



201107070066  
Skagit County Auditor

7/7/2011 Page 1 of 2 3:42PM

When recorded return to:  
Stephen P. Williams and Kathleen A. Williams  
2108 Minnesota Avenue  
Anacortes, WA 98221

Recorded at the request of:

File Number: A102025

### Statutory Warranty Deed

THE GRANTOR Robert P. Baker and Judith A. Baker, as Trustees of the Robert P. & Judith A. Baker Family Trust, a revocable living trust dated April 27, 2006, and individually as their interests may appear for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Stephen P. Williams and Kathleen A. Williams, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lots 1, 2 and 3, Block 1320, "NORTHERN PACIFIC ADDITION TO ANACORTES"

Tax Parcel Number(s): P58365, 3809-320-001-0100

GUARDIAN NORTHWEST TITLE CO.

A102025 - 2

Lot 1 of Survey recorded February 3, 2000, under Auditor's File No. 200002030100, records of Skagit county, Washington; being Lots 1, 2 and 3, Block 1320, "NORTHERN PACIFIC ADDITION TO ANACORTES", according to the plat thereof recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto

Dated 6/28/2011

Baker Family Trust

By: Robert P. Baker, Trustee and Individually

By: Judith A. Baker, Trustee and Individually

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 2022

JUL 07 2011

Amount Paid \$ 11,130.<sup>00</sup>  
Skagit Co. Treasurer  
By huffm Deputy

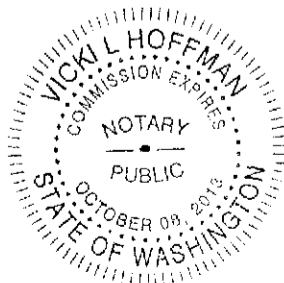
STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robert P. Baker and Judith A. Baker are the persons who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Trustees of the Baker Family Trust and individually, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6-29-11

Vicki L Hoffman

Vicki L Hoffman  
Notary Public in and for the State of Washington  
Residing at Anacortes, Washington  
My appointment expires: 10/08/2013



# EXHIBIT A

## EXCEPTIONS:

### A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Rock Ridge, LLC  
And: Edward Hawkings  
Dated: April 24, 1997  
Recorded: April 25, 1997  
Auditor's No.: 9704250157  
Regarding: Property Development

### B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Survey  
Recorded: December 3, 1998 and February 3, 2000  
Auditor's No.: 9812030124 and 200002030100

### C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Anthony Malo, et al  
And: Dale A. Fowler, et al  
Dated: March 30, 1998  
Recorded: April 28, 1998  
Auditor's No.: 9804280113  
Regarding: Development Agreement

Said Instrument is a re-recording of instrument recorded under Auditor's File No. 9804140141.

### D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes  
Recorded: December 3, 1998  
Auditor's No.: 9812030122  
Purpose: Access and utilities  
Area Affected: South 2 feet of subject property and other property

### E. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: Rock Ridge, LLC  
Auditor's No.: October 22, 1998  
Executed By: 9810220058



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