

When recorded return to:

Mr. Jim Ruiz and Ms. Karen Mc Cord
5829 Buttram Lane
Anacortes, WA 98221



200807290098
Skagit County Auditor

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 05-00164-08

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Grantor: **Bill J Buttram, Jr and Marie A Buttram**
Grantee: **Shelton James Talbert-Ruiz and Karen L Mc Cord**

Tax Parcel Number(s): 340113-4-009-0502 P19359

Abbreviated Legal:

Ptn SE ¼ of SE ¼, 13-34-1 EWM (AKA Tract D, SP #27-80)

LAND TITLE OF SKAGIT COUNTY
130537-SA

Statutory Warranty Deed

THE GRANTORS **Bill J Buttram, Jr** who also shows of recod as **Billie J Buttram and Marie A Buttram, Husband and Wife** for and in consideration of I.R.C. Section 1031 Tax-Deferred Exchange in hand paid, conveys and warrants to **Shelton James Talbert-Ruiz, a Single Person, Karen L Mc Cord, a Single Person** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Ptn SE ¼ of SE ¼, 13-34-1 EWM (AKA Tract D, SP #27-80)

FOR FULL LEGAL SEE ATTACHED EXHIBIT "A"

Subject to attached Schedule B-1

Tax Parcel Number(s): 340113-4-009-0502 P19359

2443
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 29 2008

Dated 7/25/08

Amount Paid \$ 6235.00
Skagit Co. Treasurer
By SP Deputy

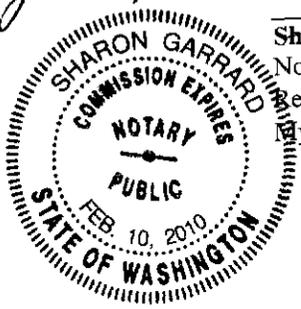
Bill J Buttram, Jr
Bill J Buttram, Jr

Marie A Buttram
Marie A Buttram

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Bill J Buttram, Jr and Marie A Buttram** are the person who appeared before me, and said person are 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: July 25, 2008
Sharon Garrard



Sharon Garrard
Notary Public in and for the State of Washington
residing at: Oak Harbor
My appointment expires: 2/10/2010

EXHIBIT A

Schedule "A-1"

130537-SA

DESCRIPTION:

Tract "D" of Short Plat No. 27-80, approved June 16, 1980 and recorded June 16, 1980, under Auditor's File No. 8006160027, in Volume 4 of Short Plats, page 113, records of Skagit County, Washington; being a portion of the North ½ of the Southeast ¼ of the Southeast ¼ of Section 13, Township 34 North, Range 1 East, W.M., EXCEPT mineral rights as reserved by Deed recorded November 9, 1950, under Auditor's File No. 453265.

TOGETHER WITH AND SUBJECT TO, a non-exclusive easement for ingress, egress and utilities, as delineated on the face of said Short Plat No. 27-80, as 'Buttram Lane' and 'Angie Lane'.

Situate in the County of Skagit, State of Washington.



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EXCEPTIONS:

A. Reservation contained in deed recorded November 9, 1950, under Auditor's File No. 453265, in Volume 242 of Deeds, page 115, in favor of Fred Hendricksen and Dorothy M. Hendricksen, husband and wife, as follows:

"The sellers save, except and reserve all oils, gases, coal, ores, minerals, fossils, etc., together with the right to enter upon said lands for the purpose of opening, developing and working mines, etc., provided that no rights shall be exercised under this reservation until provision has been made by the sellers, their successors or assigns, for full payment of damages sustained by owner by reason of such entering."

B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES, DELINEATED ON THE FACE OF SAID SHORT PLAT NO. 27-80:

For: Utilities
Affects: A 20 foot strip

C. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, DELINEATED ON THE FACE OF SAID SHORT PLAT.

For: Ingress, egress and utilities
Affects: A 60 foot strip and cul-de-sac (See short plat for full particulars)

D. 100 foot pollution control zones as delineated on the face of the Short Plat No. 27-80.

E. Provisions set forth on the face of Short Plat No. 27-80, as follows:

1. All maintenance and construction of private roads are the responsibility of lot owners and the responsibility of maintenance shall be in direct relationship to usage of road;
2. Short Plat number and date of approval shall be included in all contracts and deeds;
3. Zoning - Residential;
4. Sewage Disposal - Individual septic system;
5. Water - Individual well;
6. Water of sufficient quantity and/or quality for normal or domestic purposes is not provided at the time of filing the plat, the buyer should inquire and investigate as to the availability of said water. Lots A-D will be served by individual wells. Skagit County requires a 100 foot radius well 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 buyer should cooperate in the locations of wells to prevent problems with these overlapping control zones.

F. Mislocated fenceline as delineated on face of Short Plat No. 27-80.



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EXCEPTIONS CONTINUED:

G. UNDERGROUND UTILITY EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
Area Affected: A right of way 10 feet
Dated: July 31, 1990
Recorded: December 21, 1990
Auditor's No.: 9012210052
(Affects a portion of subject property)

Contains covenant prohibiting structures over said easement or other activity which might endanger the underground system.



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