

When recorded return to:

Lacey R. Ruddell
23077 Boyd Rd
Mt Vernon WA 98274

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number: 96803



200904090084
Skagit County Auditor

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Statutory Warranty Deed

96803

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Joey D. Swenson and Karin D. Swenson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Lacey R. Ruddell, a single person and Thomas V. Magin, a single person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 36, Township 34, Range 4; Ptn. NW NW (aka Lot 1, Short Plat No. PL06-0114)

Tax Parcel Number(s): P29845, 340436-0-006-0305

Lot 1 as delineated on Short Plat No. PL06-0114 as approved on February 13, 2007 and recorded on February 13, 2007 under Auditor's File No. 200702130074, being a portion of the Northwest 1/4 of the Northwest 1/4 of Section 36, Township 34 North, Range 4 East, W.M..

Subject to easements, restrictions or other exceptions hereto attached as exhibit A

Dated 4/8/09

Joey D Swenson
Joey D. Swenson

Karin D. Swenson
Karin D. Swenson

978
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 09 2009

STATE OF Washington }
COUNTY OF Skagit } SS:

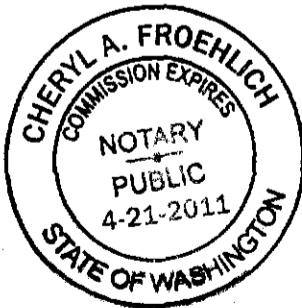
Amount Paid \$ 6003.60
Skagit Co. Treasurer
By MF Deputy

I certify that I know or have satisfactory evidence that Joey D. Swenson and Karin D. Swenson, 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: 4-8-09

Cheryl A. Froehlich

Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 1/07/2011 4-21-11



UNRECORDED

Exhibit A

Schedule "B-1"

EXCEPTIONS:

A. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Cecil E. Dillard and Joyce, husband and wife
Recorded: September 20, 1977
Auditor's No.: 865123
For: Waterline Easement
Affects: The Easterly 50 feet

B. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Myron J. Thomas and Helen Thomas, husband and wife; Kenneth N. Thomas and Ruth M. Thomas, husband and wife; Glen Thomas and Rose Thomas, husband and wife
Recorded: September 20, 1977
Auditor's No.: 865123
As Follows: The grantees agree that the cost of and responsibility for maintenance of said easements is to be borne equally by the users of said easement.

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: December 15, 1977
Recorded: April 11, 1978
Auditor's No.: 877243
Executed By: Mr. and Mrs. Glen Thomas, Mr. and Mrs. Myron Thomas, Mr. and Mrs. Kenneth Thomas

D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 3-74
Recorded: September 23, 1977
Auditor's No.: 865327
Affects: Easement portions of subject property

E. Lot Certification, including the terms and conditions thereof. Reference to the record being made for full particulars. The Company makes no determination as to its affects.

Recorded: February 13, 2007
Auditor's No.: 200702130076



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F. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Joe and Karin Swenson
Recorded: August 8, 2005
Auditor's No.: 200508080212
Regarding: Low Flow Mitigation Summary - Aquifer Recharge Mitigation Summary to be recorded with Title

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

G. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Joe Swenson
Recorded: February 13, 2007
Auditor's No.: 200702130075
Regarding: Protected Critical Area Easement

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

H. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: PL06-0114
Recorded: February 13, 2007
Auditor's No.: 200702130074



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