



200708030165

Skagit County Auditor

8/3/2007 Page 1 of 3 3:33PM

When recorded return to:

Mr. and Mrs. Raymond D. Ruddle
4791 Ivan Lane
Sedro Woolley, WA 98284,

Recorded at the request of:
First American Title
File Number: B91538

Statutory Warranty Deed B91538E-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Jay A. Smith and Sharon R. Smith, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Raymond D. Ruddle and Edna M Ruddle, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 5, "PRAIRIE ACRES III"

Tax Parcel Number(s): P81518, 4407-000-005-0006

Lot 5, "PRAIRIE ACRES III", as per plat recorded in Volume 12 of Plats, page 74, records of Skagit County, Washington.

SUBJECT TO: Covenants, Conditions, Restrictions and Easements as per the Attached Schedule "B-1 and by this reference made a part hereof.

Dated July 26, 2007

Jay A. Smith 3907 Sharon R. Smith
Jay A. Smith Sharon R. Smith
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 03 2007

Amount Paid \$ 5950.20
Skagit Co. Treasurer
By SP Deputy

STATE OF Washington
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Jay A. Smith and Sharon R. Smith, the persons 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.

Date: 7-26-07

Shirley Rose Lanum
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 10-19-2008



Schedule "B-1"

EXCEPTIONS:

A. AN EXCLUSIVE EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Installing and running, as well as, maintaining a well and water system
In Favor Of: Willard M. Hendrickson and Ida M. Hendrickson, husband and wife
Recorded: MAY 23, 1974
Auditor's No.: 801231
Affects:

Commencing at the Northwest corner of the Southwest 1/4 of Section 25, Township 36 North, Range 4 East W.M.; thence South 0 degrees 41' 02" East along the West line of said subdivision for a distance of 74.53 feet; thence North 65 degrees 52' 55" East for a distance of 747.14 feet to a point on the centerline of the existing road easement, said point being the true point of beginning and the centerline of a 30.0 foot strip of land; thence South 65 degrees 52' 55" West along said centerline for a distance of 309.40 feet to the Southerly corner of Tracts "B" and "C" of Short Plat Number 36-73; thence in Northwest direction for a distance of 20.8 feet to the center point of an existing well and termination point being further the center point of a 100 foot radius easement for well site pollution control.

B. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT:

Declaration Dated: MAY 3, 1978
Recorded: MAY 17, 1978
Auditor's No.: 879686

C. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT:

Declaration Dated: June 23, 1978
Recorded: June 26, 1978
Auditor's No.: 882158
Executed By: Willard M. Hendrickson and Ida M. Hendrickson, husband and wife, et al

Amendment to said Covenants recorded May 23, 1988 under Auditor's File No. 8805230041.

D. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN SAID PLAT, AS FOLLOWS:

- 1. All roads shown on the face of this plat are and shall be private roads subject to a nonexclusive easement in favor of all owners and purchasers of said lots, their guests and licensees.
2. The said roads are subject to and include all those nonexclusive rights set forth in that certain road easement heretofore recorded under Skagit County Auditor's File No. 788858 and 850430.



3. All of the lots contained in the said plat shall be subject to the restrictive covenants set forth in those certain instruments recorded under Skagit County Auditor's File No. 863199, 802415, 801289, 871242 and 882158.

4. Each owner in fee simple and/or purchaser on a real estate contract of any such lot shall be a member of Skagit Prairie Acres Community Association and subject to all the rights, duties and obligations inherent in such membership as set forth in the Articles of Incorporation of said nonprofit corporation of the State of Washington as filed in the Office of the Secretary of State of the State of Washington, the By-Laws, Rules and Regulations adopted in accordance with the Articles of Incorporation, and the provisions of the restrictive covenants set forth in Skagit County Auditor's File No. 882158.

5. Each lot appearing on the face of said plat shall be subject to the restrictive covenant running with the land as recorded under Auditor's File Number 801231, and all easements and restrictive covenants as provided under Approval and Dedication provisions set forth in Auditor's File Number 7904130021.



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