

When recorded return to:

Stephen G. Sproul, Trustee of Stephen G. Sproul Trust dated May 18, 2018  
3772 78th Avenue SE  
Mercer Island, WA 98040

203696-LT

### STATUTORY WARRANTY DEED

THE GRANTOR(S) **Darla M. (Hendrickson) Binder and Michael T. Binder, wife and husband**

for and in consideration of NINE HUNDRED SIXTY THOUSAND AND 00/100 Dollars  
(\$960,000.00)

in hand paid, conveys, and warrants to **Stephen G. Sproul, Trustee of the Stephen G. Sproul Trust**  
**dated May 8, 2018**

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

**For Full Legal See Attached "Exhibit A"**

Abbreviated Legal: (Required if full legal not inserted above.)

ptn NE 1/4 NE 1/4, 23-35-3 E W.M.

Tax Parcel Number(s): 350323-1-007-0000/P34694 .

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record  
including, but not limited to, those shown Land Title Company's Preliminary Commitment No.  
203696-LT.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5784

Dec 17 2021

Amount Paid \$17093.00  
Skagit County Treasurer  
By Lena Thompson Deputy

(attached to Statutory Warranty Deed)

Dated: December 15, 2021

Darla M. Binder  
Darla M. Binder

Michael T. Binder  
Michael T. Binder

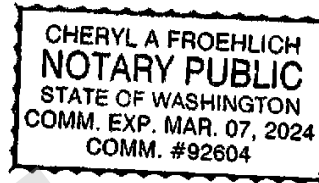
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 16 day of Dec, 2021 by Darla M. Binder  
and Michael T. Binder.

[Signature]  
Signature

Notary  
Title

My appointment expires: 3-7-24



**Exhibit A**

A tract of land in the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 23, Township 35 North, Range 3 East, W.M., described as follows:

Commencing at a point on the North line of the Northeast  $\frac{1}{4}$  of Section 23, Township 35 North, Range 3 East, W.M., said point lying North  $87^{\circ}23'36''$  West 846.65 feet from the Northeast corner thereof; thence South  $2^{\circ}36'24''$  West 20.00 feet to the South margin of Allen West Road and the Point of Beginning; thence continuing South  $2^{\circ}36'24''$  West 196.93 feet; thence South  $87^{\circ}23'36''$  East 98.08 feet; thence South  $2^{\circ}36'24''$  West 97.49 feet; thence South  $87^{\circ}23'36''$  East 262.84 feet; thence South  $0^{\circ}51'46''$  East 944.19 feet to the South line of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 23; thence North  $88^{\circ}21'32''$  West along said South line for a distance of 438.84 feet to the East line of Short Plat No. 46-75, as recorded under Skagit County Auditor's File No. 825510; thence North  $0^{\circ}53'39''$  West along said East line for a distance of 1,246.61 feet to the South margin of Allen West Road; thence South  $87^{\circ}23'36''$  East along said South margin for a distance of 96.84 feet to the Point of Beginning.

EXCEPT a tract of land in the said Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 23, Township 35 North, Range 3 East, W.M., described as follows:

Commencing at a point on the North line of the Northeast  $\frac{1}{4}$  of Section 23, Township 35 North, Range 3 East, W.M., said point lying North  $87^{\circ}23'36''$  West 846.65 feet from the Northeast corner thereof; thence South  $2^{\circ}36'24''$  West 20.00 feet to the South margin of Allen West Road; thence along a line herein referred to as "LINE Z" (aka the West Line of that parcel described at 'Exhibit E' of that Boundary Line Adjustment deed recorded under Skagit County Auditor File No. 201410060077, a re-record of Skagit County Auditor File No. 201410020041), continuing South  $2^{\circ}36'24''$  West 196.93 feet, to the POINT OF BEGINNING; thence South  $87^{\circ}23'36''$  East 98.08 feet; thence South  $2^{\circ}36'24''$  West 97.49 feet to the Southwest corner of that parcel conveyed to Kaleb Orcutt and Kayla Allen, by deed recorded under Skagit County Auditor File No. 201907170081; thence North  $88^{\circ}21'32''$  West to a point of intersection on said "LINE Z" if said line extended on a bearing South  $2^{\circ}36'24''$  West from the above said POINT OF BEGINNING; thence North  $2^{\circ}36'24''$  East 97.49 feet, more or less, to the POINT OF BEGINNING;

Situate in the County of Skagit, State of Washington.