

When Recorded Return to:
JOHN A. SPROULE
LORRAINE A. SPROULE
805 McLean Drive
Sedro Woolley WA 98284



200806250098
Skagit County Auditor

6/25/2008 Page 1 of 2 3:23PM

Chicago Title Company - Island Division
Order No: BE11951 MJJ Title Order No: IC45979

STATUTORY WARRANTY DEED

THE GRANTOR **ROBERT A. LARSEN and DEBRA S. LARSEN, husband and wife**

for and in consideration of **Two Hundred Twenty-Five Thousand and 00/100...(\$225,000.00) DOLLARS** in hand paid, conveys and warrants to **JOHN A. SPROULE and LORRAINE A. SPROULE, husband and wife**

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

Abbreviated Legal: Lot 8, SEDRO WOOLLEY HEIGHTS ADD. TO SEDRO WOOLLEY and a portion of the NE SE Section 13, Township 35 North, Range 4 East of the Willamette Meridian as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Parcel Number(s): 4172-000-008-0006 P77214 and 350413-4-005-0007 P36495

Subject to: Restrictions, reservations and easements of record and Skagit County Right To Farm Ordinance as more fully described below:

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: June 23, 2008

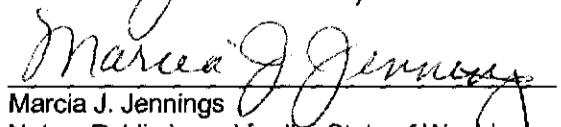

ROBERT A. LARSEN


DEBRA S. LARSEN

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that ROBERT A. LARSEN and DEBRA S. LARSEN (is/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 mentioned in this instrument.

Dated: June 23, 2008


Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 10/5/2008

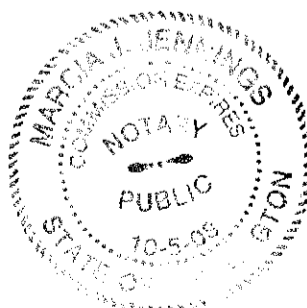


EXHIBIT 'A'

Description:

Order No: BE11951 MJJ

PACEL A:

Lot 8, SEDRO WOOLLEY HEIGHTS ADDITION TO SEDRO WOOLLEY, according to the plat thereof, recorded in Volume 6 of Plats, page 35, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

A portion of the West 590 feet of that portion of the Northeast Quarter of the Southeast Quarter of Section 13, Township 35 North, Range 4 East of the Willamette Meridian, lying North of the right-of-way of the Northern Pacific Railway (sometimes designated as the old alignment);

EXCEPT public highways, described as follows:

Commencing at the Southwest corner of Lot 8, Sedro Woolley Heights Addition to Sedro Woolley, according to the plat thereof, recorded in Volume 6 of Plats, page 35, records of Skagit County, Washington;
Thence running Westerly along the North marginal line of the County Road, a distance of 12 feet;
Thence North parallel with the West line of said Lot 8, to a point Westerly of the North line of said Lot 8, extended Westerly;
Thence South 84°30'34" East to the Northwest corner of said Lot 8;
Thence South along the West line of said Lot 8, to the point of beginning.

Situated in Skagit County, Washington.

2073
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 25 2008

Amount Paid 4010.00
By Skagit Co. Treasurer Deputy



200806250098
Skagit County Auditor