

**WHEN RECORDED RETURN TO:
THOMAS D. BIGSBY, PLLC
Attorney at Law
1907 Everett Avenue
Everett, WA 98201**



201012230066
Skagit County Auditor

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SPECIAL WARRANTY DEED

**GRANTOR: KAREN G. MAUDEN, as Personal Representative for the Estate of
LANCE S. MAUDEN - Snohomish County Cause No. 10-4-00477-2**

GRANTEES: KAREN G. MAUDEN

**LEGAL DESCRIPTION: THAT PORTION OF THE NORTHWEST ¼ OF THE
NORTHEAST ¼ OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.,
DESCRIBED AS FOLLOWS: BEGINNING AT A POINT N THE SOUTH LINE OF SAID
SUBDIVISION, WHICH IS 273.5 FEET WEST OF THE SOUTHEAST CORNER THEREOF;
THENCE NORTH 30° 54' EAST 143.73 FEET; THENCE SOUTH 52° 47' 20" EAST 56
FEET; THENCE NORTH 37° 12' 40" EAST 65 FEET, MORE OR LESS, TO THE SOUTH
MARGIN OF PRIMARY STATE HIGHWAY NO. 1-AN; THENCE NORTH 51° 35' WEST
ALONG SAID SOUTH MARGIN A DISTANCE OF 196.19 FEET, MORE OR LESS, TO A
POINT ON THE WEST LINE OF THE EAST 273.5 FEET OF SAID SUBDIVISION;
THENCE SOUTH 1° 02' WEST ALONG SAID WEST LINE, A DISTANCE OF 263.17 FEET
TO THE POINT OF BEGINNING.**

**TOGETHER WITH AN EASEMENT FOR SEPTIC DRAIN FIELD ON ADJOINING
PROPERTY AS SAID DRAIN FIELD NOW EXISTS AND AS SAID EASEMENT IS
FURTHER SET FORTH IN DOCUMENT RE-RECORDED OCTOBER 4, 1971, UNDER
AUDITOR'S FILE NO. 758828, RECORDS OF SKAGIT COUNTY, WASHINGTON.**

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

TAX ACCOUNT NO.: 3403-140-063-0005

**GRANTOR, KAREN G. MAUDEN, Personal Representative of the ESTATE OF
LANCE S. MAUDEN, Deceased, pursuant to the Declaration of Completion under
Snohomish County Cause No. 10-4-00477-2 grants, bargains, sells, conveys and
confirms to KAREN G. MAUDEN, the above described real estate, situated in the
County of Skagit, State of Washington.**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3892

DEC 23 2010

SPECIAL WARRANTY DEED

Amount Paid \$
Skagit Co. Treasurer
By *mtm* Deputy

