

When recorded return to:
Mr. and Mrs. Scott Wegeleben
10270 Titus Road
Leavenworth, WA 98826



201302270095
Skagit County Auditor

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Filed for Record at Request of
Land Title and Escrow
Escrow Number: 145512-OAE

LAND TITLE OF SKAGIT COUNTY

Grantor: Claude A. Woodall and Shannon L. Woodall
Grantee: Scott Wegeleben and Deborah Wegeleben
Tax Parcel Number(s): P73367/4103-000-013-0003
Abbreviated Legal: Ptn Lot 13, Dawn Add.

Statutory Warranty Deed

THE GRANTOR(S) CLAUDE A. WOODALL AND SHANNON L. WOODALL, HUSBAND AND WIFE
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to SCOTT WEGELEBEN AND DEBORAH WEGELEBEN, HUSBAND
AND WIFE GRANTEE(S) the following described real estate, situated in the County of Skagit, State of
Washington
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013644
FEB 27 2013

See Legal Description Attached

Amount Paid \$6591.00
Skagit Co. Treasurer
By *Man* Deputy

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but
not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 145512-
OAE.

Dated February 25, 2013

Claude A. Woodall
Claude A. Woodall

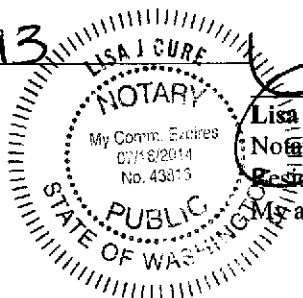
Shannon L. Woodall
Shannon L. Woodall

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Claude A. Woodall and Shannon L. Woodall

the person who appeared before me, and said person acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 2/26/13



Lisa J. Cure
Lisa J. Cure
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: July 16, 2014

Lot 13, "DAWN ADDITION," Fidalgo City, Skagit County, Washington, as per plat recorded in Volume 7 of Plats, page 49, records of Skagit County, Washington;

EXCEPT the South 25 feet thereof, as conveyed to Skagit County for right of way, by deed recorded August 16, 1990, under Auditor's File No. 9008160068, records of Skagit County, Washington.

TOGETHER WITH that portion of the West 25 feet of vacated Lincoln Street, vacated by Skagit County order recorded August 23, 1990, under Auditor's File no. 9008230072, records of Skagit County, Washington, as would attach by operation of law.

(Aka Lot 13, Survey No. 200807230035).

Situate in the County of Skagit, State of Washington.

TOGETHER WITH a non-exclusive easement for beach rights and ingress and egress thereto as granted and conveyed by Warren Kincaid, et ux, by instrument dated October 21, 1955, recorded October 25, 1955, as Auditor's File No. 526227, EXCEPTING that portion thereof, if any, of the West 27 feet of Lots 14 to 22, inclusive, described in said easement that may lie beyond the line of ordinary high tide, or the meander line, whichever is furthest out, AND ALSO EXCEPT any portion of the East 48 feet of vacated Washington Street described in said easement which may lie beyond the line of mean low tide.



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