

When recorded return to:

Joseph David Henderson and Lexie Henderson  
312 Alderson Place  
Burlington, WA 98233

GNW 22-15670

## STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard G. Benson and Amy J. Benson, husband and wife, 17038 Obstruction Drive,  
Burlington, WA 98233,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Joseph David Henderson and Lexie Henderson, a married couple

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: Property 1: Lot 18, West View

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): P120511

Dated: 6/29/22

Richard G. Benson  
Richard G. Benson

Amy J. Benson  
Amy J. Benson

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20222714

Jun 30 2022

Amount Paid \$9144.20

Skagit County Treasurer

By Lena Thompson Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 22-15670-TJ

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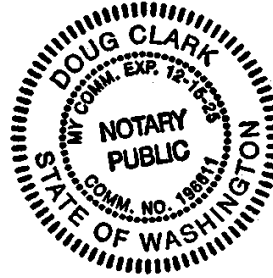
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 29<sup>th</sup> day of June, 2022 by Richard G. Benson and Amy J. Benson.

Doug Clark  
Signature

Notary Public  
Title

My appointment expires: 12-15-25



Statutory Warranty Deed  
LPB 10-05

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**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 312 Alderson Place, Burlington, WA 98233  
Tax Parcel Number(s): P120511

**Property Description:**

Lot 18, "PLAT OF WEST VIEW," as per plat recorded on June 4, 2003 under Auditor's File No. 200306040117,  
records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.

Statutory Warranty Deed  
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**EXHIBIT B**

22-15670-TJ

**1. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:**

Recorded: December 24, 1986  
Auditor's No: 8612240005

Said matters include but are not limited to the following:

Among the matters disclosed by said Survey is mislocated fence affecting portion of Parcel "B", in Tract 48.

**2. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:** Grantee: Puget Sound Energy, Inc. Dated: August 26, 2002 Recorded: September 6, 2002 Auditor's No: 200209060017  
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . ."  
Area Affected: Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.) Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

**3. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:** Dated: June 3, 2003 Recorded: June 4, 2003 Auditor's No: 200306040116 Executed by: Dan R. Mitzel, Managing Member Hansell Mitzel LLC

**4. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:** Plat/Subdivision Name: Plat of West View Recorded: June 4, 2003 Auditor's No: 200306040117 The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

**5. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:** Grantee: Jeremy L. Stanek and Michelle L. Stanek Dated: July 11, 2006 Recorded: July 21, 2006 Auditor's No.: 200607210106  
Purpose: Non-exclusive easement for ingress and egress Area Affected: Portion of that certain parcel of land identified as the "Neighborhood Park"