

**When recorded return to:**  
James Moldenhauer and Elizabeth Moldenhauer  
P.O Box 202  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4379

Oct 08 2019

Amount Paid \$5612.00  
Skagit County Treasurer  
By Marilyn Martich Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620039914

**CHICAGO TITLE**  
620039914  
**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Robert W. Strack and Jacqueline M. Strack, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Elizabeth Moldenhauer and James Moldenhauer, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
THE WEST 45 FEET OF LOTS 17, 18, 19 AND 20, BLOCK 13, VERNON HEIGHTS SECOND ADDITION TO MT. VERNON, WASH., AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 62, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P54641/ 3764-013-020-0108

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 2, 2019

Robert W. Strack  
Robert W. Strack

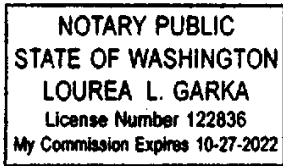
X Not Attached  
Jacqueline M. Strack by Michelle M. Kelley, her attorney in fact

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Robert W. Strack is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 4, 2019

Lourea L. Garka  
Name: Lourea L. Garka  
Notary Public in and for the State of USA  
Residing at: Washington  
My appointment expires: 10-27-2022



**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 2, 2019

See Attached  
Robert W. Strack

X Jacqueline M. Strack by Michelle M. Kelley, her attorney in fact  
Jacqueline M. Strack by Michelle M. Kelley, her attorney in fact

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Robert W. Strack is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_,  
My appointment expires: \_\_\_\_\_

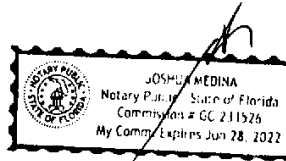
ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:  
Statutory Warranty Deed

State of Florida  
County of CITRUS

I certify that I know or have satisfactory evidence that Michelle M. Kelley is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Jacqueline M. Strack and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10-04-2019

Joshua Medina  
Name: Joshua Medina  
Notary Public in and for the State of Florida  
Residing at: 2201 NE 44th St Ocala, FL  
My appointment expires: 06-28-2022



**EXHIBIT "A"**  
Exceptions

1. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. Assessments, if any, levied by City of Mount Vernon.
4. City, county or local improvement district assessments, if any.