



201912200043

12/20/2019 10:47 AM Pages: 1 of 4 Fees: \$106.50  
Skagit County Auditor

When recorded return to:

William F. Benham, Jr. and Victoria A. Benham,

**STATUTORY WARRANTY DEED** 19-3219  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Ramona Oliveto, as her separate estate, pursuant to Decree of Dissolution filed November 23, 1999 under Cause No. 99-3-00065-8,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to William F. Benham, Jr. and Victoria A. Benham, Trustees. of the Benham Living Trust dated August 11, 2017, and any amendments thereto

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description:

Lts 6 and 7 and the E 1/2 of Lt 8 all in Blk 1004, Northern Pacific Addition to Anacortes

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): P105832 & 3809-004-008-0100

Dated: 12-19-19

Ramona Oliveto  
Ramona Oliveto

2019-5483  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 20 2019

Amount Paid \$ 11,130.00  
Skagit Co. Treasurer  
By 108 Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-3219-KS

Page 1 of 4

STATE OF WASHINGTON  
COUNTY OF SKAGIT

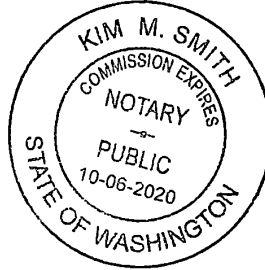
I certify that I know or have satisfactory evidence that Ramona Oliveto the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 19 day of December, 2019

Kim M. Smith  
Signature

Notary  
Title

My appointment expires: 10-6-2020



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 3513 West 2nd Street, Anacortes, WA 98221  
Tax Parcel Number(s): P105832 & 3809-004-008-0100

Property Description:

Lots 6 and 7, and the East 1/2 of Lot 8, Block 1004, "NORTHERN PACIFIC ADDITION TO ANACORTES", according to the plat thereof recorded in Volume 2 of Plats, Pages 9 through 11, records of Skagit County, Washington; also shown as Lot 7, Survey recorded June 23, 1994, in Volume 16 of Surveys, Pages 4, 5 and 6, under Auditor's File No. 9406230072, records of Skagit County, Washington.

Statutory Warranty Dced  
LPB 10-05

Order No.: 19-3219-KS

Page 3 of 4

**EXHIBIT B**

19-3219-KS

1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Plat of Northern Pacific Addition to Anacortes recorded March 4, 1891 as Auditor's File No. Volume 2 of Plats, Page 9.
2. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Park Estates Development Co., a limited partnership, by Great Western Investment Co. Inc., General Partner, by Albert Balch, President, recorded November 24, 1954 as Auditor's File No. 509693.
3. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded April 13, 1994, as Auditor's File No. 9404130143.
4. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Wilmoor Development Corporation, recorded August 18, 1994 as Auditor's File No. 9408180040.
5. Easement, affecting a portion of subject property for the purpose of Storm drainage including terms and provisions thereof granted to Wilmoor Development Corporation recorded April 24, 1997 as Auditor's File No. 9704240026

Statutory Warranty Deed  
LPB 10-05