



202412120059

12/12/2024 03:41 PM Pages: 1 of 3 Fees: \$305.50  
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

20243745  
DEC 12 2024

Amount Paid \$11,822.60  
Skagit Co. Treasurer  
By *LS* Deputy

---

STATUTORY WARRANTY DEED

THE GRANTOR, PATRICK DAVID MOONEY and DIANE A. MOONEY, husband and wife, for and in consideration of Ten Dollars and other valuable consideration, and part gift to daughter and son-in-law (WAC 458-61A-201(1)), conveys and warrants to GRANTEE, MICHAEL B. RAUWOLF and DAWN A. RAUWOLF, 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: P114294 (350125-0-088-0100)

Abbreviated Legal Description: Portion 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 10<sup>th</sup> day of December, 2024.

  
PATRICK DAVID 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 10<sup>th</sup> day of December, 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: P114294 (350125-0-088-0100)**

(1.0000 ac) THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 25, (SOUTH QUARTER CORNER); THENCE NORTH 1-30-24 EAST A DISTANCE OF 1,311.42 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25; THENCE NORTH 88-59-27 WEST A DISTANCE OF 665.86 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE CENTERLINE OF 41ST STREET; THENCE NORTH 1-28-55 EAST A DISTANCE OF 30.00 FEET, PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, TO THE NORTHERLY MARGIN OF SAID 41ST STREET AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 1-28-55 EAST A DISTANCE OF 193.01 FEET; THENCE NORTH 88-59-27 WEST A DISTANCE OF 226.01 FEET, MORE OR LESS, TO THE EAST LINE OF PARCEL 'B' DESCRIBED ON WARRANTY DEED TO PAT DOUGLAS MOONEY AND BETTY A MOONEY, HUSBAND AND WIFE, AND RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 702164; THENCE SOUTH 1-28-55 WEST A DISTANCE OF 193.01 FEET ALONG THE EAST LINE OF SAID MOONEY PARCEL 'B' TO SAID NORTHERLY MARGIN OF 41ST STREET; THENCE SOUTH 88-59-27 EAST A DISTANCE OF 226.01 FEET ALONG SAID NORTHERLY MARGIN OF 41ST STREET TO THE TRUE POINT OF BEGINNING.