



**201904240044**

04/24/2019 03:01 PM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

**AFTER RECORDING MAIL TO:**

**Kaylee M. Balda, Mitchell Anderson**  
2730 Club Court, Unit 111  
Mount Vernon, WA 98273

**Filed for Record at Request of:**  
**Land Title & Escrow of Skagit & Island County**  
Escrow No.: 01-171587-OE ✓

*Land Title and Escrow*

**Statutory Warranty Deed**

**THE GRANTORS MATTHEW D. DURAN and HEATHER DURAN, husband and wife** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **KAYLEE M. BALDA and MITCHELL ANDERSON, unmarried persons** the following described real estate, situated in the County of **Skagit, State of Washington**

**Abbreviated Legal:**  
**Unit 111, Northridge Estates Condo.**

**For Full Legal See Attached Exhibit "A"**

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. 01-171587-OE.

Tax Parcel Number(s): 4417-000-111-0005, P81944

Dated April 23, 2019

20191492  
**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**

**APR 24 2019**

Amount Paid \$ 3120.<sup>00</sup>  
By *MF* Skagit Co. Treasurer Deputy

*[Handwritten Signature]*

Matthew D. Duran

*[Handwritten Signature]*

Heather Duran

STATE OF Washington }  
COUNTY OF ISLAND } SS:

I certify that I know or have satisfactory evidence that Matthew D. Duran and Heather Duran are the persons who appeared before me, and said persons acknowledged that **they** signed this instrument and acknowledged it to be **their** free and voluntary act for the uses and purposes mentioned in this instrument.

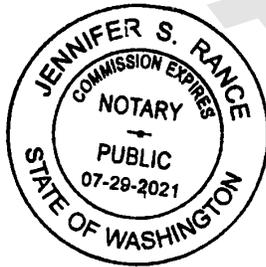
Dated: April 23, 2019

*[Handwritten Signature]*

Notary Public in and for the State of Washington

Residing at OAK HARBOR

My appointment expires: 7/29/2021



**EXHIBIT A**

Unit 111, "NORTHRIDGE ESTATES CONDOMINIUM," according to the Restated Declaration thereof, recorded August 5, 2004, under Auditor's File No. 200408050101 and any amendments thereto, records of Skagit County, Washington.

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