

When Recorded Return to:
MARK CONDRAN
7117 WORLINE ROAD
Bow WA 98232

200701220127
Skagit County Auditor
1/22/2007 Page 1 of 3 11:21AM

Chicago Title Company - Island Division
Order No: IMV2251 MKP Title Order No: IC41199 ✓

STATUTORY WARRANTY DEED

THE GRANTOR HUGH C. FLANARY and CRISTI R. FLANARY, husband and wife

for and in consideration of Two Hundred Sixty-Five Thousand and 00/100...(\$265,000.00)
DOLLARS

in hand paid, conveys and warrants to

MARK CONDRAN, an unmarried individual as to an undivided 66.67% and LISA MARIE FORSYTH, an unmarried individual, as to an undivided 33.33%

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

Abbreviated legal description: That portion of the South Half of the Northeast Quarter of the Northwest Quarter of Section 11, Township 35 North, Range 3 East of the Willamette Meridian, described as follows: See legal description attached hereto and by reference made a part hereof.

Tax Parcel Number(s): 350311-0-014-0007 P34071


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: January 18, 2007

 1.19.07 Date
HUGH C. FLANARY
 1-19-07 Date
CRISTI R. FLANARY

#296
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 22 2007

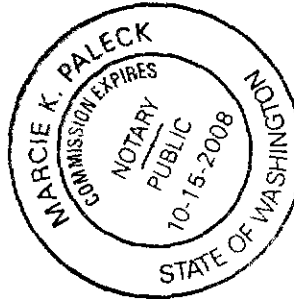
Amount Paid \$ 4722.00
Skagit Co. Treasurer
By  Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that HUGH C. FLANARY and CRISTI R. FLANARY (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 19 2007

Marcie K. Paleck
Marcie K. Paleck
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: October 15, 1008



200701220127

Skagit County Auditor

Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: IMV2251 MKP

That portion of the South Half of the Northeast Quarter of the Northwest Quarter of Section 11, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of said subdivision;
Thence South $89^{\circ}58'18''$ West along the South line of said subdivision, a distance of 331.69 feet to the centerline of the "as built" County road;
Thence North $21^{\circ}50'30''$ West along the centerline of said road, 421.03 feet;
Thence North $68^{\circ}49'30''$ East, 30.0 feet to the East line of said road right of way and the true point of beginning;
Thence North $68^{\circ}49'30''$ East, 50.41 feet;
Thence North $8^{\circ}53'17''$ West, 129.72 feet;
Thence South $69^{\circ}20'30''$ West, 79.50 feet to the East line of the county road;
Thence South $21^{\circ}50'30''$ East along the East line of said road, 127.48 feet to the true point of beginning.

Situated in Skagit County, Washington



200701220127
Skagit County Auditor

1/22/2007 Page

3 of

3 11:21AM