

When recorded return to:

James Mitzelfeldt and Katelin Mitzelfeldt
13023 McLean Road
Mount Vernon, WA 98273

211299-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252151

Jul 10 2025

Amount Paid \$20831.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Margaret A. Weidenbach, an unmarried person as her separate property**

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

in hand paid, conveys and warrants to **James Mitzelfeldt and Katelin Mitzelfeldt, 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.)

Ptn of W ½ of NW ¼, Sec 20-T34N-R3 EWM

Tax Parcel Number(s): 340320-2-004-0005/P22191

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. 211299-LT.

Dated: July 9, 2025

(attached to Statutory Warranty Deed)

Margaret A. Weidenbach
Margaret A. Weidenbach

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 9th day of July, 2024 by Margaret A. Weidenbach.

[Signature]
Signature

LPD
Title

My commission expires: August 18, 2028

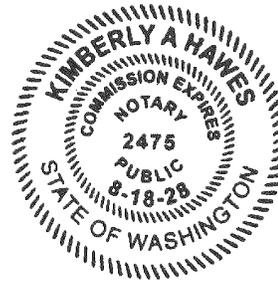


Exhibit A

The Southwest 1/4 of the Northwest 1/4 of Section 20, Township 34 North, Range 3 East, W.M.,
EXCEPT the following described tract:

Beginning at the intersection of the East line of said subdivision and the North line of the McLean Road
as established on July 2, 1952;
thence North along said East line 335.75 feet;
thence West 150 feet;
thence South 335.75 feet, more or less, to the North line of said road;
thence East along the North line of said road 150 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.