

When Recorded Return to:
STEPHEN W. MERRILL
SHARON L. MERRILL
18780 W. Big Lake Blvd.
Mount Vernon WA 98274

200603290047
Skagit County Auditor
3/29/2006 Page 1 of 2 11:28AM

Chicago Title Company - Island Division

Order No: IMV1600 CMM
IC37873

STATUTORY WARRANTY DEED

THE GRANTOR GAVIN J. CLIFFORD and LORI L. CLIFFORD, husband and wife

for and in consideration of Three Hundred Seventeen Thousand and 00/100...(\$317,000.00)
DOLLARS

in hand paid, conveys and warrants to

STEPHEN W. MERRILL and SHARON L. MERRILL, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

Ptn. Lots 82 and 83, FIRST ADD. TO BIG LAKE WATER FRONT TRACTS. Full legal
description attached hereto.

Tax Account No. : 3863-000-083-0200 P115761

Subject to: Restrictions, reservations and easements of record. Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.

Dated: March 22, 2006

Gavin J. Clifford 3-23-2006
GAVIN J. CLIFFORD Date

Lori L. Clifford 3/23/06
LORI L. CLIFFORD Date

STATE OF WASHINGTON
COUNTY OF Island

I certify that I know or have satisfactory evidence that GAVIN J. CLIFFORD and LORI L. CLIFFORD 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 therein mentioned in this instrument.

Dated: 3-23-06
Deborah K. Ell

Notary Public in and for the State of Washington
Residing at
My appointment expires: 11-01-08

LPB No. 10

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

1424
MAR 29 2006

Amount Paid \$ 5647.60
By Skagit Co. Treasurer
Deputy

Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: IMV1600 CMM

PARCEL A:

That portion of Lot 82, FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, lying Westerly of the County road as described under Auditor's File No. 404826, records of Skagit County, Washington, and Southeasterly of the following described line:

Beginning at a point on the Southwesterly line of said Lot 82, which is South 45°55'36" East 78.98 feet from the Northwestern corner thereof;

Thence North 17°35'04" East, a distance of 56.26 feet;

Thence North 33°02'57" East, a distance of 73.92 feet to the terminal point of this line description, which point is on the West line of said County road and 40.04 feet from the intersection of the West line of said County road with the Northwestern line of said Lot 82.

Also, that portion of Lot 83, FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, lying Southwesterly of that portion conveyed for road right of way to Skagit County by deed recorded May 26, 1947, under Auditor's File No. 404831, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

A 30 foot wide easement for ingress, egress and utilities over, under and through that portion of Lots 84 and 85, FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, the centerline of which is described as follows:

Beginning at the intersection on the West line of the 60 foot wide County road as conveyed by deed filed under Auditor's File No. 513940, records of Skagit County, Washington, with the Northwestern line of said Lot 85;

Thence South 39°00'04" East along said right of way, a distance of 17.33 feet to the point of beginning of this centerline description and which point is on a curve concave to the North, the radius point of which bears North 15°31'51" West, a distance of 45.00 feet;

Thence Westerly along said curve through a central angle of 63°52'20", and an arc distance of 50.17 feet;

Thence North 41°39'32" West, a distance of 31.67 feet to the point of curvature of a curve concave to the South having a radius of 104.00 feet;

Thence Westerly along said curve through a central angle of 23°52'57", and an arc distance of 43.35 feet to the line common to Lots 83 and 84 of said plat, and the terminal point of this centerline description.

Situated in Skagit County, Washington.