



WHEN RECORDED RETURN TO:
Alice L. Blanchard, Attorney
120 Second Street, Suite C
P.O. Box 982
Langley, Washington 98620
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 03 2016

Amount Paid \$ *0.00*
Skagit Co. Treasurer
By *JMB* Deputy

SPECIAL WARRANTY DEED

Grantor: John Benthin, in his capacity as Personal Representative of the Estate Of Charles R. Benthin

Grantee: John Benthin, a single man.

Abbreviated Legal Description (lot, block and plat name, or section-township-range):

- 1) Section 10, Township 35, Range 08.
- 2) Additional legal description on pages 1 and 2

Assessor's Property Tax Parcel Number(s): P70870

Reference Numbers of Documents Assigned: Skagit County Auditor's No. 9006290061.

THE GRANTOR John Benthin, in his capacity as Personal Representative of the Estate Of Charles R. Benthin, Island County Probate No. 14-4-00118-7, without payment of any consideration and in partial distribution of the assets of the estate, grants, conveys and confirms to John Benthin, an unmarried man, all of the estate's beneficial interest and rights, including but not limited to the right to receive payment under the terms of that certain Promissory Note executed on or about June 28, 1990; and secured by that certain Deed Of Trust recorded under Skagit County Auditor's recording #9006290061 on June 29, 1990: on that real property commonly known as 45772 Magnus Place, Concrete, WA 98237, which is legally described as follows:

PARCEL A:

LOTS 1, 2, 3 AND 4, BLOCK 1, PLAT OF SUPERIOR HEIGHTS, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 89, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THOSE PORTIONS OF VACATED ALLEY LYING BETWEEN BLOCKS 1 AND 2 OF SAID PLAT WHICH HAVE REVERTED TO SAID PREMISES BY OPERATION OF LAW;

EXCEPT ANY PORTION THEREOF LYING WITHIN THE EXISTING DRIVEWAY THAT RUNS ALONG THE NORTHERLY AND EASTERLY SIDES OF SAID PROPERTY.

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE EXISTING DRIVEWAY THAT RUNS ALONG THE NORTHERLY AND EASTERLY SIDES OF PARCEL "A" AS DESCRIBED HEREINABOVE.

TOGETHER WITH AN EASEMENT FOR BUILDING ENCROACHMENTS, IF ANY, AND BUILDING MAINTENANCE PURPOSES BENEFITING THE EXISTING BUILDING LOCATED ON PARCEL "A", OVER AND ACROSS THE FOLLOWING DESCRIBED TRACT:

LOTS 30, 31, 32, 33, 34 AND THAT PORTION OF LOT 29, IF ANY, LYING SOUTHERLY OF AN EXISTING CONCRETE ABUTMENT, BLOCK 2, PLAT OF SUPERIOR HEIGHTS, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 89, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THOSE PORTIONS OF VACATED ALLEY LAYING BETWEEN BLOCKS 1 AND 2 OF SAID PLAT AND VACATED LIMESTONE STREET WHICH HAVE REVERTED TO SAID PREMISES BY OPERATION OF LAW.

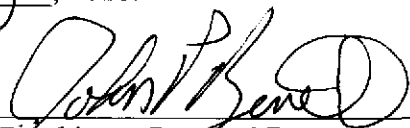
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO:

1. EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 201982
2. EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 236392
3. EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 708712

The GRANTOR, for himself and for his successors in interest, does by these presents expressly limit the covenants of this Special Warranty Deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said GRANTOR, and not otherwise, he, in his capacity as Personal Representative of the Estate of Charles R. Benthin, will forever warrant and defend the said real estate.

DATED this 1ST day of FEBRUARY, 2016.

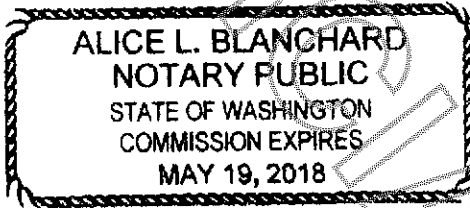


John Benthin, as Personal Representative
of the Estate Of Charles R. Benthin

STATE OF WASHINGTON)
) ss.
COUNTY OF Island)

This is to certify that on this 1ST, day of FEBRUARY 2016, before me the undersigned Notary Public, personally appeared **John Benthin**, personally known to me to be the person who executed the this instrument and acknowledged it to be his free and voluntary act and deed, individually and as Personal Representative for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Alice L. Blanchard
Signature
Print Name : Alice L. Blanchard
NOTARY PUBLIC in and for the
State of Washington,
residing at: Portland, WA
My commission expires: 5/19/2016