

When recorded return to:

Steven Krause and Sandra Krause
15215 Gibralter Road
Anacortes WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241893
Aug 23 2024
Amount Paid \$89830.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Land Title and Escrow
212652-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Mitchell Lowery Mounger, Trustee of The Mounger Spousal Trust and Judith M. Mounger, who acquired title as Judie M. Mounger, unmarried as her separate property** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Steven Krause and Sandra Krause, a married couple** the following described real estate, situated in the County of Skagit, State of Washington:

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

Ptn Blks 185 & 218, Map of Fidalgo City TGW Vacated Streets & Ptn Tidelands in Gov Lot 5, 19-34-2 E W.M.

Tax Parcel Number(s): 4101-185-900-0000/P73275

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 in Land Title Company's Preliminary Commitment No. 212652-LT.

Dated: August 20, 2024

(attached to Statutory Warranty Deed)

The Mounger Spousal Trust

By: 

Mitchell Lowery Mounger, Trustee

JUDITH M MOUNGER BY MITCHELL LOWERY MOUNGER, ATTORNEY-IN-FACT

Judith M. Mounger by Mitchell Lowery Mounger, Attorney-In-Fact

STATE OF WASHINGTON

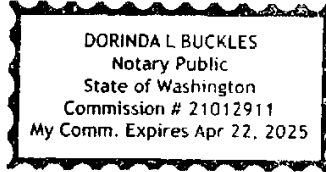
COUNTY OF King

This record was acknowledged before me on 22 day of August, 2024 by Mitchell Lowery Mounger, Trustee of The Mounger Spousal Trust.

Dorinda L Buckles
Signature

Notary Public
Title

My commission expires: 4.22.25



STATE OF WASHINGTON

COUNTY OF King

This record was acknowledged before me on 22 day of August, 2024 by Judith M. Mounger by ~~Mitchell~~ Lowery Mounger, Attorney in Fact.

Dorinda L Buckles
Signature

Notary Public
Title

My commission expires: 4.22.25

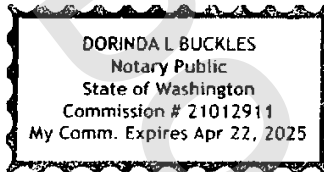


Exhibit A**PARCEL "A":**

That portion of Blocks 185 and 218, and vacated First Street, and the vacated South 25 feet of Second Street, and of the East 25 feet of vacated Lincoln Avenue, all in "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON", and Territory of Washington, as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington, described as follows:

Beginning at the intersection of the centerline of vacated Lincoln Avenue and Second Street;
thence East along the centerline of Second Street 130 feet;
thence South 25 feet to the true point of beginning;
thence continue South to the meander line of Similk Bay;
thence Westerly along said meander line to West line of the East 25 feet of said vacated Lincoln Avenue;
thence North along a line parallel to and 25 feet distance East from the centerline of vacated Lincoln Avenue to a point 25 feet South of the centerline of vacated Second Street;
thence East to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Tidelands of the second class as conveyed by the State of Washington extending to the line of mean low tide in Government Lot 5, Section 19, Township 34 North, Range 2 East, W.M., lying in front of the property above described.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

A non-exclusive easement for ingress and egress over the West 7.5 feet of property adjacent to and East of the North 231.3 feet of the above described Parcel "A", as set forth in instrument recorded June 10, 1953, under Auditor's File No. 489309, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.