

AFTER RECORDING MAIL TO:

Lawrence Stickles
2585 Soquel Drive
Santa Cruz, CA 95065



200004270003

Kathy Hill, Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: PA-93136-E
LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Debra D. Moore
Grantee(s): Lawrence Stickles
Abbreviated Legal: Ptn Lots 5 and 6, Plate 2, RANCHO SAN JUAN DEL MAR,
SUBDIVISION NO. 3
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): P115228/3974-000-005-0000

THE GRANTOR GAIL WOOD, Personal Representative of the Estate of RICHARD A. MOORE, deceased, as to an undivided 1/2 interest and in DEBRA D. MOORE, as her separate property, as to an undivided 1/2 interest for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to LAWRENCE STICKLES, an unmarried man, as his separate property the following described real estate, situated in the County of SKAGIT, State of Washington:

See Attached Exhibit A

See Attached Exhibit B

Dated this 19th day of April, 2000

By The Richard A. Moore Estate

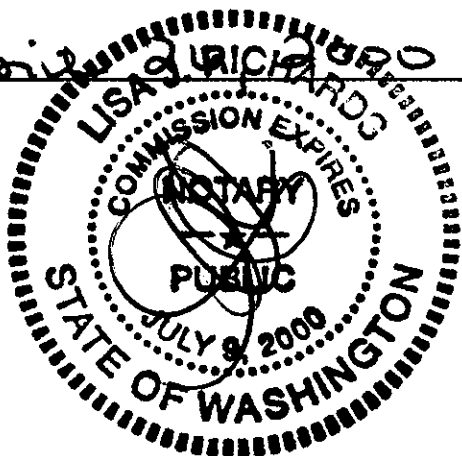
By Gail Wood
Gail Wood, Personal Representative

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Debra D. Moore

is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 19, 2000



Lisa J. Richards
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: July 9, 2000

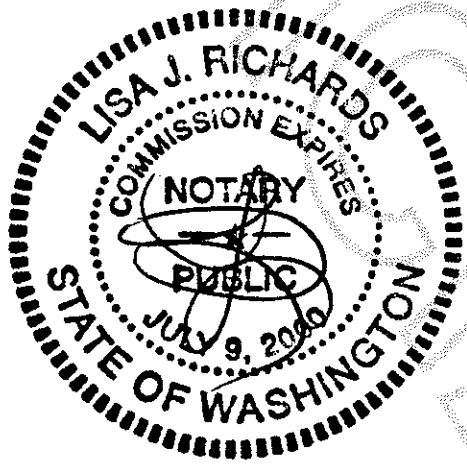
ACKNOWLEDGMENT

ATTACHED TO and made a part
of Statutory Warranty Deed

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Gail Wood
signed this instrument, on oath stated that she authorized to
execute the instrument and acknowledged it as the Personal Representative
of Estate of Richard A. Moore to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: April 21, 2000



Lisa J. Richards
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: July 9, 2000



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Exhibit A

That portion of Lots 5 and 6, Plate 2, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 3", as per plat recorded in Volume 6 of Plats, pages 19 and 20, records of Skagit County, Washington, described as follows:

Beginning at the South 1/4 of Section 10, Township 34 North, Range 1 East, W.M., as the same is shown on the face of said Plate 2, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 3";

thence South 88 degrees 49'15" East 400.00 feet along the South line of said Section 10, to the true point of beginning;

thence North 16 degrees 21'44" West 71.00 feet;

thence North 0 degrees 00'00" East 50.69 feet parallel with and 25.00 feet Westerly (as measured perpendicular to) the East line of Lot 5 to the staking line as shown on the face of said Plate 2, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 3";

thence South 82 degrees 10'25" West 50.45 feet along said staking line to the West line of said Lot 5;

thence South 0 degrees 00'00" West 110.50 to the South line of said Section 10;

thence continue South 0 degrees 00'00" West 181.61 feet (called 179.18 of said Plat) along the West line of said Lot 5 to the Northerly margin of County Road No. 376 (Biz Point Road);

thence Northeasterly along the Northerly margin of said County Road No. 376 to a point bearing South 16 degrees 21'44" East from the point of beginning;

thence North 16 degrees 21'44" West 160.71 feet to the true point of beginning;

TOGETHER WITH that portion of said Lot 5, Plate 2, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 3", lying Northerly of said staking line,

EXCEPT the East 25.00 feet thereof.

Situate in the County of Skagit, State of Washington.



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Exhibit B

SUBJECT TO: Easement for drainage, recorded May 26, 1970, under Auditor's File No. 739429; Easement dedication on the face of said Plat; Restrictions contained on the face of said Plat; Covenants, conditions, restrictions and easements contained in declaration recorded October 26, 1954, under Auditor's File No. 508356; Terms and provisions of that certain contract dated July 19, 1962, recorded January 9, 1963, under Auditor's File No. 630694; Any unpaid assessments or charges, and liability to further assessments or charges, for which a lien may have arisen (or may arise), disclosed by instrument recorded January 9, 1963, under Auditor's File No. 690694; Agreement recorded April 13, 1990, under Auditor's File No. 9004130116, amendment recorded June 28, 1991, under Auditor's File No. 9106280127; Agreement recorded June 25, 1993, under Auditor's File No. 9306250135; Memorandum which supersedes agreement, recorded August 1, 1994, under Auditor's File No. 9408010009; Agreement recorded October 11, 1994, under Auditor's File No. 9410110064; Any question that may arise due to shifting or changing of the line of high water of Burrows Bay or due to said bay having shifted or changed its line of high water; Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.



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