



201905100127

05/10/2019 04:05 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

AFTER RECORDING MAIL TO:

Ryan Lee and Maki Baldwin
6911 Carolina Street
Anacortes, WA 98221

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 02-171726-OE

Land Title and Escrow

Statutory Warranty Deed

THE GRANTORS CORBETT L. DIXON and ALLISON M. DIXON, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to RYAN LEE BALDWIN and MAKI BALDWIN, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lots 9-10, Blk. 24, Gibraltar.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20191764
MAY 10 2019

Amount Paid \$ 9083.00
Skagit Co. Treasurer
By *HTB* Deputy

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 4109-024-012-0000, P103673

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 and Escrow Company's Preliminary Commitment No. 02-171726-OE.

Dated May 8, 2019

[Signature]
Corbett L. Dixon

[Signature]
Allison M. Dixon

STATE OF Texas }
COUNTY OF Tarrant } SS:

I certify that I know or have satisfactory evidence that Corbett L. Dixon and Allison M. Dixon is/ are the person(s) who appeared before me, and said person(s) acknowledged that he / she / they signed this instrument and acknowledged it to be his / her / their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 9, 2019 [Signature]

Notary Public in and for the State of Texas
Residing at Colville, TX
My appointment expires: 11-11-2022

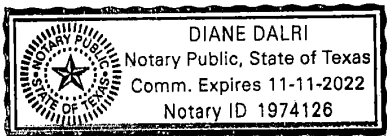


EXHIBIT A**PARCEL "A":**

Lots 9, 10, 11 and 12, Block 24, "PLAT OF THE TOWNSITE OF GIBRALTER, SKAGIT CO., WASHINGTON, U.S.A.," as per plat recorded in Volume 1 of Plats, pages 19 and 20, records of Skagit County, Washington.

TOGETHER WITH the South ½ of Georgia Street lying between the West line of Lot 12, Block 24 and the East line of Lot 9, Block 24, produced Northerly of "PLAT OF THE TOWNSITE OF GIBRALTER, SKAGIT CO., WASHINGTON, U.S.A.," as per plat recorded in Volume 1 of Plats, pages 19 and 20, records of Skagit County, Washington.

ALSO TOGETHER WITH that portion of the alley in said Block 24, lying West of the East line of Lot 9 produced South.

ALSO TOGETHER WITH the East 20 feet of Nebraska Street lying Southerly of the South line of Lot 16, Block 24 and Northerly of the South line of Lot 17 in said Block 24 projected Westerly.

PARCEL "B":

An easement for ingress, egress and utilities over, under and across the following described tract:

The North 80 feet of Carolina Street lying between Block 4 and Block 24, "PLAT OF THE TOWNSITE OF GIBRALTER, SKAGIT CO., WASHINGTON, U.S.A.," as per plat recorded in Volume 1 of Plats, pages 19 and 20, records of Skagit County, Washington, extended from the centerline of Nebraska Street to the centerline of Dakota Street,

EXCEPT the North 20 feet thereof lying adjacent to Lots 17 through 32 of said Block 24.

PARCEL "C":

An easement for ingress, egress and utilities over, under and across the following described tract:

Beginning at the Northeast corner of Lot 20, Block 24, "PLAT OF THE TOWNSITE OF GIBRALTER, SKAGIT CO., WASHINGTON, U.S.A.," as per plat recorded in Volume 1 of Plats, pages 19 and 20, records of Skagit County, Washington;
thence North to the Southeast corner of Lot 13 of said Block 24;
thence continuing North along the East line of said lot a distance of 20 feet;
thence West, parallel to the South line of said Lot 13 and of Lots 14, 15 and 16, Block 24 of said plat 140 feet to the centerline of Nebraska Street;
thence South along said centerline to the Westerly extension of the South line of said Block 24;
thence East along said Westerly extension a distance of 40 feet to Southwest corner of Lot 17 of said Block 24;
thence North along West line of said lot to the Northwest corner of Lot 17;
thence East along the North line of Lots 17, 18, 19 and 20 of said Block 24 to the Northeast corner of Lot 20 and the point of beginning.

Situate in the County of Skagit, State of Washington.