

When recorded return to:

Dallas Wolkenhauer and Heather Wolkenhauer  
615 State St  
Sedro-Woolley, WA 98284

215137-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20251338

May 05 2025

Amount Paid \$2405.00

Skagit County Treasurer

By Lena Thompson Deputy

### STATUTORY WARRANTY DEED

THE GRANTOR(S) **Lezli Wolkenhauer, an unmarried person, and Milderetta Wolkenhauer, an unmarried person**

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

in hand paid, conveys and warrants to **Dallas Wolkenhauer and Heather Wolkenhauer, 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.)


Tr A, SP SW-5-77 AF #864589 (Ptn Blk 34, 1st Add to Sedro)


Tax Parcel Number(s): 4150-034-016-0001/P75685

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. 215137-LT.

Dated: April 24, 2025

(attached to Statutory Warranty Deed)

  
\_\_\_\_\_  
Lezli Wolkenhauer

  
\_\_\_\_\_  
Milderetta Wolkenhauer

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 30<sup>th</sup> day of April, 2025, by Lezli Wolkenhauer and Milderetta Wolkenhauer.

  
\_\_\_\_\_  
Signature

Notary  
\_\_\_\_\_  
Title

NAOMI R STANFILL  
Notary Public  
State of Washington  
License Number 201173  
My Commission Expires  
March 17, 2026

My commission expires: 03-17-26

**Exhibit A**

Tract "A", Short Plat No. SW-5-77, approved August 30, 1977, and recorded in Volume 2 of Short Plats, page 115, under Auditor's File No. 864589, records of Skagit County, Washington; being a portion of Lots 15, 16, 17 and 18, Block 34, "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.