

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Richard M. Simcock  
1529 Alpine View Drive  
Mount Vernon, WA 98273



200506220145  
Skagit County Auditor

6/22/2005 Page 1 of 2 1:56PM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A84772

FIRST AMERICAN TITLE CO.

A84772-1

### Statutory Warranty Deed

Grantor(s): Lance Tracey  
Grantee(s): Richard M. Simcock and Melodie Simcock  
Assessor's Tax Parcel Number(s): 340215-0-003-0016, P20345

THE GRANTOR Lance Tracey, a married man as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Richard M. Simcock and Melodie Simcock, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

That portion of the Northwest 1/4 of the Southwest 1/4 of Section 15, and of Government Lot 1 of Section 16, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at the Southwest corner of said Section 15; thence North 3 degrees 09'00" East along the West line of the Southwest 1/4 of the Southwest 1/4 of said Section 15, a distance of 1321.06 feet to the Northwest corner of said Southwest 1/4 of the Southwest 1/4; thence North 29 degrees 43'00" East along the centerline of that County road known as Snee-Oosh Road No. 353, a distance of 900.44 feet to the true point of beginning of this description; thence North 29 degrees 43'00" East along the centerline of said County road, a distance of 219.28 feet; thence North 89 degrees 12'00" West a distance of 564.83 feet; thence North 63 degrees 42'00" West a distance of 160.19 feet to a point on the line of ordinary high tide; thence South 24 degrees 33'00" West along said line of ordinary high tide, a distance of 285.00 feet; thence South 89 degrees 12'00" East a distance of 718.17 feet to the true point of beginning of this description, EXCEPT Snee-Oosh County Road.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated: June 15, 2005

Lance Tracey

3209  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 22 2005

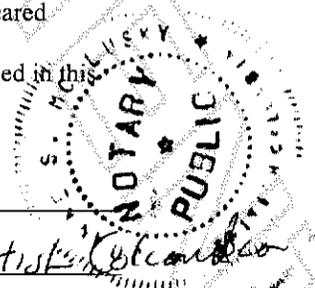
Amount Paid \$ 9,167.00  
Skagit Co. Treasurer  
By Deputy

Province  
STATE OF British Columbia }  
COUNTY OF Vancouver } SS:

I certify that I know or have satisfactory evidence that Lance Tracey, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: June 15/2005

Notary Public in and for the Province State of British Columbia  
Residing at \_\_\_\_\_



JOANNE S. McCLUSKY  
Barrister & Solicitor  
#810-675 Hastings St. W  
Vancouver, B.C. V6B 1N2

LPB-10

A. RESERVATION CONTAINED IN INSTRUMENT

Executed by: John Edge, et al  
Recorded: April 21, 1921  
Auditor's No.: 148972, Volume 121, page 577  
As Follows: There is reserved from the lands hereby granted a right-of-way thereon for ditches or canals constructed by authority of the United States.

B. RESERVATION CONTAINED IN INSTRUMENT

Executed by: Le Helma, et al  
Recorded: August 12, 1930  
Auditor's No.: 236228, Volume 155, page 389  
As Follows: There is reserved from the lands hereby granted a right-of-way thereon for ditches or canals constructed by authority of the United States.

C. RESERVATION CONTAINED IN INSTRUMENT

Executed by: Alexis Edge, unallotted Swinomish  
Recorded: July 19, 1960  
Auditor's No.: 596724, Volume 310, page 377  
As Follows: Reserving unto the grantor his heirs and assigns, 100 percent of all minerals, including oil and gas, together with the right to prospect for, mine and remove same.

D. Said lands lie within the Swinomish Indian Reservation and may be subject to Governmental regulations and taxation by the Swinomish Tribe of Indians.

Note # 1.: We note the following recorded documents which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.: 199911100100  
Document Title: Notice of Action  
Regarding: Six Year Development Moratorium

Auditor's File No.: 200107230115  
Document Title: Waiver of Six Year Development Moratorium



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