

202311220052

11/22/2023 02:33 PM Pages: 1 of 3 Fees: \$205.50

Skagit County Auditor, WA

When recorded return to:

Andrew T. Kinsman and Kelli K. Kinsman
706 228th Street Southwest, Apt M201
Bothell, WA 98021

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20238839

Nov 22 2023

Amount Paid \$12908.40
Skagit County Treasurer
By Candi Newcombe Deputy

Land Title and Escrow
209894-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Ryan L. Baldwin and Maki Baldwin, a married couple** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Andrew T. Kinsman and Kelli K. Kinsman, a married couple** the following described real estate, situated in the County of Skagit, State of Washington:

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

Lots 9, 10, 11 & 12, Blk 24, Townsite of Gibraltar

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

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 in Land Title Company's Preliminary Commitment No. 209894-LT.

Dated: November 16, 2023

(attached to Statutory Warranty Deed)

Ryan L. Baldwin

Ryan L. Baldwin

Maki Baldwin

Maki Baldwin

STATE OF VIRGINIA

COUNTY OF ARLINGTON

This record was acknowledged before me on 20 day of NOVEMBER 2023 by Ryan L. Baldwin.

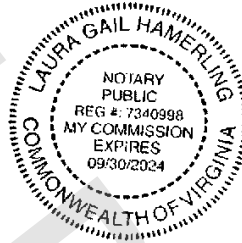
[Signature]

Signature

NOTARY PUBLIC

Title

My commission expires: 9-30-2024



STATE OF VIRGINIA

COUNTY OF ARLINGTON

This record was acknowledged before me on 20 day of NOVEMBER 2023 by Maki Baldwin.

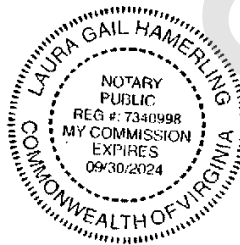
[Signature]

Signature

NOTARY PUBLIC

Title

My commission expires: 9-30-2024



LPB 10-(5)(r)
Page 2 of 3

STATUTORY WARRANTY DEED

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 $\frac{1}{2}$ 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.

All situate in the County of Skagit, State of Washington.