



201909230090

09/23/2019 11:48 AM Pages: 1 of 2 Fees: \$104.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20194113
SEP 23 2019

Amount Paid \$ 0
Skagit Co. Treasurer
By: HB Deputy

Land Title and Escrow

01-172747-S

Prepared by:

Nicholas Power, Esq. - WSBA # 45974, 540 Guard Street, Suite 150, Friday Harbor, WA 98250

Return to: Stewart Title Guaranty Company - Centralized Title Services, 5000 Birch Street, Suite 550 Newport Beach, CA 92660

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

ADOLPH W. BENSON, an unmarried man whose mailing address is 22807 Bridgewater Road, Sedro Woolley, WA 98284

for and in consideration of Zero and 00/100 Dollars (\$0.00), and other good and valuable consideration, in hand paid, conveys, and warrants to

ADOLPH BENSON, unmarried and JONATHON BENSON, unmarried, as joint tenants with rights of survivorship, whose mailing address is 22807 Bridgewater Road, Sedro Woolley, WA 98284, the following described real estate, situated in the County of Skagit, State of Washington:

The West 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 2, Township 35 North, Range 4 East, W.M., EXCEPT County road along the South line thereof, AND EXCEPT the following described tract:

Beginning at the East 1/4 corner of said Section 2 from which the Northeast corner of said Section 2 bears North 3°52'00" East;
thence North 88°19'00" West, along the South line of said Southeast 1/4 of the Northeast 1/4 of Section 2,
1,287.55 feet to the Southwest corner of said subdivision and the true point of beginning; thence North 2°53'54" East, along the West line of said subdivision, 330.01 feet;
thence South 88°19'00" East, parallel with said South line of said subdivision, 240.00 feet;
thence South 2°53'54" West, parallel with said West line of said subdivision, 330.01 feet to said South line of said subdivision;
thence North 88°19'00" West, along said South line, 240.00 feet to the true point of beginning.

P35627, 350402-1-004-0908

The above described main tract is also known as Tract 4 of Skagit County Short Plat No. 70-72, approved November 14, 1972. Situate in the County of Skagit, State of Washington.

Being the same property conveyed to the Grantor by deed recorded in Instrument No. 201312120042, in the Office of the County Recorder of Skagit County, State of Washington.

Abbreviated Legal: Tr. 4, SP 70-72; Being A Ptn SE 1/4 NE 1/4, 2-35-4 E W.M.

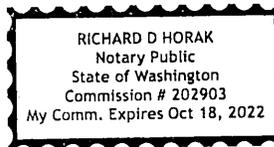
Property Address: 22807 Bridgewater Road, Sedro Woolley, WA 98284
Tax Parcel Number(s): 350402-1-004-0908, P35627

Dated: Aug 21st 2019

Adolph W Benson
ADOLPH W/BENSON

STATE OF Wa
COUNTY OF Skagit

ss:



I certify that I know or have satisfactory evidence that ADOLPH W. BENSON is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: Aug 21st 2019

Richard D Horak
Notary name printed or typed:
Notary Public in and for the State of
Residing at
My appointment expires: