

When Recorded Return to:
CRAIG R. TICE
MARIBEL A. CUIZON
6828 - 19th Ave NE
Seattle WA 98115



200202140118
Skagit County Auditor

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Island Title Company
Order No: A21339✓

STATUTORY WARRANTY DEED

THE GRANTOR JAMES D. SPROULL and SUSAN RADKE SPROULL, husband and wife
for and in consideration of Five Hundred Thousand and 00/100...(\$500,000.00) DOLLARS
in hand paid, conveys and warrants to
CRAIG R. TICE and MARIBEL A. CUIZON, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

See legal description on attached Exhibit "A".

Abbreviated legal description:
Ptn GL 1, 23-36-1 and easement over Tr A, SP 521-81

7628
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 14 2002

Amount Paid \$ *7650.00*
Skagit Co. Treasurer
By *[Signature]* Deputy

Tax Account No. : 360123-0-001-0100 P116108 360123-0-002-0100 P116108

Subject to: Restrictions, reservations and easements of record.

Dated: February 6, 2002

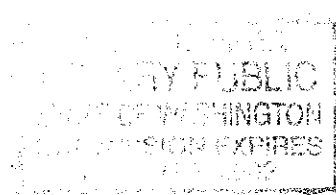
[Signature of James D. Sproull]
JAMES D. SPROULL

[Signature of Susan Radke Sproull]
SUSAN RADKE SPROULL

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that JAMES D. SPROULL and SUSAN RADKE SPROULL 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 therein mentioned in this instrument.

Dated: *February 13, 2002*
[Signature of Notary Public]
Notary Public in and for the State of Washington
Residing at *Amador*
My appointment expires: *3-3-02*



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 Northeasterly line of government Lot 1;
thence Westerly along the Northeasterly 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°40'30" 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 Northeasterly line of said Government Lot 1;
thence Southeasterly along said Northeasterly 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 of said Section 23;
thence North 05°12'25" East for a distance of 54.91 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;

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 of the Willamette Meridian;
thence South 00°38'00" West 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 South 89°22'00" East, a distance of 147.42 feet to an existing well and the center of the above described well protection easement;
thence continuing South 89°22'00" East, a distance of 10 feet to the terminus of this centerline description;

Situated in Skagit County, Washington.



200202140118

Skagit County Auditor