

When Recorded Return to:  
RUTH SCHNADER  
P.O. Box 2867  
Mount Vernon WA 98273



200508110079  
Skagit County Auditor

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**Chicago Title Company - Island Division**

Order No: IMV1200 MKP

1235844 ✓

**STATUTORY WARRANTY DEED**

THE GRANTOR DANIEL E. BERNARD and NANCY C. BERNARD, husband and wife

for and in consideration of One Hundred Fifty Thousand and 00/100...(\$150,000.00)  
DOLLARS

in hand paid, conveys and warrants to

RUTH SCHNADER, a single person

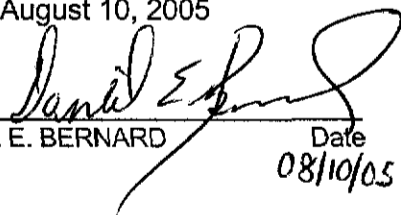
the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated legal description: Unit 105, Bldg. 1, THE RIDGE AT MADDOX CREEK, a  
condominium, Phase 1. See legal description attached hereto and by reference made a part  
hereof.

Tax Account No. : 4822-001-105-0000 P120825

Subject to: Restrictions, reservations and easements of record. Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.


Dated: August 10, 2005

  
\_\_\_\_\_  
DANIEL E. BERNARD Date 08/10/05

 08/05/05  
\_\_\_\_\_  
NANCY C. BERNARD Date

# 4324  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 11 2005

Amount Paid \$ 2675.00  
By  Skagit Co. Treasurer Deputy

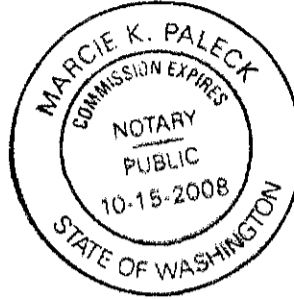
STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that DANIEL E. BERNARD and NANCY C. BERNARD the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: August 10 2005

Marcie K. Paleck

Marcie K. Paleck  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: October 15, 2008



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EXHIBIT 'A'

**Description:**

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Unit 105, Building 1, THE RIDGE AT MADDOX CREEK A CONDOMINIUM, PHASE 1, according to the Second Amended Declaration thereof recorded April 6, 2005, under Auditor's File No. 200504060078, and Survey Map and Plans thereof recorded September 12, 2003, under Auditor's File No. 200309120222, records of Skagit County, Washington; being a portion of Lot B-12, Maddox Creek P.U.D. Phase 3, according to the plat thereof recorded August 14, 2000, under Auditor's File No. 200008140137, records of Skagit County, Washington.

Situated in Skagit County, Washington.



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