



199910260290

Kathy Hill, Skagit County Auditor

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When Recorded Return To:
ISLAND TITLE COMPANY
P. O. BOX 1228
ANACORTES, WA 98221

Escrow No. AE-6691D

LPB-10

SA 19119 ✓

Statutory Warranty Deed

Assessor's Tax Parcel ID#: a ptn of 360123-0-001-0009 a ptn of
360123-0-002-0008

THE GRANTOR ROBERT B. SHIPP and ROSALIND C. SHIPP, husband and wife
for and in consideration of THREE HUNDRED NINETY THOUSAND AND NO/100 (\$390,000.00) DOLLARS
in hand paid, conveys and warrants to JAMES D. SPROULL and SUSAN RADKE SPROULL, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

SEE LEGAL DESCRIPTION ON ATTACHED EXHIBIT "A".

TOGETHER WITH easement for ingress, egress and utilities recorded under Auditor's File No. 9712190120, Skagit County, Washington.

Abbr Legal: Ptn of GL 1, 23-36-1, plus adj tidelands

SUBJECT TO: Restrictions, reservations and easements of record.

DATED: October 21, 1999

Robert B. Shipp 32118 SKAGIT COUNTY WASHINGTON
ROBERT B. SHIPP Real Estate Excise Tax PAID *Rosalind C. Shipp*
ROSALIND C. SHIPP

OCT 26 1999

State of Washington
County of Skagit

Amount Paid \$5967.00
Skagit County Treasurer
By: *NO* Deputy

I certify that I know or have satisfactory evidence that ROBERT B. SHIPP and ROSALIND C. SHIPP is/are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated *October 26, 1999* *Diane L. Sullivan*
Diane L. Sullivan
Notary Public in and for the State of Washington, residing at *Anacortes*
My appointment expires: *3-3-02*

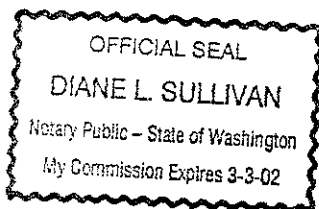


EXHIBIT "A"

PARCEL A:

That portion of Government Lot 1, Section 23, Township 36 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at the South Quarter section corner of said Section 23; thence South 88°48'30" East along the South line thereof, for a distance of 200.07 feet; thence North 52°51'12" East for a distance of 932 feet to the Northeastly line of Government Lot 1; thence Westerly along the Northeastly line of said Government Lot 1 for a distance of 937 feet to a point which lies North 05°12'25" East for a distance of 827 feet from the point of beginning of this description; thence South 05°12'25" West, a distance of 827 feet to the point of beginning of this description.

EXCEPTING therefrom the following described parcel:

Beginning at a point on the South line of said Section 23 which lies 200.07 feet Easterly from the South quarter section corner thereof; thence North 88°48'30" West along said South line for a distance of 200.07 feet to said South quarter section corner; thence North 05°12'25" East for a distance of 54.91 feet; thence South 88°48'30" East for a distance of 205.95 feet; thence North 52°51'12" East for a distance of 888.90 feet to the Northeastly line of said Government Lot 1; thence Southeastly along said Northeastly line for a distance of 37 feet to a point which bears North 52°51'12" East for a distance of 932.34 feet from the point of beginning of this description; thence South 52°51'12" West for a distance of 932.34 feet to the point of beginning of this description.

TOGETHER WITH tidelands of the second class, above the line of mean low tide, situated in front of, adjacent to, or abutting on the above described portion of Government Lot 1 in said Section 23.

PARCEL B:

A non-exclusive easement 60 feet wide for ingress, egress, and utilities, over, under, and through the following described tract:

Beginning at the South quarter section corner of said Section 23; thence North 05°12'25" East for a distance of 54.21 feet; thence South 88°48'30" East parallel with the South line of said Section 23 for a distance of 60.15 feet; thence South 05°12'25" West for a distance of 56.73 feet; thence South 00°38'00" West for a distance of 58.19 feet; thence North 88°48'30" West for a distance of 60.00 feet to the West line of Government Lot 1, Section 26, Township 36 North, Range 1 East of the Willamette Meridian; thence North 00°38'00" West along said West line for a distance of 60.00 feet to the point of beginning of this description.

Being a portion of Tract A, SHORT PLAT NO. 521-81 as approved January 3, 1985, and Recorded in Volume 7 of Short Plats, page 71, records of Skagit County, Washington;

Situated in Skagit County, Washington.

PARCEL C:

A non-exclusive easement 15 feet wide together with a 200 foot diameter well protection easement, for installation, maintenance, and operation of a well and waterline, over, under, and through a portion of Lot A described in Quit Claim Deed recorded under Auditor's File No. 199909150124 and a portion of Lot B described in Quit Claim Deed recorded under Auditor's File No. 199909150123; the centerline of said easement is described as follows:

Commencing at the northwest corner of Government Lot 1, Section 26, Township 36 North, Range 1 East, W.M.; thence S00°38'00"W along the west line of said Government Lot 1, a distance of 461.26 feet to the point of beginning of this centerline description; thence S89°22'00"E, a distance of 147.42 feet to an existing well and the center of the above described well protection easement; thence continuing S89°22'00"E, a distance of 10 feet to the terminus of this centerline description.

Situated in Skagit County, Washington.



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Kathy Hill, Skagit County Auditor

INDIVIDUAL TRANSFEROR

Escrow No. AE-6691D

Section 1445 of the Internal Revenue Code provides that a transferee (buyer) of a U.S. real property interest must withhold tax if the transferor (seller) is a foreign person. To inform the transferee (buyer) that withholding of tax is not required upon my disposition of a U.S. real property interest, I, ROSALIND C. SHIPP hereby certify the following:

1. I am not a nonresident alien for purposes of U.S. income taxation;
2. My U.S. taxpayer identifying number (Social Security number) is 519-48-2963; and
3. My home address is:

4823 FIR TREE WAY
BENNINGHAM, WA 98226

I understand that this certification may be disclosed to the Internal Revenue Service by the transferee and that any false statement I have made here could be punished by fine, imprisonment, or both.

Under penalties of perjury I declare that I have examined this certification and to the best of my knowledge and belief it is true, correct, and complete.

0026, 1999
(Date)

Rosalind C. Shipp
ROSALIND C. SHIPP



INDIVIDUAL TRANSFEROR

Escrow No. AE-6691D

Section 1445 of the Internal Revenue Code provides that a transferee (buyer) of a U.S. real property interest must withhold tax if the transferor (seller) is a foreign person. To inform the transferee (buyer) that withholding of tax is not required upon my disposition of a U.S. real property interest, I, ROBERT B. SHIPP hereby certify the following:

1. I am not a nonresident alien for purposes of U.S. income taxation;
2. My U.S. taxpayer identifying number (Social Security number) is 100-28-8754; and
3. My home address is:

4823 FIR TREE WAY
BELLEVUE, WA 98006

I understand that this certification may be disclosed to the Internal Revenue Service by the transferee and that any false statement I have made here could be punished by fine, imprisonment, or both.

Under penalties of perjury I declare that I have examined this certification and to the best of my knowledge and belief it is true, correct, and complete.

Oct. 26, 1999
(Date)

Robert B. Shipp
ROBERT B. SHIPP



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Kathy Hill, Skagit County Auditor

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