



200304250164
Skagit County Auditor

AFTER RECORDING MAIL TO:

Name DEREK SPRAGUE, ADREAN RUDIE-SPRAGUE
Address
City, State, Zip
B72983

4/25/2003 Page 1 of 1 1:34PM

Filed for Record at Request of First American Title of Skagit County

Statutory Warranty Deed

THE GRANTOR VERN GAMBRIELL, Trustee of the Vern Gambriell Revocable Living Trust dated December 21, 1995 for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to DEREK SPRAGUE and ADREAN RUDIE-SPRAGUE, Husband and Wife the following described real estate, situated in the County of SKAGIT, State of Washington:

PARCEL "A":

Tract 10, "ASSESSOR'S PLAT OF SUNNYSIDE BIG LAKE TRACTS", according to plat thereof recorded in Volume 9 of Plats, Page 13, records of Skagit County, Washington.

PARCEL "B":

That portion of the 140 foot wide railroad right-of-way commonly known as the Northern Pacific Railway, running Northwesterly and Southeasterly through Government Lot 1 of Section 7, Township 33 North, Range 5 East, W.M., which lies between the Northeasterly extensions of both the Northwesterly and Southeasterly lines of Tract 10 of the "ASSESSOR'S PLAT OF SUNNYSIDE BIG LAKE TRACTS", as per plat recorded in Volume 9 of Plats, Page 13, records of Skagit County, Washington. EXCEPT that portion, if any, lying within State Highway 9. ALSO EXCEPT that portion, if any, lying with Lot 4 of Short Plat 91-097 as recorded May 13, 1992 under Auditor's File No. 9205130031.

ABREVIATED LEGAL: Tract 10, of ASSESSOR'S PLAT OF SUNNYSIDE BIG LAKE TRACTS, Map Book 9, Map Page 13

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title which may appear in the public record, including those shown on any Assessor's Property Tax Parcel Account Number(s): 4025-000-010-0001, P69881 recorded plat or survey.

Dated April 22, 2003.

1948
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

VERN GAMBRIELL, Trustee

APR 25 2003

Amount Paid \$ 2501.55
Skagit County Treasurer
By: *man* Deputy

STATE OF WASHINGTON
COUNTY OF

} ss

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

Dated:

4-23-2003



Notary Public in and for the State of Washington
Residing at Seattle, WA
My appointment expires: 12-03-03