



201210290139

Skagit County Auditor

10/29/2012 Page

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2 11:39AM

Filed for Record at Request of:
Josephine Baldwin

When Recorded Return To
Mary C. Wolney, P.S.
9709 3rd Ave NE, Suite 305
Seattle, WA 98115

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20123414

OCT 29 2012

Amount Paid \$0
Skagit Co. Treasurer
By *mm* Deputy

QUIT CLAIM DEED

GRANTOR: ESTATE OF MICHAEL BALDWIN, JOSEPHINE BALDWIN, Executrix and Personal Representative.

GRANTEE: ROGER BALDWIN

LEGAL DESCRIPTION (abbreviated): "Lot 5 Block 3, Lake Cavanaugh subdivision, Division No 1", according to the plat thereof, recorded in Volume 5 of Plats, Page 37 to 43, inclusive, records of Skagit County, Washington".

Parcel Number : P66402

TAX PARCEL NUMBER: 3937-003-005-0001

1. GRANTOR. The undersigned Grantor, JOSEPHINE BALDWIN, is the duly appointed, qualified and acting personal representative of the Estate of MICHAEL BALDWIN, deceased.
2. ESTATE. MICHAEL BALDWIN died on January 15th, 2012, and JOSEPHINE BALDWIN was appointed personal representative on April 9th, 2012, in the State of Washington Superior Court for King County in Cause No. 12-4-01932-8 SEA (the "probate proceeding")
3. NONINTERVENTION POWERS. By Order issued on April 9th, 2012, the Court admitted the Will to Probate, found solvency, waived bond, and authorized the Grantor to settle the Estate without further court intervention.
4. CONVEYANCE. The undersigned Grantor, JOSEPHINE BALDWIN, as Personal Representative of the MICHAEL BALDWIN Estate, and not in the Grantor's individual capacity, for and in consideration of the distribution of the estate, conveys and quit claims to ROGER BALDWIN, as an unmarried individual, Grantor's entire interest in the following-described property:

LEGAL DESCRIPTION: LOT 5 BLOCK 3, LAKE CAVANAUGH SUBDIVISION, DIVISION NO 1", ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 37 TO 43, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON".

SUBJECT TO: Paragraph A of Schedule B-1 of First American Title Insurance Company's Preliminary commitment for Title Insurance No. 23045.

ALSO SUBJECT TO a Deed of Trust in favor of LUTHER J CROSS, as his separate property, dated May 1, 1986, and recorded May 7, 1986, under Auditor's File No. 8605070041, reflecting an original balance of \$15,000.00, which was original Grantor's obligation to pay in accordance with the terms and conditions of the note and modifications, if any, which is secured by said Deed of Trust.

DATED this 19th day of October, 2012

Josephine Baldwin
Josephine Baldwin, Personal Representative of the Estate of Michael Baldwin

STATE OF Washington)
COUNTY OF King)
SS

On this day personally appeared before me Josephine Baldwin, known or proved to me to be the individual described in and who executed the within and foregoing **Quit Claim Deed**, and on oath stated that she was authorized to execute the instrument as the Personal Representative of the Estate of Michael Baldwin and acknowledged that she signed the instrument to be her free and voluntary act for the uses and purposes mentioned in the instrument.

SUBSCRIBED AND SWORN to before me this 19th day of October, 2012.

Mary C. Wolney
PRINT NAME MARY C. WOLNEY
Notary Public in and for the State of Washington
Residing at Seattle, WA
My appointment expires: 6/9/13

