

9602210074

Filed for Record at Request of:

Name DAVID DAY

Address 1321 South 2nd

City and State Mt Vernon, WA 98273

THIS SPACE PROVIDED FOR
RECORDER'S USE

96 FEB 21 P2:55

RECORDED _____ FILED _____
REQUEST OF _____

LAND TITLE COMPANY OF SKAGIT COUNTY T-77914

STATUTORY WARRANTY DEED

THE GRANTOR NORMAN C. SPRAGG and MARY JANE SPRAGG, husband and wife; and RONALD and JEAN SPRAGG, husband and wife, for and in consideration of TEN AND NO/DOLLARS (\$10.00) in hand paid, conveys and warrants to RICHARD GILBERT and NANCY GILBERT, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington:

SEE LEGAL DESCRIPTION ATTACHED

12081
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

DATED this 2 day of October, 1995.

FEB 21 1996

Ronald Spragg
RONALD SPRAGG

Norman C. Spragg
NORMAN C. SPRAGG

Amount Paid \$ 93.12
By: SK Skagit County Treasurer
Deputy

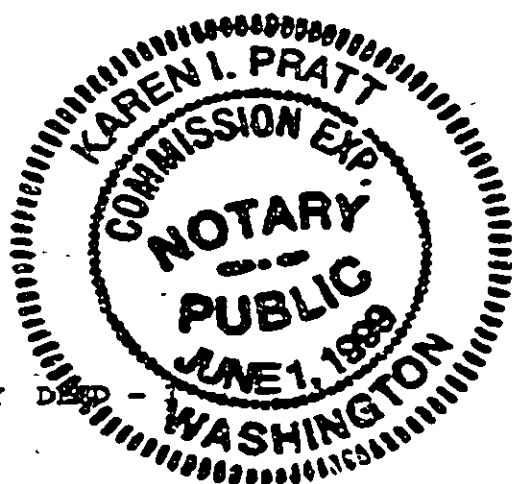
Jean Spragg
JEAN SPRAGG

Mary Jane Spragg
MARY JANE SPRAGG

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss:

On this day personally appeared before me NORMAN C. SPRAGG and MARY JANE SPRAGG, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 2nd day of OCTOBER, 1995.



Karen I. Pratt
NOTARY PUBLIC for Washington. My
Commission Expires: 6/1/98 BOUNDARY ADJUSTMENT

STATUTORY WARRANTY DEED
STATWARR-814

Reviewed and approved
in accordance with S.C.
Code Chapter 11.12.

Grace Roeder
SKAGIT CO. PLANNING DEPT.

Date: 1/8/96

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BK1521PG0528

ORIGINAL

TRACT A

That portion of the South one-half of the Southeast Quarter of the Northeast Quarter of Section 17, Township 33 North, Range 4 East, W.M. described as follows;

COMMENCING at the Northeast corner of said South one-half of the Southeast Quarter of the Northeast Quarter; thence North 89° 08' 28" West, along the North line thereof, a distance of 150.04 feet to the Northwest corner of the North 150.00 feet of the East 150.00 feet of said South one-half and the **TRUE POINT OF BEGINNING**; thence continuing North 89° 08' 28" West, a distance of 191.81 feet; thence South 7° 23' 00" West, a distance of 189.72 feet; thence South 83° 24' 05" East, a distance of 222.29 feet; thence North 0° 25' 20" West, parallel to the East line of said South one-half; a distance of 27.89 feet to the existing wood post and rail fence line, as it existed on March 17, 1995; thence South 87° 11' 38" East, along said fence line, a distance of 147.15 feet to the East line of said South one-half; thence North 0° 25' 20" West, along said East line, a distance of 37.85 feet to the Southeast corner of the North 150.00 feet of the East 150.00 feet of said South one-half; thence North 89° 08' 28" West, along the South line thereof, a distance of 150.04 feet to the Southwest corner of said North 150.00 of the East 150.00 feet; thence North 0° 25' 20" W, along the West line thereof, a distance of 150.04 feet to the **TRUE POINT OF BEGINNING**.

SUBJECT TO that portion lying within the Drainage District.

TOGETHER WITH a 15.00 feet wide easement for water pipe line purposes, over, under, across and through the following described strip of land;

BEGINNING at the most Southeast Corner of the above described Tract "A"; thence South 0° 25' 20" East, along the East line of the Northeast Quarter of Section 17, Township 33 North, Range 4 East, W.M., a distance of 104.79 feet; thence South 89° 34' 40" West, a distance of 15.00 feet; thence North 0° 25' 20" West, parallel with the said East line, a distance of 105.63 feet; to the South line of said Tract "A"; thence South 87° 11' 38" East, a distance of 15.02 feet to the **POINT OF BEGINNING**.

ALSO TOGETHER WITH a Well Protection Easement for individual water well purposes, said easement being a 100.00 feet Radius Circle and the center of said circle is an existing well and said well is more particularly described as follows: **COMMENCING** at the most Southeast corner of above described Tract "A"; thence South 0° 25' 20" East, along the East line of the Northeast Quarter of said Section 17; a distance of 133.71 feet; thence South 89° 34' 40" West, a distance of 7.78 feet to an existing water well.

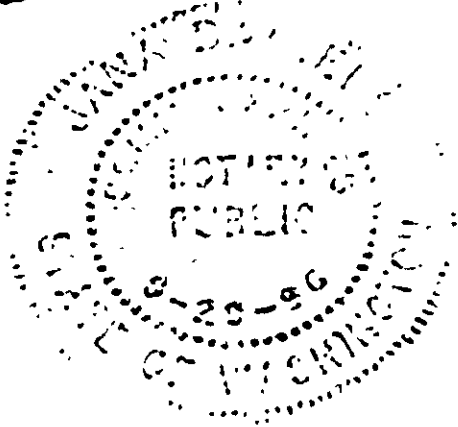
The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional buildinglot.

STATE OF WASHINGTON)

COUNTY OF SKAGIT) ss:

On this day personally appeared before me RONALD SPRAGG and JEAN SPRAGG, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 8 day of December 1995.



Jana Daniels
NOTARY PUBLIC for Washington. My
Commission Expires: 9-29-96

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DRAINAGE DITCH

NORTH LINE SOUTH 1/2 SE 1/4 NE 1/4

S 89° 8' 28" E 191.81'

BARB FENCE LINE

S 89° 8' 28" E 150.04'

175.75'

AREA = 31,169 S.F.

50.00'

N 0° 25' 20" W 150.04'

SPRAGG

GILBERT

BARB FENCE LINE

S 0° 25' 20" E 337.46'

S 87° 11' 38" E 147.15'

POST & BOARD FENCE

S 83° 24' 5" E 222.29'

WOOD STAKE

OLD BRIDGE RAMP

SPRAGG

WOOD STAKE

N 0° 25' 20" W 27.89'

DRAINFIELD

HOUSE

N 89° 8' 28" W 150.04'

37.85'

15' EASEMENT

187.49'

WELL

SECTION LINE

PROPERTY LINE AGREEMENT FOR SPRAGG AND GILBERT

EXHIBIT FOR

METRON

P.O. BOX 480

SILVANA, WA. 98287

PHONE 360-652-3044

REVISED BY T.E.B. 8/20/95

PREPARED BY T.E.B. 3/16/95

100' WELL PROTECTION

25.77'

N 88° 27' 21" W

JOB NO. 95010