

When recorded return to:  
Nathan Benson  
5470 Cody Lane  
Bellingham, WA 98226

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019-4530  
OCT 17 2019

Amount Paid \$5914.60  
Skagit Co. Treasurer  
By *man* Deputy



201910170106

10/17/2019 01:36 PM Pages: 1 of 5 Fees: \$107.50  
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620039893

CHICAGO TITLE  
620039893

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Patricia H. Benson, as Trustee of the <sup>Vernon</sup> Vernon V. Benson and Patricia H. Benson Revocable Living Trust U/A Dated September 24, 2010 as to Parcel A and Vernon V. Benson and Patricia H. Benson, husband, and wife as to Parcel B

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Nathan L. Benson, a single man

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn. SE SE, 1-35-4E, W.M. and Ptn. Lot 3 SKAGIT COUNTY SHORT PLAT NO. 92-048

Tax Parcel Number(s): P35578 / 350401-4-016-0008, P102784 / 350401-4-017-0100

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED  
(continued)

Dated: October 14, 2019

Patricia H. Benson  
Patricia H. Benson

Vernon V Benson

by: Vernon V. Benson, Patricia H. Benson, as attorney in fact  
Vernon V Benson, Patricia H Benson, as attorney in fact

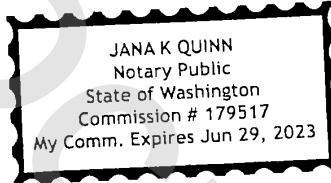
Patricia H Benson, as trustee of the Vernon V Benson and Patricia H Benson Revocable Living Trust  
U/A Dated September 24, 2010

BY: Patricia H. Benson Trustee  
Patricia H Benson  
Trustee

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Patricia H Benson is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Vernon V Benson and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 16 2019  
Jana K Quinn  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Avllington  
My appointment expires: 06/29/2023

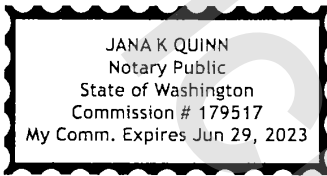


STATUTORY WARRANTY DEED  
(continued)

State of Washington  
County of Skagit

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

Dated: October 16, 2019



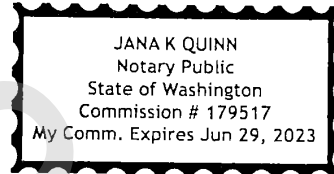
Jana K Quinn  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2023

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Patricia H Benson is the person who appeared  
before me, and said person acknowledged that he/she signed this instrument, on oath stated that  
he/she was authorized to execute the instrument and acknowledged it as Trustee of Patricia H Benson,  
as trustee of the Vernon V Benson and Patricia H Benson Revocable Living Trust U/A Dated  
September 24, 2010 to be the free and voluntary act of such party for the uses and purposes  
mentioned in the instrument.

Dated: October 16, 2019

Jana K Quinn  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2023



**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): P35578 / 350401-4-016-0008 and P102784 / 350401-4-017-0100

Parcel "A":

The East 265 feet of the North 1/2 of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 1, Township 35 North, Range 4 East Willamette Meridian,

Except road along the East line thereof.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Parcel "B":

That portion of Tract 3, of Skagit County Short Plat No. 92-048, in the Southeast 1/4 of Section 1, Township 35 North, Range 4 East, Willamette Meridian, approved January 27, 1993, and recorded February 1, 1993, in Volume 10 of Short Plats, at Pages 171 and 172, under Auditor's File No. 9302010096, being more particularly described as follows:

Commencing at the Northwest corner of Lot 3, of said Short Plat No. 92-048; thence North 83° 29' 20" East along the North line of said Lot 3, a distance of 231.38 feet to the Northeast corner of said Lot 3, being the true point of beginning; thence South 0° 35' 43" East along the East line of said Lot 3, a distance of 331.21 feet to an angle point in boundary of said Lot 3; thence North 83° 19' 09" East along the Northerly line of said Lot 3, a distance of 18.48 feet; thence South 6° 40' 51" East, a distance of 5.17 feet; thence South 83° 19' 09" West, a distance of 48.67 feet; thence North 0° 35' 43" West, a distance of 336.49 feet to the North line of said Lot 3; thence North 83° 29' 20" East along the North line of said Lot 3, a distance of 29.64 feet to the true point of beginning.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SKAGIT COUNTY SHORT PLAT NO. 92-048:  
  
Recording No: 9302010096
2. Quit Claim Deed for Boundary Line Adjustment including the terms, covenants and provisions thereof  
  
Recording Date: April 16, 1993  
Recording No.: 9304160050
3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
  
Recording Date: May 10, 1993  
Recording No.: 9305100085  
Matters shown: Shed, fence line
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. City, county or local improvement district assessments, if any.