

FILED FOR RECORD AT REQUEST OF
AND RETURN ORIGINAL TO:

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200609120001
Skagit County Auditor

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LAND TITLE OF SKAGIT COUNTY

TITLE INSURANCE:
Land Title No. 117918-S
122570-Swe

GRANTOR(S):
1. THE OUDMAN FAMILY REVOCABLE LIVING TRUST
2. OUDMAN, ALLAN J. (Trustee)
3. OUDMAN, CAROL M. (Trustee)

GRANTEE(S):
1. RUDY, MICHAEL J.
2. RUDY, AMY M.

LEGAL DESCRIPTION:
Abbreviated: Lots 18 & 19, Tr. 2 Peavey's Acreage
Full legal is found on page 2

ASSESSOR'S PARCEL NUMBER(S):
P67986

7202
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

ASSIGNED/RELEASED DOCUMENTS:
1. Real Estate Contract Fulfilled
Reference No.
Reference is found on page

DEC 30 2005

Amount Paid \$ *3262.40*
Skagit Co. Treasurer
By *LP* Deputy

Statutory Warranty Deed

The Grantor, THE OUDMAN FAMILY REVOCABLE LIVING TRUST, ALLAN J. OUDMAN and CAROL M. OUDMAN, Trustees, for and in consideration of Fulfillment of Real Estate Contract and other good and valuable consideration in hand paid, conveys and warrants to MICHAEL J. RUDY and AMY M. RUDY, husband and wife, the following described real estate, situated in Skagit County, Washington, to wit:

Lots 18 and 19, Peavey's Acreage Tracts No. 1 & 2, Sections 17, 20, 21, 22 & 28, Township 35 North, Range 5 East, Skagit Co., Wash., as per the plat thereof, recorded in Volume 3 of Plats, page 37, records of Skagit County, Washington;
EXCEPT that portion thereof conveyed to Skagit County for road purposes by deed dated October 27, 1966, and recorded October 28,

1966, under Skagit County Auditor's File No. 690222;
SUBJECT TO easement for power line across a portion of said Lot 18 as
contained in instrument recorded November 20, 1970, under Skagit
County Auditor's File No. 746200;
SUBJECT TO AND TOGETHER WITH terms and conditions of that
Lot Certification recorded June 10, 2005, under Skagit County Auditor's
File No. 200506100073;
SUBJECT TO terms and conditions of farm and agricultural current use
tax classification as disclosed by instrument recorded December 22,
1971, under Skagit County Auditor's File No. 762159.

This Deed is Given in Fulfillment of a Real Estate Contract

This deed is given in fulfillment of that certain real estate contract between the
parties hereto, dated December 29, 2005, and recorded December 30, 2005, under
Skagit County Auditor's file No. 200512300064, and conditioned for the
conveyance of the above-described property, and the covenants of warranty herein
contained shall not apply to any title, interest or encumbrance arising by, through or
under the purchaser in said contract, and shall not apply to any taxes, assessments or
other charges levied, assessed or becoming due subsequent to the date of said contract.

Real estate excise tax was paid on this sale on December 30, 2005, under
receipt # 7202, in the amount of \$ 3262.40.

Dated and signed this 28 day of December, 2005.

THE OUDMAN FAMILY REVOCABLE LIVING TRUST

By: Allan J. Oudman
ALLAN J. OUDMAN, Trustee

By: Carol M. Oudman
CAROL M. OUDMAN, Trustee

State of Washington }
County of Whatcom } ss.

I certify that I know or have satisfactory proof that ALLAN J. OUDMAN and
CAROL M. OUDMAN are the persons who appeared before me, that they are all the
Trustees of THE OUDMAN FAMILY REVOCABLE LIVING TRUST, the trust that
executed the within and foregoing instrument, and that they acknowledged the said
instrument to be the free and voluntary act and deed of said trust for the uses and
purposes therein mentioned, and that they stated that they were authorized to execute
said instrument.

Given under my hand and official seal this 28 day of December, 2005.



[Signature]
Notary Public in and for the State of
Washington, residing at Lynden.
My commission expires:



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Skagit County Auditor