

When recorded return to:

Christopher J. Benzakein and Erin M. Benzakein  
16306 Penn Road  
Mount Vernon, WA 98273

**STATUTORY WARRANTY DEED** 19-1639  
**GUARDIAN NORTHWEST TITLE CO.**

THE GRANTOR(S) Darren A. Bell and Julie Bell, husband and wife, 16306 Penn Road, Mount Vernon, WA 98273,

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

in hand paid, conveys, and warrants to Christopher J. Benzakein and Erin M. Benzakein, a married couple

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

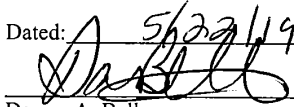
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Property 1: SEC 25, TWN 34 N, RNG 3 E SE-NE

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): P22712 & 340325-0-039-0003 & P22711 & 340325-0-038-0004

Dated: 5/22/19

  
Darren A. Bell

  
Julie Bell

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019/1971  
MAY 24 2019

Amount Paid \$10,685.00  
Skagit Co. Treasurer  
By *nam* Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-1639-KH

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STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Darren A. Bell and Julie Bell is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 22 day of May, 2019

Eleanor Romero  
Signature

Notary  
Title

My appointment expires: 6/23/2021



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

Property Address: 16306 Penn Road, Mount Vernon, WA 98273

Tax Parcel Number(s): P22712 & 340325-0-039-0003 & P22711 & 340325-0-038-0004

**Property Description:**

**Parcel "A":**

That portion of the Southeast 1/4 of the Northwest 1/4 of Section 25, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point on the North line of said subdivision 222.66 feet West of the intersection of said North line with the East line of the Youngquist County Road #35 along Skagit River Dike; thence South 1 degree 18'30" East along an existing fence line 181.7 feet to the true point of beginning of the tract herein described; thence South 89 degrees 23' East along an existing fence line 192.0 feet, more or less, to the West line of said County road; thence South 6 degrees 11' East along said West road line 138.0 feet; thence South 87 degrees 29' West along an existing fence line to a point that is South 1 degree 18'30" East of the true point of beginning; thence North 1 degree 18'30" West to the true point of beginning.

**Parcel "B":**

That portion of the Southeast 1/4 of the Northwest 1/4 of Section 25, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point on the North line of said subdivision 222.66 feet West of the intersection of said North line with the East line of the Youngquist County Road #35 along Skagit River Dike; thence South 1 degree 18'30" East along an existing fence line 181.7 feet; thence South 89 degrees 23' East along an existing fence line 192.0 feet, more or less, to the West line of said County Road; thence South 6 degrees 11' East along said West road line 138.0 feet; thence South 87 degrees 29' West along an existing fence line and the projection thereof 472.0 feet; thence North 0 degrees 09' East 342.0 feet, more or less, to the North line of said subdivision; thence East along said subdivision line 264.3 feet, more or less, to the point of beginning.

EXCEPT that portion of the above described tract that lies Easterly of a line drawn South 1 degree 18'30" East, along an existing fence line and extension thereof, from a point on the North line of said tract that is 222.66 feet West of the intersection of said North line with the East line of the Youngquist County Road #35 along Skagit River Dike.