

WHEN RECORDED RETURN TO  
MARK KUZEL  
21229 84TH AVENUE WEST  
EDMONDS, WASHINGTON 98026



200611290210

Skagit County Auditor

11/29/2006 Page

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4 12:17PM

CHICAGO TITLE CO. 1040098 ✓



## CHICAGO TITLE INSURANCE COMPANY

5101797

### STATUTORY WARRANTY DEED

#### THE GRANTOR(S)

RON SPRAGG AND JEAN SPRAGG, HUSBAND AND WIFE

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION , PART OF AN IRC SECTION 1031 EXCHANGE

in hand paid, conveys and warrants to

MARK KUZEL AND PENNY KUZEL, HUSBAND AND WIFE  
A.

the following described real estate situated in the County of ~~SNOWHOMISH~~ SKAGIT State of Washington:

SHORT LEGAL: LOT 4, CITY OF MOUNT VERNON, SP# MV-3-95. (COMPLETE LEGAL ATTACHED HERETO)

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED HEREIN.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED HEREIN.

# 6054  
SKAGIT COUNTY WASHINGTON  
RECORDED

NOV 29 2006

By

340421-0-009-0403 / P107367

Tax Account Number(s): ~~340321-0-009-0403~~

Dated: NOVEMBER 15, 2006

\_\_\_\_\_  
RON SPRAGG

RON SPRAGG

\_\_\_\_\_  
JEAN SPRAGG BY RON SPRAGG, ATTY. IN FACT

JEAN SPRAGG BY RON SPRAGG, ATTY. IN FACT

LPB10/KLC/052006

EXHIBIT "A"

PARCEL A:

Lot 4, CITY OF MOUNT VERNON SHORT PLAT NO. MV-3-95, approved February 13, 1995, recorded February 13, 1995, in Volume 11 of Short Plats, pages 181 and 182, under Auditor's File No. 9502130077, records of Skagit County, Washington, and being a portion of the Southwest Quarter of the Northwest Quarter of Section 21, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington

PARCEL B:

An non-exclusive easement for ingress, egress and utilities over and across the following described tract:

That portion of the West Half of the Southwest Quarter of the Northwest Quarter of Section 21, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of said subdivision 160 feet South of the North line thereof;

Thence East to a point 330 feet West of the East line of said West Half of the Southwest Quarter of the Northwest Quarter of Section 21;

Thence North 30 feet;

Thence West to the West line of said subdivision;

Thence South 30 feet to the point of beginning;

EXCEPT the West 30 feet thereof lying within the boundaries of LaVenture Road, as conveyed by deed recorded January 4, 1912 and July 16, 1987, under Auditor's File No. 88414 and 8707160028, records of Skagit County, Washington.

Situated in Skagit County, Washington

- END OF EXHIBIT "A" -



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT B

Escrow No.: 5101797

An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1, Puget Sound Power and Light Company, G.T.E., Cascade Natural Gas Co., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the front 10 (ten) feet of all lots adjoining LaVenture Road and other utility easements shown hereon in which to install, lay, construct, renew, operate, maintain and remove utility systems, line, fixtures and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privilege herein granted.

An easement for the purpose of conveying local stormwater runoff is hereby granted in favor of all abutting lot owners in the areas designated as private drainage easements. The maintenance of private drainage easements established and granted herein shall be the responsibility of, the costs thereof shall be borne equally by, the present and future owners of the abutting property and their heirs, personal representatives and assigns.

The City of Mount Vernon is hereby granted the right to enter said easements for emergency purposes at its own discretion.

Easement contained in Dedication of said plat;

For: All necessary slopes for cuts and fills and continued drainage of roads

Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course

15 foot private storm drainage easement as shown on plat.

Affects: The East 15 feet and North 15 feet

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: August 8, 1994

Auditor's No.: 9408080069, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Underground electric system, together with necessary appurtenances

Shared easement for ingress, egress and utilities for turnaround easement as shown on plat.

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: September 12, 1991

Auditor's No.: 9109120117, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Underground electric system, together with necessary appurtenances

Agreement not to protest the formation of an L.I.D. District;

Recorded: April 20, 1989

Auditor's File No.: 8904200002, records of Skagit County, Washington

- END OF SCHEDULE B-001 -

EXHIBIT2/RDA/0999



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STATE OF WASHINGTON  
COUNTY OF

SS

ON THIS 20 DAY OF November, 2006, BEFORE ME  
PERSONALLY APPEARED Ron Spragg KNOWN  
TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING  
INSTRUMENT FOR him SELF AND ALSO AS ATTORNEY IN FACT FOR  
JEAN SPRAGG AND ACKNOWLEDGED THAT he SIGNED AND  
SEALED THE SAME AS his FREE AND VOLUNTARY ACT AND DEED FOR  
him SELF AND ALSO AS his FREE AND VOLUNTARY ACT AND  
DEED AS ATTORNEY IN FACT FOR SAID PRINCIPAL FOR THE USES AND PURPOSES  
THEREIN MENTIONED, AND ON OATH STATED THAT THE POWER OF ATTORNEY  
AUTHORIZING THE EXECUTION OF THIS INSTRUMENT HAS NOT BEEN REVOKED AND  
THAT SAID PRINCIPAL IS NOW LIVING AND IS NOT INSANE.

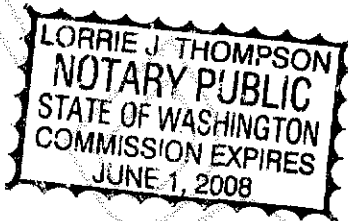
GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE  
WRITTEN.

Lorrie J. Thompson  
NOTARY SIGNATURE

PRINTED NAME:

LORRIE J. Thompson  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Snohomish MY COMMISSION EXPIRES ON 6-1-2008



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Skagit County Auditor