

**When recorded return to:**  
Karin A. Baldwin and Michael William Baldwin  
3905 A Avenue  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-944

Mar 05 2021

Amount Paid \$10319.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
020046380

Escrow No.: 620046380

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Denise L Hoverson, Personal Representative of The Estate of Rodgers F Hoverson, Deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Karin A. Baldwin and Michael William Baldwin, wife and husband

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.)

Lot(s): C, Short Plat No. AN-88-01, ptn. SW, 25-35-1E, W.M.

Tax Parcel Number(s): P32244 / 350125-3-007-0303

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 3, 2021

The Estate of Rodgers F Hoverson, Deceased

BY: Denise L Hoverson, Personal Representative  
Denise L Hoverson  
Personal Representative

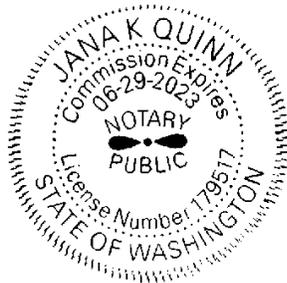
State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Denise L Hoverson

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 Estate of Rodgers F Hoverson to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 03 2021

Jana K Quinn  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Arden  
My appointment expires: 06/29/2023



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P32244 / 350125-3-007-0303**

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Tract C of ANACORTES SHORT PLAT NO. ANA-88-01 as approved February 3, 1989, and recorded February 3, 1989, in Volume 8 of Short Plats, page 106, under Auditor's File No. 8902030054, records of Skagit County, Washington; being a portion of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter in Section 25, Township 35 North, Range 1 East of the Willamette Meridian.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. AN-88-01:

Recording No: 8902030054

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. Assessments, if any, levied by Anacortes.
4. City, county or local improvement district assessments, if any.