

When recorded return to:

Dennis W. Wobler and Keith A. Mumme
11958 Canyon Ridge Drive
Anacortes, WA 98221

215411-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252299

Jul 21 2025

Amount Paid \$19263.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Fred Lynn Wintermantel and Susan Irene Wintermantel, husband and wife** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Dennis W. Wobler, an unmarried person, and Keith A. Mumme, an unmarried person, as joint tenants with rights of survivorship** 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 AE, Fidalgo Bay Add to Anacortes Map of Aggregation

Tax Parcel Number(s): 3841-027-020-0006/P60739

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. 215411-LT.

The Grantees by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with rights of survivorship, and not as community property or as tenants in common.
Accepted and Approved.


Dennis W. Wobler


Keith A. Mumme

Dated: July 15 2025

(attached to Statutory Warranty Deed)

Fred L. Wintermantel
Fred Lynn Wintermantel

Susan Irene Wintermantel
Susan Irene Wintermantel

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 15 day of July, 2025, by Fred Lynn Wintermantel and Susan Irene Wintermantel.

Shanna A. Reyna
Signature

Notary public
Title

My commission expires: 11/19/2028



Exhibit A**Parcel A:**

Lot AE, "FIDALGO BAY ADDITION TO ANACORTES MAP OF AGGREGATION", as recorded in Volume 12 of Surveys, pages 147 and 148, under Auditor's File No. 9204200040, being a portion of Blocks 15 through 32, "FIDALGO BAY ADDITION TO ANACORTES", according to the plat thereof recorded in Volume 2 of Plats, page 24, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Parcel B:

An exclusive surface use easement over that portion of Lot Z "FIDALGO BAY ADDITION TO ANACORTES MAP OF AGGREGATION" recorded in Volume 12 of Surveys, pages 147 and 148, under Auditor's File No. 9204200040, records of Skagit County, Washington, lying South of that easement identified as "Gas Easement", also known as Fidalgo Bay Community Association Access Trail to Anacortes Community Forest Lands. Said Exclusive Easement shall benefit and be appurtenant to all present and future owners of Lot AE, "FIDALGO BAY ADDITION TO ANACORTES MAP OF AGGREGATION".

Situate in the County of Skagit, State of Washington.