

AFTER RECORDING MAIL TO:

Claudia Ridgway
2810 Firwood Lane, Unit 207
Mount Vernon, WA 98273


201806150043
06/15/2018 11:28 AM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-167435-OE ✓

Land Title BARGAIN AND SALE DEED

THE GRANTOR MICHAEL B. TENNIS, Personal Representative of The Estate of Kathryn G. Tennis, deceased, Superior Court of The State of Washington, Skagit County, Superior Court Probate Cause No. 18-4-00006-29 for and in consideration of TWO HUNDRED TWELVE THOUSAND FIVE HUNDRED AND NO/100 Dollars \$ 212,500.00, in hand paid, bargains, sells, and conveys to Claudia Ridgway, an unmarried individual the following described estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Unit 2017, Northridge Estates Condo.
For Full Legal See Attached Exhibit "A"

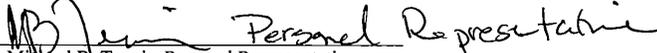
Tax Parcel Number(s): 4417-000-207-0000, P81976

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 and Escrow Company's Preliminary Commitment No. 01-167435-OE.

The Grantor for himself/herself and for his/her successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor and not otherwise, he/she will forever warrant and defend the said described real estate.

Dated: June 12, 2018

Michael B. Tennis, Personal Representative of The Estate of Kathryn G. Tennis, deceased, Superior Court of the State of Washington, Skagit County, Superior Court Probate Cause No. 18-4-00006-29


By: Michael B. Tennis, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 2590
JUN 15 2018
Amount Paid \$3787.50
Skagit Co. Treasurer
By  Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Michael B. Tennis signed this instrument, on oath stated that he / she / they are authorized to execute the instrument and acknowledged it as the Personal Representative of The Estate of Kathryn G. Tennis, deceased, Superior Court of the State of Washington, Skagit County, Superior Court Probate Cause No. 18-4-00006-29 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: June 13th 2018

Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2018



UNRECORDED INSTRUMENT

Schedule "A-1"**01-167435-OE****DESCRIPTION:**

Apartment Unit 207, "NORTHRIDGE ESTATES CONDOMINIUM," as shown on "Survey and Floor Plans", filed May 31, 1984, under Auditor's File No. 8405310048, in Volume 13 of Plats, pages 97 through 105, inclusive, and as identified in Declaration recorded May 31, 1984, under Auditor's File No. 8405310049 and as further identified by Amendments to said Declaration recorded October 1, 1984, August 12, 1985, September 5, 1986, September 1, 1987, January 10, 1989, November 2, 1989, March 8, 1990, August 28, 1990, November 14, 1990 and January 14, 1991, under Auditor's File Nos. 8410010003, 8508120022, 8609050017, 8709010046, 8901100091, 8911130095, 9003090090, 9008280039, 9011140055 and 9101140051, respectively.

Situate in the City Mount Vernon, County of Skagit, State of Washington.