

When recorded return to:

Mr. Ronald C. Spragg
14376 View Moor Drive
Mount Vernon, WA 98273



201110180152
Skagit County Auditor

10/18/2011 Page 1 of 2 11:39AM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 140166-OE

Grantor: Tom R. Bailey and Kathy Bailey
Grantee: Ronald C. Spragg

LAND TITLE OF SKAGIT COUNTY

140166-OE

Statutory Warranty Deed

THE GRANTOR TOM R. BAILEY and KATHY BAILEY, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to RONALD C. SPRAGG, a single person the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Lot 7, All Of Lot 8, Kallstrom's View Moore Plat TGW Vac St & Alley

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 3934-000-008-0007, P66241

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 140166-OE.

Dated

10-14-11

Tom R. Bailey

Kathy Bailey

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20113121
OCT 18 2011

Amount Paid \$ 8638.⁰⁰
Skagit Co. Treasurer
By *MM* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Tom R. Bailey and Kathy Bailey the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated:

10/14/11

Anneliese Maria Farrell
Anneliese Maria Farrell
Notary Public in and for the State of Washington
Residing at La Conner
My appointment expires: 6/28/2012

ANNELIESE MARIA FARRELL
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 6-28-2012

EXHIBIT A

Lot 8, "KALLSTROM'S VIEW MOOR PLAT SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 8 of Plats, page 8, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated Sunrise Street thereto, which attached by operation of law and Final Order of Vacation as recorded January 25, 2002, under Skagit County Auditor's File No. 200201250014.

AND TOGETHER WITH that portion of Lot 7, "KALLSTROM'S VIEW MOOR PLAT SKAGIT COUNTY, WASHINGTON," approved on October 3, 1960 and recorded on October 3, 1960, under Auditor's File No. 599420, records of Skagit County, Washington; being a portion of Section 4, Township 33 North, Range 3 East, W.M., and being more particularly described as follows:

Beginning at the Northwest corner of said Lot 7;

thence North 89°53'47" East a distance of 170.00 feet to the Northeast corner of said Lot 7;

thence South 79°54'01" West a distance of 109.56 feet;

thence North 73°04'35" West a distance of 64.95 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.



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