line of the County Road;

thence West along said North line 486.96 feet;

thence South 342 feet, more or less, to a fence line;

thence North 87°29' East along said fence line to the County Road;

thence Northerly along said road to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The West 200 feet of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 25, Township 34 North, Range 3 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

The North $\frac{1}{2}$ of Government Lot 3 of Section 25, Township 34 North, Range 3 East, W.M.,

EXCEPT road,

AND EXCEPT dike right of way.

Situate in the County of Skagit, State of Washington.