



200601130236
Skagit County Auditor

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AFTER RECORDING MAIL TO:
Ernest Ruddell
9101 Fruitdale Road
Sedro Woolley, WA 98284

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-01614-05

Statutory Warranty Deed

LAND TITLE OF SKAGIT COUNTY

Grantor(s): Lloyd E. Chandler and Lois P. Chandler
Grantee(s): Ernest S. Ruddell and Pamela Gladney-Ruddell
Abbreviated Legal:
Lot 6, Fruitdale View
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4194-000-006-0002/P77928

THE GRANTOR Lloyd E. Chandler and Lois P. Chandler, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ernest S. Ruddell and Pamela Gladney-Ruddell, Husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 6, "Plat of Fruitdale View Div. No. 1", as per plat recorded in Volume 10 of Plats, page 29, records of Skagit County, Washington.
Situate in the County of Skagit, State of Washington.

SUBJECT TO: Exhibit "A" hereto attached and made a part hereof.

Dated January 12, 2006

Lloyd E. Chandler
Lloyd E. Chandler

Lois P. Chandler
Lois P. Chandler

220
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 13 2006

State of Washington }
County of Skagit } SS:

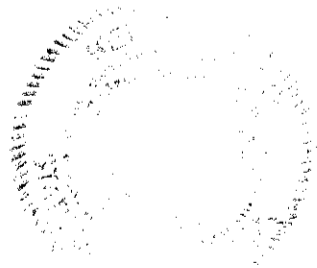
Amount Paid \$ 2514.80
By [Signature]
Skagit Co. Treasurer

I certify that I know or have satisfactory evidence that **Lloyd E. Chandler and Lois P. Chandler**

is/are the person(s) who appeared before me, and said person(s) acknowledged that
he / she / they signed this instrument and acknowledge it to be his / her / their
free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1/12/06

Kelli A. Mayo
Kelli A. Mayo
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 6/19/2005



EXCEPTIONS:

EXHIBIT "A"

- A. AN UNDERGROUND EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, WHICH EASEMENT ALSO CONTAINS THE FOLLOWING RECITAL:

For: Underground electric system
In Favor Of: Puget Sound Power & Light Company, a Washington corporation
Recorded: December 19, 1986
Auditor's No.: 8612190050
Affects: West 10 feet

Grantee shall have the right to remove any trees or parts of trees or other vegetation or natural obstructions within said right-of-way, and may level, grade and re-grade said right-of-way as may appear to grantee to be necessary for the construction, operation and maintenance of said facilities.

- B. PROPERTY LINE AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF

Between: Howard Smiley, et ux
And: George Taylor, et ux
Recorded: December 20, 1985
Auditor's No.: 8512200044

- C. Declaration of Covenants and Easements:

Recorded: March 25, 1985
Auditor's No.: 8503250054 through 8503250058

Amendment to Covenants:

Recorded: July 31, 1987
Auditor's No.: 8707310062



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