



200610040123
Skagit County Auditor

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WHEN RECORDED RETURN TO

Rod Randles
4325 109th PL NE
Marysville, WA 98271

CHICAGO TITLE CO. 1C4D146



CHICAGO TITLE INSURANCE COMPANY

5110840

STATUTORY WARRANTY DEED

THE GRANTOR(S)

MARJORIE C. RUSING, AS TRUSTEE OF THE JAMES A. AND MARJORIE C. RUSING TRUST, DATED SEPTEMBER 22, 1999.

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

SANDRA A. RANGLES AND ROD R. RANGLES, WIFE AND HUSBAND

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

TRACT C OF SKAGIT COUNTY SHORT PLAT NO 60 - 79 AS APPROVED OCTOBER 26, 1979, AND RECORDED OCTOBER 29, 1979, IN VOLUME 3 OF SHORT PLATS, PAGE 202, UNDER AUDITOR'S FILE NO. 7910290018, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT 'A' AND BY THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED HEREIN.

TR C SKAGIT COUNTY SP NO 60 - 79

Tax Account Number(s):

360420 0 011 0015 AND 360420 0 011 0500

Dated: SEPTEMBER 20, 2006

5162/5160
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 04 2006

Amount Paid \$4900.00
By Skagit Co. Treasurer Deputy

Marjorie C Rusing
MARJORIE C. RUSING - TRUSTEE

LPB10/KLC/052006

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 5110840

SUBJECT TO:

Recital as set forth on face of Short Plat as follows:

All Lots will be served by individual wells. Skagit County requires a 100 foot radius pollution control zone surrounding each well. The buyer of each lot should inquire and investigate as to the location and existence of adjoining systems before constructing any buildings or drilling any wells and the buyers should cooperate in the locations of wells to prevent problems with overlapping control zones.

Recitals as set forth on face of Short Plat as follows:

- A. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
- B. Short Plat No. and date of approval shall be included in all Deeds and Contracts.
- C. Zoning – residential
- D. Sewage Disposal – individual septic system
- E. Water – individual well

Any matters arising from the location of a fence or fences as delineated on the face of Skagit County Plat No. 60-79, recorded October 29, 1979, in Volume 3 of Short Plats, Page 202, under Auditor's File No. 7910290018, records of Skagit County, Washington.

Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.

Right of use, control, or regulation by the United States of America in the exercise of power over commerce and navigation.

Any question that may arise due to shifting or change in the course of Butler Creek or due to said creek having shifted or changed its course.

Right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of the creek, if navigable.

Easement and Agreement, including the terms and conditions thereof, declared by instrument(s);

Recorded: September 29, 2006

Auditor's No(s): 200609290055, records of Skagit County, Washington

Benefits: Parcels A, B and C of Skagit County Short Plat No. 60-79

For: Ingress, egress and utilities

EXHIBIT/RDA/0999



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STATE OF WASHINGTON
SNOHOMISH

SS

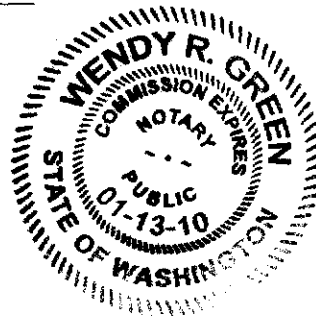
COUNTY OF

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT
Marjorie C. Rusing IS THE PERSON WHO APPEARED
BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS
INSTRUMENT, ON OATH STATED THAT SHE WAS AUTHORIZED TO EXECUTE THE
INSTRUMENT AND ACKNOWLEDGED IT AS TRUSTEE OF JAMES A. MARJORIE C.
RUSING TRUST DATED SEPTEMBER 22, 1999. TO BE THE FREE AND VOLUNTARY ACT
OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 10-2-06

Wendy R. Green
NOTARY SIGNATURE

PRINTED NAME: Wendy R. Green
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Everett
MY APPOINTMENT EXPIRES 01-13-10



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