

AFTER RECORDING MAIL TO:
Mr. and Mrs. Gary Ludwig
1310 Henson Court
Sedro Woolley, Wa 98284



200505020208
Skagit County Auditor

5/2/2005 Page 1 of 2 3:39PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B84468

FIRST AMERICAN TITLE CO.
B 84468-1

Statutory Warranty Deed

Grantor(s): Wayne D. Mackey Sr. and Christie A. Mackey
Grantee(s): Gary Ludwig and Kathy Ludwig
Assessor's Tax Parcel Number(s): 4034-000-001-0001, P70108, 4034-000-002-0000

THE GRANTOR Wayne D. Mackey Sr. and Christie A. Mackey, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Gary Ludwig and Kathy Ludwig, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lots 1 and 2, "VALLEY VIEW ADDITION", as per plat recorded in Volume 7 of Plats, pages 47, records of Skagit County, Washington.
Subject to covenants, conditions, restrictions and easements, if any, as per attached Exhibit "A"

Dated 04/25/05

Wayne D Mackey Sr
Wayne D. Mackey Sr.

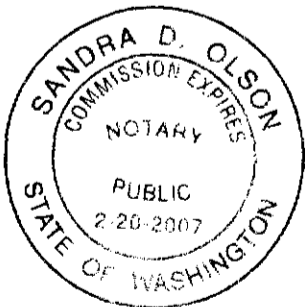
Christie A. Mackey
Christie A. Mackey

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Wayne D. Mackey Sr. and Christie A. Mackey, 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: 5-2-05

Sandra Olson
Notary Public in and for the State of Washington
Residing at Burlington, Wa
My appointment expires: 2-20-07



2129
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

MAY 02 2005

Amount Paid \$ 8277.00
By: [Signature] Skagit County Treasurer
Deputy

EXHIBIT "A"

EXCEPTIONS:

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, CONTAINED IN VARIOUS INSTRUMENTS OF RECORD AS FOLLOWS:

1. No dwelling house or other buildings shall be constructed upon any part of said property closer than 25 feet from the West line thereof, or closer than 10 feet to the side property lines.
2. No dwelling house shall be constructed upon any part of said property which shall cost less than \$9,500.00 to construct.
3. The exterior of any dwelling house or other building constructed upon said property shall be completed within one year from and after the date construction thereof commences.
4. No bovine animal or swine shall be kept upon any portion of the said property.

Note # 1.: We note the following recorded documents which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.: 9205070048
Document Title: Findings of Fact – Entry of Order No. VAR 92 011
Regarding: Construction of an addition

Auditor's File No.: 9208310067
Document Title: Findings of Fact Conclusions and Decision
Order No. AAP 92 016.ORD
Regarding: Construction an archery range



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