

When recorded return to:
Jeffrey A Frey and Margaret A Frey
4791 Ivan Lane
Sedro Woolley, WA 98284



Skagit County Auditor \$75.00
7/16/2015 Page 1 of 4 3:40PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 620024265

CHICAGO TITLE
620024265 STATUTORY WARRANTY DEED

THE GRANTOR(S) *Ruddle* Raymond D. Ruddle and Edna M. Ruddle, trustees of the R D ~~Ruddle~~ and Edman Marie Ruddle Family Trust Dated February 5, 2008.

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Jeffrey A Frey and Margaret A Frey, a married couple

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

Lot 5, PRAIRIE ACRES III, according to the plat thereof recorded in Volume 12 of Plats, page 74, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P81581 / 4407-000-005-0006

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: July 13, 2015

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 2755
JUL 16 2015

R.D. Ruddle and Edna Marie Ruddle Family Trust

BY: *Raymond D Ruddle trustee*
Raymond D. Ruddle
Trustee

BY: *Edna M Ruddle trustee*
Edna M. Ruddle
Trustee

Amount Paid \$ 5816.⁷⁰
Skagit Co. Treasurer
By *mm* Deputy


STATUTORY WARRANTY DEED
(continued)

State of Alaska

3rd Judicial Dist of N/A

I certify that I know or have satisfactory evidence that Raymond D Ruddle and Edna M. Ruddle is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of R D Rubble and Edna Marie Ruddle Family Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 15, 2015


Name: Linda J. Russell
Notary Public in and for the State of Alaska
Residing at: Anchorage, AK
My appointment expires: 3/28/17

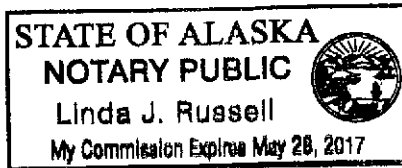


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 23, 1974
Auditor's No(s): 801231, records of Skagit County, Washington
In favor of: Willard M. Hendrickson, et ux, their successors and assigns
For: Wells and Water system, together with necessary appurtenances
Affects: Exact location is undisclosed of record

Amended by instrument(s):
Recorded: January 21, 1977
Auditor's No(s): 849733, records of Skagit County, Washington
2. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;
Recorded: May 23, 1974
Auditor's No(s): 801289, records of Skagit County, Washington
Executed By: Willard M. Hendrickson, et ux

Amended by instrument(s):
Recorded: August 22, 1977
Auditor's No(s): 863199, records of Skagit County, Washington
3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;
Recorded: December 30, 1977
Auditor's No(s): 871242, records of Skagit County, Washington
Executed By: Willard M. Hendrickson, et ux
4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;
Recorded: June 26, 1978
Auditor's No(s): 882158, records of Skagit County, Washington

Amended by instrument(s):
Recorded: May 23, 1988
Auditor's No(s): 8805230041, records of Skagit County, Washington
5. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;
Recorded: April 12, 1979
Auditor's No(s): 7904130021, records of Skagit County, Washington
Executed By: Willard M. Hendrickson, et ux
6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: June 26, 1978
Auditor's No(s): 882158, records of Skagit County, Washington
Imposed By: Skagit Prairie Acres Community Association

EXHIBIT "A"

**Exceptions
(continued)**

7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instruments
Recorded: May 23, 1974; December 30, 1977; April 13, 1979
Auditor's file No.: 801289,871242 and 7904130021, records of Skagit County, Washington
Imposed By: Willard M. Hendrickson, et ux, their successors and assigns, doing business as Prairie Acres Water System
8. Agreement, including the terms and conditions thereof; entered into;
By: Kenneth C. Burt and Teri L. Burt
And Between: Skagit County
Recorded: August 28, 1991
Auditor's No.: 9108280060, records of Skagit County, Washington
Providing: Alternative Sewage System
9. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;
Recorded: May 17, 1978
Auditor's No(s): 879686, records of Skagit County, Washington
Executed By: Willard M. Hendrickson
10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on **PLAT OF PRAIRIE ACRES III:**

Recording No: 7909050005
11. City, county or local improvement district assessments, if any.
12. Assessments, dues and charges, if any, levied by Skagit Prairie Community Association.
13. Assessments, dues and charges, if any, levied by Prairie Acres Water System.
14. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."