

When recorded return to:
Cory Kiehn and Michelle Kiehn
17274 Kamb Rd
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-419

Jan 29 2021

Amount Paid \$11618.40
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620045871

CHICAGO TITLE

620045871

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ethel Maria Moldenhauer, an unmarried person as a separate estate, Ethel Maria Moldenhaer, as Personal Representative for the estate of Richard Dean Moldenhauer, deceased

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

the following described real estate, situated in the County of Skagit, State of Washington:

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

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

Ptn. NE, 35-34-3E, W.M.

Tax Parcel Number(s): P23157 / 340335-0-012-0036, P23175 / 340335-1-008-0105, P23176 / 340335-1-008-0204, P23173 / 340335-1-007-0106

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: January 20, 2021

Ethel Maria MoldenhauerEthel Maria Moldenhauer individually
and as Personal Representative for the
Estate of Richard Dean MoldenhauerState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Ethel Maria Moldenhauer 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: 1-28-2021Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of Washington
Residing at: Skagit County
My appointment expires: 7-25-2024

JENNIFER BRAZIL
Notary Public
State of Washington
Commission # 187468
My Comm. Expires Jul 25, 2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P23157 / 340335-0-012-0036, P23175 / 340335-1-008-0105, P23176 / 340335-1-008-0204 and P23173 / 340335-1-007-0106

Parcel A:

The East 335 feet of that portion of the South 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 35, Township 34 North, Range 3 East, W.M., lying Westerly of the County Road right-of-way commonly known as the Kamb Road, as said road existed on June 20, 1985;

EXCEPT ditch right-of-way running along the East line thereof.

Situated in Skagit County, Washington.

Parcel B:

The East 335 feet of the North 313.5 feet of that portion of the Southwest 1/4 of the Northeast 1/4 of Section 35, Township 34 North, Range 3 East W.M., lying West of the Kamb County Road;

EXCEPT that portion, if any, lying South of the North line of that certain 1 rod strip of land conveyed to N. Erickson by Deed Recorded May 3, 1902 under Auditor's File No. 39791 in Volume 46 of Deeds, page 522, Records of Skagit County, Washington.

Situated in Skagit County, Washington,

EXHIBIT "B"
Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,

Recording Date: May 29, 1985
Recording No.: 8505290056
2. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: July 17, 1985
Recording No.: 8507170085
3. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: December 12, 1983
Recording No.: 8312120002
4. Reservations contained in instrument, including the terms, covenants and provisions thereof

Recording Date: June 9, 1978
Recording No.: 881175
5. The Land has been classified as Farm and Agricultural and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording No.: 776232
Recording No.: 819583
Recording No.: 9804290082

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.
6. City, county or local improvement district assessments, if any.