

AFTER RECORDING MAIL TO:

Kristeen E McMoran
1018 North Township Street
Sedro Wooley, WA 98284



Skagit County Auditor \$74.00
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Filed for Record at Request of:

First American Title Insurance Company Lenders Advantage

EXCISE # 26472 PA 11-16-98

Space above this line for Recorders use only

GUARDIAN NORTHWEST TITLE CO.

106118-1

(Fulfillment)

STATUTORY WARRANTY DEED

File No: **8287122c (SSM)**

Date: **July 23, 2013**

Grantor(s): **Walter E. Partridge and Stephanie L. Partridge, husband and wife**

Grantee(s): **Kristeen E McMoran, an unmarried woman**

Abbreviated Legal: **Section 13, Township 35 North, Range 4 East; Ptn. SE NE**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P36369/350413-0-016-0002 and P101377/350413-0-016-0200**

THE GRANTOR(S) Walter E. Partridge and Stephanie L. Partridge, husband and wife, for and in consideration of Fulfillment of Real Estate Contract in hand paid, conveys, and warrants to Kristeen E McMoran, an unmarried woman, the following described real estate, situated in the County of Skagit, State of Washington.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

PARCEL A:

That portion of the South Half of the North Half of the Southeast Quarter of the Northeast Quarter of Section 13, Township 35 North, Range 4 East of the Willamette Meridian, described as follows: Beginning at a point on the West line of the road running along the East line of said subdivision 200.00 feet South of the North line of said subdivision; thence West parallel with the South line of said subdivision to the West line of said subdivision; thence South along the West line of said subdivision to the South line of said subdivision; thence East along the South line of the North Half of the Southeast Quarter of the Northeast Quarter to the West line of said road; thence North along the West line of the road to the point of beginning; EXCEPT the West 867.00 feet thereof.

PARCEL B:

A portion of the South Half of the Southeast Quarter of the Northeast Quarter of Section 13, Township 35 North, Range 4 East of the Willamette Meridian; described as follows:

Commencing at the Northeast corner of the said South Half of the Southeast Quarter of the Northeast Quarter; thence Westerly, a distance of 30.06 feet along the North line of the said South Half of the Southeast Quarter of the Northeast Quarter to the true point of beginning;

thence continuing Westerly along the North line of the said South Half of the Southeast Quarter of the Northeast Quarter, a distance of 236.00 feet; thence South, a distance of 11.96 feet; thence Easterly, a distance of 236.00 feet; thence North, a distance of 15.50 feet to the true point of beginning.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated **November 2, 1998**, 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 or stamped exempt on **November 16, 1998**, Rec. No. **9811170016**.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

excise # 26472
pd \$ 1300.50
on 11/16/98
full payment
JUL 30 2013

Amount Paid \$
Skagit Co. Treasurer
By Deputy

nam



201307300107

LPB 11-05

X *Walter E. Partridge*
Walter E. Partridge 534367940

X *Stephanie L. Partridge*
Stephanie L. Partridge

STATE OF Colorado)
)-ss.
COUNTY OF DoUGLAS)

I certify that I know or have satisfactory evidence that **Walter E. Partridge and Stephanie L. Partridge, husband and wife**, 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: July 26, 2013

Kathleen J. Fonda
Colorado

Notary Public in and for the State of ~~Washington~~
Residing at: 812 Grand Marketplace LLC.
My appointment expires: 8/21/2014

KATHLEEN J FONDA
Notary Public
State of Colorado



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