

When recorded return to:  
In The Zone Real Estate LLC  
22519 Nature View Drive  
Sedro Woolley, WA 98284

  
**201903150121**  
03/15/2019 03:51 PM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620036422

**CHICAGO TITLE**  
620036422

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Kathie Baker Personal Representative of The Estate of Loie H. Baker, deceased  
and The Estate of Clyde Lester Baker, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to In The Zone Real Estate LLC, a Washington limited liability  
company

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Unit(S): PTN NW NE, 18-35-05 Tax/Map ID(s):

Tax Parcel Number(s): P39353 / 350518-0-053-0000,

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20190315  
MAR 15 2019

Amount Paid \$ 1429.00  
Skagit Co. Treasurer  
By *MK* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 11, 2019

The Estate of Loie H. Baker,

BY Kathie Baker  
Kathie Baker  
Personal Representative

The Estate of Clyde Lester Baker

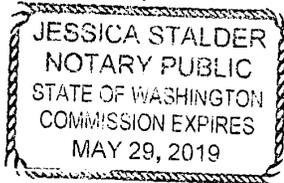
BY Kathie Baker  
Kathie Baker  
Personal Representative

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Kathie Baker

is are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of The Estate of Loie H. Baker and the personal Representative of the Estate of Clyde Lester Baker to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3/13/19



Jessica B. Stalder  
Name: Jessica B. Stalder  
Notary Public in and for the State of WA  
Residing at: Mount Vernon, WA  
My appointment expires: 5/29/19

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P39353 / 350518-0-053-0000**

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PARCEL A:

That portion of the Northwest Quarter of the Northeast Quarter of Section 18, Township 35 North, Range 5 East of the Willamette Meridian, described as follows:

Commencing at a point 200 feet West of the East line of said subdivision and 120 feet North of the North line of the County road traversing said subdivision;  
Thence North to the North line of said subdivision;  
Thence East along the North line of said subdivision 200 feet to the Northeast corner thereof;  
Thence South along the East line of said subdivision to a point due East of the point of beginning;  
Thence West 200 feet to the point of beginning.

Situated in Skagit County, Washington.

PARCEL B:

An easement for ingress and egress for the movement of other persons and vehicles over and across the following described tract:

The West 20 feet of the North 415 feet of the Northeast Quarter of the Northeast Quarter of Section 18, Township 35 North, Range 5 East of the Willamette Meridian;

EXCEPT County road.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Auditor's No(s): 541747, 541527 and 734415, records of Skagit County, Washington
2. City, county or local improvement district assessments, if any.