

When Recorded Return To:

Robert Thorsen
Kathleen Thorsen
201 Austin Avenue
Wenatchee, WA 98801



200506240191
Skagit County Auditor

6/24/2005 Page 1 of 2 3:32PM

CHICAGO TITLE COMPANY IC35480 ✓
Escrow No. 20050742P

LPB-10

STATUTORY WARRANTY DEED

Reference Numbers of related documents: on page of document
Grantor(s): **Derek Sprague and Adrean Rudie-Sprague** Additional Names on page of document
Grantee(s): **Robert Thorsen and Kathleen Thorsen** Additional Names on page of document
Legal Description (abbreviated): Full legal on page of document
Assessor's Property Tax Parcel Account Number(s): **4025-000-010-0001**

THE GRANTOR Derek Sprague and Adrean Rudie-Sprague, **HUSBAND AND WIFE**

for and in consideration of the sum of **Ten Dollars and other good and valuable consideration** in hand paid, conveys and warrants to **Robert Thorsen and Kathleen Thorsen, HUSBAND AND WIFE**

Skagit

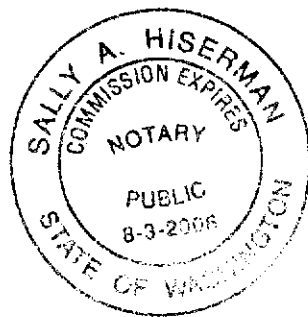
the following described real estate, situated in the County of ~~Snohomish~~, State of Washington:
Tract 10, SUNNYSIDE BIG LAKE TRACTS
Legal Description attached hereto as Exhibit "A"
Assessor's Property Tax Parcel Account Number(s): **4025-000-010-0001**

Subject to:

Easements, Restrictions, Covenants and Conditions of Record as provided for by Chicago Title Commitment #IC35480 and Second Half 2005 R.E. Property Taxes.
Dated this **Seventeenth day of June, 2005**

Derek Sprague

Adrean Rudie-Sprague



3277
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JUN 24 2005

Amount Paid \$ 3382. -
Skagit County Treasurer
By: Deputy

State of Washington }
County of Snohomish } ss

I certify that I know or have satisfactory evidence that Derek Sprague, and Adrean Rudie-Sprague 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: 6/23/05

Notary Public in and for the State of WA
residing at Seattle
My appointment expires: 8 3 1004

PARCEL A:

Tract 10, ASSESSORS PLAT OF SUNNYSIDE BIG LAKE TRACTS, according to the plat thereof recorded in Volume 9 of Plats, page 13, records of Skagit County, Washington;

TOGETHER WITH that portion of the former 140 foot wide railroad right-of-way acquired by decree quieting title filed on May 11, 1992, in Skagit County Superior Court Cause No. 91-2-00070-3, described as follows:

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 of the Willamette Meridian, which lies between the Northeasterly extensions of both the Northwesterly and Southeasterly lines of Tract 10 of the Assessors Plat of Sunnyside Big Lake Tracts, according to the plat thereof 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, recorded May 13, 1992, under Auditor's File No. 9205130031, records of Skagit County, Washington.

PARCEL B:

A non-exclusive easement for purposes of ingress, egress and utilities over and across the Northeasterly 20 feet of Tracts 1 through 19, Assessors Plat of Sunnyside Big Lake Tracts, according to the plat thereof recorded in Volume 9 of Plats, page 13, records of Skagit County, Washington.

ALL situated in Skagit County, Washington.

[Handwritten signatures and initials]



200506240191

Skagit County Auditor