

When recorded return to:

Larry A. Biggs and Janel R. Biggs
17038 Obstruction Drive
Burlington, WA 98233

400369-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20253304
Oct 09 2025
Amount Paid \$14902.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Richard Benson and Amy Benson, a married couple**

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE
CONSIDERATION**

in hand paid, conveys and warrants to **Larry A. Biggs and Janel R. Biggs, a married couple**

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

For Full Legal See Attached "Exhibit A"

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

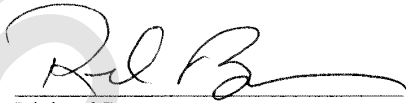
Lot 24, Northsound Estates No. 1

Tax Parcel Number(s): 3962-000-024-0002/P67696

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 400369-LT.

Dated: October 8, 2025

(attached to Statutory Warranty Deed)



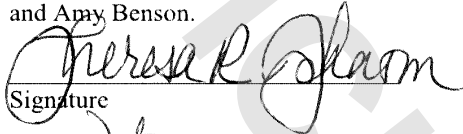
Richard Benson



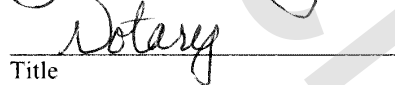
Amy Benson

STATE OF WASHINGTON
COUNTY OF SNOHOMISH

This record was acknowledged before me on this this 8th day of October, 2025, by Richard Benson and Amy Benson.



Signature



Title

My commission expires: 4-29-27



Exhibit A**PARCEL "A":**

Lot 24, "NORTHSOUND ESTATES NO. 1", as per plat recorded in Volume 9 of Plats, pages 6 and 7, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the private road designated for the use of Lots 24, 25 and 29, on the face of the Plat of "NORTHSOUND ESTATES NO. 1", lying Easterly of the following described centerline of said private road as shown on said plat:

Beginning at a point on the Southeasterly line of the cul-de-sac at the East end of Obstruction Drive as shown in said Plat of "NORTHSOUND ESTATES NO. 1", as per plat recorded in Volume 9 of Plats, pages 6 and 7, records of Skagit County, Washington, at a point which is an arc distance of 31.09 feet Northeasterly of the Northeasterly corner of said Lot 25 as measured along the outer edge of said cul-de-sac and an arc distance of 36.80 feet Southwesterly of the Westerlymost corner of Lot 24 of said Plat as measured along the outer edge of said cul-de-sac;
thence Southerly along a curve to the right which has a radius of 105 feet through a central angle of $73^{\circ}33'20''$ an arc distance of 134.80 feet;
thence South $20^{\circ}58'$ West 313.24 feet to a point on the North-westerly boundary of Harvey Smith Road, now known as the Avon-Allen Road, said point being the terminus of this description.

Situate in the County of Skagit, State of Washington.