

When recorded return to:

Richard E. Krauss and Kathryn E. Krauss  
24152 N West View Rd  
Mount Vernon, WA 98274

208981-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20236944

Jun 16 2023

Amount Paid \$16059.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

## STATUTORY WARRANTY DEED

THE GRANTOR(S) **Cassie M. Jacobson, a single person**

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE  
CONSIDERATION**

in hand paid, conveys and warrants to **Richard E. Krauss and Kathryn E. Krauss, a married couple**

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

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

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

Lot 7, ptn Lot 8, Block 41, Montborne

Tax Parcel Number(s): 4135-041-008-0006/P74665

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 208981-LT.

Dated: June 14, 2023

(attached to Statutory Warranty Deed)

Cassie M. Jacobson  
Cassie M. Jacobson

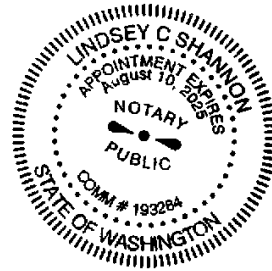
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 14<sup>th</sup> day of June, 2023 by Cassie M. Jacobson.

L. Shannon  
Signature

Notary  
Title

My commission expires: AUG. 10, 2025



### Exhibit A

All of Lot 7 and the Southerly 10 feet of Lot 8 in Block 41, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 80.

TOGETHER WITH that portion of vacated Lakeside Boulevard adjoining said premises.

EXCEPT the Northeasterly 40 feet of said premises conveyed to Skagit County by deed dated October 9, 1946, filed October 15, 1946, as File No. 397033 and recorded in Volume 213 of Deeds at page 368;

TOGETHER WITH that portion of the 100 foot wide railroad right-of-way commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway), adjoining Block 41 of the Plat of "THE TOWN OF MONTBORNE", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, that lies Westerly of the centerline of said right-of-way and between the Northeasterly extensions of both the Northwesterly and Southeasterly lines of that certain tract of land conveyed to Lowell C. Jacobson, et ux, by Deed recorded May 15, 1986, under Auditor's File No. 8605150033; EXCEPT the right-of-way, if any, for the as-built and existing road commonly known as the North Westview Road.

Situate in the County of Skagit, State of Washington.