

AFTER RECORDING MAIL TO:

Robert H. Ruby
486 Norris Place
Burlington, WA 98233



200510280146
Skagit County Auditor

10/28/2005 Page 1 of 2 12:16PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 117825-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): John A. Lange and Gayle Lange

Grantee(s): Robert H. Ruby

Abbreviated Legal: a ptn of SW $\frac{1}{4}$ of NE $\frac{1}{4}$, & of SE $\frac{1}{4}$ of NW $\frac{1}{4}$, & of NW $\frac{1}{4}$ of SE $\frac{1}{4}$, 18-35-5 E W.M.

Assessor's Tax Parcel Number(s): 350518-4-012-0002, P39391, 350518-2-004-0006, P39370, 350518-1-004-0107, P39361, 350518-2-003-0007, P39369

THE GRANTOR JOHN A. LANGE and GAYLE LANGE, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **Robert H. Ruby**, an unmarried individual as his separate estate the following described real estate, situated in the County of Skagit, State of Washington.

That portion of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 18, Township 35 North, Range 5 East, W.M., lying Northerly of McGarigle Road, ALSO the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 18, Township 35 North, Range 5 East, W.M., lying Northerly of McGarigle Road, ALSO AND TOGETHER WITH that portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 18, Township 35 North, Range 5 East, W.M., lying Northeasterly of the Westerly line of the Westerly Bonneville Power Easement and lying Southeasterly of the Northerly line of the abandoned Great Northern Railway right of way and lying Southwesterly of the following described line:
Beginning at a point on the East line of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, said point being 439.24 feet North of the Southeast corner of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$;
thence North $59^{\circ}10'41''$ West, 233.0 feet, more or less, to a point on the Northwesterly line of the abandoned Great Northern Railway right of way and the termination point of said line.

EXCEPT therefrom that portion platted as Sauk Mountain View Estates – South, a Planned Residential Development, as recorded under Auditor's File No. 200306090032, records of the Skagit County Auditor's Office, AND EXCEPT that portion platted as Sauk Mountain View Estates – South – APRD – Phase 3 as recorded under Auditor's File No. 200505260107, AND EXCEPT that portion the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ lying Northerly of the Southerly line of Portobello Avenue, AND ALSO EXCEPT the following described tracts:

Tract A:

That portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 18, Township 35 North, Range 5 East, W.M., described as follows:
Beginning at a point on the West 20 foot right of way line of Fruitdale Road, 521.62 feet North of the Southeast corner of said Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, said point also being the Northeast corner of a tract of land conveyed to Cascade Natural Gas Corporation by Correction Deed dated August 3, 1957, and recorded in Volume 289, page 677, records of Skagit County, Washington;
thence South along said West right of way line of Fruitdale Road 120 feet, more or less, to the Southeast corner of that parcel conveyed by instrument recorded under Auditor's File No. 200212050129, records of Skagit County, Washington;
thence West 70.0 feet;
thence North 220.00 feet;
thence East 70 feet to the Northeast corner of a parcel of land conveyed to El Paso National Gas Company by Correction Statutory Warranty Deed recorded August 26, 1965, under Skagit County Auditor's File No. 670920;
thence South along the East line of said parcel 100.0 feet to the true point of beginning.

Tract B:

That portion of the Southwest ¼ of the Northeast ¼ of Section 18, Township 35 North, Range 5 East, W.M., lying Northwesterly of the following described line:

Beginning at the Southwest corner of Lot 21 within the Plat of Sauk Mountain View Estates-South, a planned residential development, as recorded under Auditor's File No. 200306090032, records of Skagit County Auditor's Office;

thence South 19°36'17" West, 40.93 feet;

thence South 38°43'16" East 58.56 feet;

thence South 21°02'28" West, 60.58 feet;

thence South 50°02'25" West, 86.57 feet;

thence South 31°52'47" West, 31.08 feet;

thence South 48°07'50" West, 97.92 feet;

thence South 31°49'29" West, 113.71 feet, more or less, to a point on the West line of said Southwest ¼ of the Northeast ¼ and the termination point of said line.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

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. 117825-PE.

Dated October 14, 2005

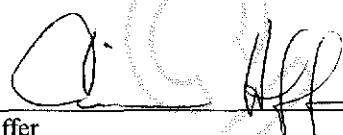

John A. Lange

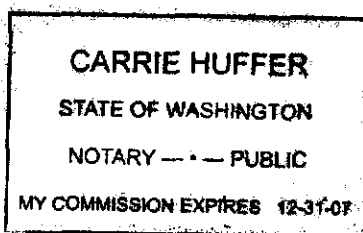

Gayle Lange

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **John A. Lange and Gayle Lange** 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: October 25, 2005


Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007



6040
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 28 2005

Amount Paid \$ 24925.00
By  Skagit Co. Treasurer
Deputy



200510280146
Skagit County Auditor