

Auditor File #: 2005 0012676

Recorded at the request of:

STEVENS COUNTY TITLE COMPANY

AFTER RECORDING MAIL TO:

JOHN C. LYTLE and CAROLYN J. LYTLE  
850 Pine Street  
Kettle Falls, WA 99141

on 10/13/2005 at 11:32

Total of 2 page(s) Paid: \$ 33.00  
STEVENS COUNTY, WASHINGTON  
TIM GRAY, AUDITOR

KHUBBELL

**STATUTORY WARRANTY DEED**

Escrow No.: 96542MW  
Title Order No.: 96542

THE GRANTOR(S)

VERNON L. WOODRUFF and JOHNNNA W. WOODRUFF, Husband and Wife

for and in consideration of One Hundred Sixty Four Thousand Dollars and No Cents (\$164,000.00) in hand paid, conveys, and warrants to

JOHN C. LYTLE and CAROLYN J. LYTLE, Husband and Wife

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

Lot 3, Block 1, SINGER SUBDIVISION, according to plat recorded under Auditor's File No. 410345, in Stevens County, Washington.

TAX PARCEL NUMBER 373800

SUBJECT TO Municipal Assessments if any, levied by the Town of Kettle Falls.

SUBJECT TO an Easement for Underground pipeline or pipelines for water 10 feet in Width in favor of Kettle Falls as stated in that certain document dated September 30, 1957 and recorded May 26, 1958 under Auditor's File Number 319389.

SUBJECT TO the Covenants, conditions and restrictions contained in said plat referred to herein, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, if any are found to contain the same as stated in that certain document recorded January 4, 1972 under Auditor's File number 410345.

SUBJECT TO the Covenants, Conditions and Restrictions contained in deed stating that No mobile home or house trailer shall be placed on said premises. No residences shall be constructed on said property smaller than 1000 square feet in size and that any such residence shall have a cedar shake roof, recorded November 21, 1977 under Auditor's File Number 465773.

Assessor's Property Tax Parcel/Account Number: 373800

Dated: 10-12-05

OFF: 335 PAGE 3431  
VOL: 335

  
VERNON L. WOODRUFF,

  
JOHNNNA W. WOODRUFF

97459 143621 10/13/2005 2514.20 \*

**STATUTORY WARRANTY DEED**  
(Continued)

STATE OF WA  
COUNTY OF Stevens

I certify that I know or have satisfactory evidence that VERNON L. WOODRUFF and JOHNNA W. WOODRUFF is/are the person(s) who appeared before me, and that he/she/they acknowledged that he/she/they signed this instrument to be the free and voluntary act for the uses and purposes mentioned in the instrument.

Witness my hand and official seal, this the 12th day of October, 2005.

Mickey L Wolf  
Notary Public in and for the State of Washington, residing at Stevens County

My Commission Expires: 06/21/08  
(SEAL)



OFF. VOL. 335 PAGE 3432