

When recorded return to:

Mr. and Mrs. Eric E. Wiedenman
7117 Worline Road
Bow, WA 98232



201507170063
Skagit County Auditor \$73.00
7/17/2015 Page 1 of 2 11:39AM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 152017-OE ✓

Grantor: Mark Condran and Lisa M. Condran
Grantee: Eric E. Wiedenman and Madeline Wiedenman

Land Title and Escrow

Statutory Warranty Deed

THE GRANTOR MARK CONDRAN and LISA M. CONDRAN, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ERIC E. WIEDENMAN and MADELINE WIEDENMAN, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

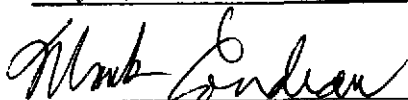
Abbreviated Legal: Ptn NE 1/4 OF NW 1/4, 11-35-3 E W.M.

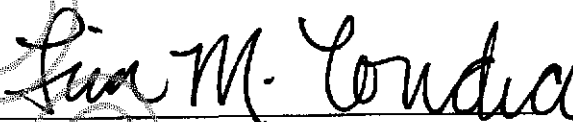
SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

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

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. 152017-OE.

Dated July 13, 2015


Mark Condran


Lisa M. Condran

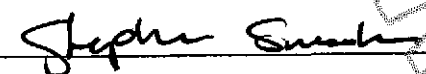
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 2771
JUL 17 2015

STATE OF Washington }
COUNTY OF JEFFERSON } SS:

Amount Paid \$ 4971.20
Skagit Co. Treasurer
By HTB Deputy

I certify that I know or have satisfactory evidence that Mark Condran and Lisa M. Condran the person(s) who appeared before me, and said person(s) 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: 7/13/2015





Notary Public in and for the State of Washington
Residing at PORT TOWNSEND
My appointment expires: 05-06-2019

EXHIBIT A

That portion of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 11, Township 35 North, Range 3 East, W.M., 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.

Situate in the County of Skagit, State of Washington.

MC

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