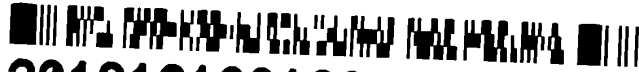


AFTER RECORDING MAIL TO:

Bruce Garder
Carol Gardner
6335 51st Ave. South
Seattle, WA 98118



201812100123

12/10/2018 03:17 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-165677-OE ✓

Land Title and Escrow

Statutory Warranty Deed

THE GRANTOR STEVEN M. BAKER, as Personal Representative of the ESTATE OF MICHAEL A. BAKER, also shown of record as Michael Aubrey Baker, deceased, under Snohomish County Superior Court Probate Cause No. 16-4-001175-31 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to BRUCE GARDNER and CAROL GARDNER, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Tr. 1, SP#47-77 AF#862249; Being A Ptn SE 1/4, 31-36-11 E W.M.

For Full Legal See Attached Exhibit "A"

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 01-165677-OE.

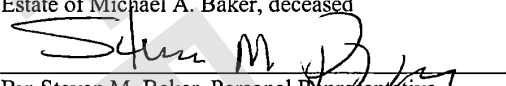
Tax Parcel Number(s): 361131-4-004-0104, P51916

Dated December 3, 2018

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 5382
DEC 10 2018

Amount Paid \$ 36 54 . 00
Skagit Co. Treasurer
By *man* Deputy

Steven M. Baker, as Personal Representative of the
Estate of Michael A. Baker, deceased


By: Steven M. Baker, Personal Representative

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Steven M. Baker signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of Michael A. Baker, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: December
November 10, 2018



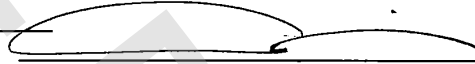

Shelley Miner
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 5/15/19

EXHIBIT A

Tract 1 of Short Plat No. 47-77, approved August 8, 1977, recorded August 9, 1977, under Auditor's File No. 862249 in Book 2 of Short Plats, pages 100, records of Skagit County, Washington; being a portion of the Southeast $\frac{1}{4}$ of Section 31, Township 36 North, Range 11 East, W.M.

Situate in the County of Skagit, State of Washington.