



201607150080

Skagit County Auditor

\$74.00

7/15/2016 Page

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2 11:31AM

WHEN RECORDED RETURN TO:

Robert M. Wakeland and Jennifer B. Winter-  
Wakeland  
8038 Farm To Market Rd.  
Bow, WA 98232

Escrow Number: 01148-57230

Filed for Record at Request of: Stewart Title Company

Land Title and Escrow

## STATUTORY WARRANTY DEED

#155378-S

THE GRANTOR(S), Benjamin R. Hartman and Melanie P. Hartman, husband and wife for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys and warrants to Robert M. Wakeland and Jennifer B. Winter-Wakeland, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

LEGAL DESCRIPTION ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to: This conveyance is subject to covenants, conditions, restrictions and easements, if any affecting title which may appear in the public record, including those shown on any recorded plat or survey.

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn NE NE, 17-35-3 E W.M. 350317-1-001-0004

Tax Parcel Number(s): P 34420

Dated: June 28, 2016

  
Benjamin R. Hartman

  
Melanie P. Hartman

State of Iowa

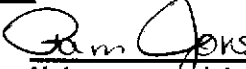
County of Bremer

ss.

I certify that I know or have satisfactory evidence that Benjamin R. Hartman and Melanie P. Hartman are the persons who appeared before me, and said persons 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: 06/28/2016



  
Notary name (printed or typed): Pam Jones  
Notary Public in and for the State of WA IA 4p  
Residing at 2452 Burton Ave. Walla Walla WA 99063  
My appointment expires: 4-11-17

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20162984  
JUL 15 2016

Amount Paid \$ 7908.20  
Skagit Co. Treasurer  
By Mdm Deputy

DESCRIPTION:

That portion of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 17, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at a point on the West line of the County Road along the East side of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , 20 feet South of the North line of said Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;  
thence West to a point 720 feet East of the West line of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;  
thence South to the North line of a drainage ditch running Easterly and Westerly through said subdivision, said point being 1,486.38 feet, more or less, North of the South line of the Northeast  $\frac{1}{4}$  of Section 17;  
thence Easterly along the North line of said ditch to a point 86 feet West of the East line of said Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;  
thence North parallel with the East line of said Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  to a point 24 rods South of the North line of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;  
thence East to the West line of the County Road;  
thence North along the West line of the County Road to the point of beginning.

Situate in the County of Skagit, State of Washington.