



202406100074

06/10/2024 03:26 PM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor

When Recorded Please Return To:  
LAWRENCE A. PIRKLE  
P.O. BOX 1788  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2024 0910

JUN 10 2024

Amount Paid \$ 13,830.44

Skagit Co. Treasurer

By *CT* Deputy

**STATUTORY WARRANTY DEED**

THE GRANTOR, PATRICK DAVID MOONEY, a married person as his separate property and DIANE A. MOONEY, as to her community property interest, if any, for and in consideration of Ten Dollars and other valuable consideration, and part gift to son and daughter-in-law (WAC 458-61A-201(1)), conveys and warrants to GRANTEE, WAYNE D. MOONEY and STEVIE J. MOONEY, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

Assessor's Parcel Number: P32075 (350125-0-089-0003)

Abbreviated Legal Description: Lot 2, City of Anacortes Short Plat Spl-2016-1006, recorded under AF#201711150058, being a portion of the Northeast Quarter of the Southwest Quarter of Section 25, Township 35 North, Range 1 East, W.M.

Full Legal Description: Attached hereto as Exhibit "A" and incorporated herein by this reference.

Situate in the City of Anacortes, County of Skagit, State of Washington.

TOGETHER WITH AND SUBJECT TO: All covenants, conditions, restrictions, reservations, agreements, easements, provisions and assessments of record, if any.

Dated this 09<sup>th</sup> day of June, 2024.

*Patrick David Mooney*  
\_\_\_\_\_  
PATRICK DAVID MOONEY

*Diane A. Mooney*  
\_\_\_\_\_  
DIANE A. MOONEY

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that PATRICK DAVID MOONEY and DIANE A. MOONEY are the persons who appeared before me and said persons acknowledged that they signed this instrument and acknowledged to be their free and voluntary act of such parties for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 6<sup>th</sup> day of June, 2024.



LAWRENCE A. PIRKLE  
[Signature]  
NOTARY PUBLIC in and for the  
State of Washington  
Residing at: Mount Vernon  
My Commission Expires: 5/7/27

EXHIBIT "A"

Assessor's Parcel Number: P32075 (350125-0-089-0003)

## PARCEL "C":

That portion of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 25, Township 35 North, Range 1 East, W.M., described as follows:

BEGINNING at a point 25.3 rods North of the Southwest corner of said Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ; thence North 24.7 rods; thence East 45 rods; thence South 24.7 rods; thence West 45 rods to the POINT OF BEGINNING.

EXCEPT that portion of the above described premises lying East of a line described as follows:

BEGINNING at the Southeast corner of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 25, Township 35 North, Range 1 East, W.M.;  
thence North 398 feet;  
thence West 603 feet;  
thence North 427 feet.

Situate in the City of Anacortes, County of Skagit, State of Washington.

## PARCEL "D":

That portion of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 25, Township 35 North, Range 1 East, W.M., described as follows:

BEGINNING at a point on the South line of said subdivision, 25 rods East of the Southwest corner thereof;  
thence North 25.3 rods;  
thence East 30 feet;  
thence South 25.3 rods;  
thence West 30 feet to the POINT OF BEGINNING.

Situate in the City of Anacortes, County of Skagit, State of Washington.

## ACCESS AND UTILITY EASEMENT

1. A 30 foot access and utility easement is hereby conveyed over and upon the following described portion of Lot 2 and also shown on the face of the plat for the benefit of Lot 1:

That portion of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 25, Township 35 North, Range 1 East, W.M., described as follows:

BEGINNING at a point on the South line of said subdivision, 25 rods East of the Southwest corner thereof;

thence North 25.3 rods;

thence East 30 feet;

thence South 25.3 rods;

thence West 30 feet to the POINT OF BEGINNING.

Situate in the City of Anacortes, County of Skagit, State of Washington.

TOGETHER WITH AND SUBJECT TO: All covenants, conditions, restrictions, reservations, agreements, easements, provisions and assessments of record, if any.