

After recording return to:

North Sound Law Group, PLLC
300 N Commercial Street
Bellingham, WA 98225

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20241118
Date 06/27/2024

DOCUMENT TITLE: Statutory Warranty Deed

GRANTOR: MARY E. BAUMEIER, Personal Representative of the
Estate of EDWIN D. BAUMEIER, Deceased

GRANTEE: MARY E. BAUMEIER, Trustee of the Marital Trust fbo MARY E. BAUMEIER
uwo EDWIN D. BAUMEIER, dated 10/10/2023

ABBREVIATED LEGAL DESCRIPTION: T 33; R 3E; S 9: LOT 1 OF THE PLAT OF SUMMERS RIDGE

ADDITIONAL LEGAL DESCRIPTION ON PAGE(S) 1 AND 2 OF DOCUMENT.

ASSESSOR'S TAX/PARCEL NUMBER(S): 4437-000-001-0012; PID: P82409

STATUTORY WARRANTY DEED

THE GRANTOR, MARY E. BAUMEIER, Personal Representative of the Estate of EDWIN D. BAUMEIER, Deceased, in Probate Cause No. 24-4-00094-37, in Whatcom County Superior Court of Washington, and not in her individual capacity, as a distribution of the estate pursuant to the Will, and for no monetary consideration, conveys and warrants to MARY E. BAUMEIER, Trustee of the Marital Trust fbo MARY E. BAUMEIER uwo EDWIN D. BAUMEIER, dated October 10, 2023, effective as of the date hereof, the Estate's 50% interest in the real property in Skagit County, Washington, described as follows:

LOT 1, "PLAT OF SUMMERS RIDGE," AS PER PLAT RECORDED IN VOLUME 13 OF PLATS AT PAGE 39, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID LOT 1, AND THE SOUTH LINE OF THE OLD CHILBERG ROAD AS SHOWN ON SAID PLAT; THENCE NORTH 73 DEGREES 29' 06" EAST, ALONG THE SOUTH LINE OF THE OLD CHILBERG ROAD, A DISTANCE OF 83.74 FEET TO THE WEST LINE

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OF THE 10 FOOT PRIVATE UTILITY EASEMENT FOR LOT 4 AS SHOWN ON SAID PLAT; THENCE SOUTH 17 DEGREES 23' 19" EAST ALONG THE WEST LINE OF SAID UTILITY EASEMENT, A DISTANCE OF 88.64 FEET; THENCE SOUTH 07 DEGREES 39' 09" EAST ALONG THE WEST LINE OF SAID UTILITY EASEMENT, A DISTANCE OF 156.27 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 89 DEGREES 23' 02" WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 129.90 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 0 DEGREES 36' 58" EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 214.29 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

TOGETHER WITH THOSE PORTIONS OF LOT 2 OF SAID "PLAT OF SUMMERS RIDGE," DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF LOT 1 OF SAID PLAT WITH THE EASTERLY LINE OF THE 10 FOOT PRIVATE UTILITY EASEMENT FOR LOT 4 AS SHOWN ON SAID PLAT, SAID POINT OF BEGINNING BEING ALSO ON THE NORTHERLY LINE OF THE EASTERLY PORTION OF LOT 2 OF SAID PLAT; THENCE NORTH 76 DEGREES 19' 43" EAST ALONG THE NORTHERLY LINE OF THE EASTERLY PORTION OF SAID LOT 2, A DISTANCE OF 642.53 FEET TO THE ANGLE POINT IN SAID NORTHERLY LINE AS SHOWN ON SAID PLAT; THENCE SOUTH 89 DEGREES 29' 42" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 169.00 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE SOUTH 23 DEGREES 08' 39" WEST ALONG THE EASTERLY LINE OF SAID LOT 2, A DISTANCE OF 28.10 FEET; THENCE SOUTH 80 DEGREES 57' 16" WEST A DISTANCE OF 792.14 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

ALSO TOGETHER WITH THAT PORTION OF THE PART OF LOT 2 LYING BETWEEN OLD CHILBERG ROAD AND SUMMERS DRIVE AS SHOWN ON SAID PLAT WHICH LIES EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF LOT 1 WITH THE SOUTH LINE OF THE OLD CHILBERG ROAD AS SHOWN ON SAID PLAT; THENCE NORTH 73 DEGREES 29' 06" EAST ALONG THE SOUTH LINE OF THE OLD CHILBERG ROAD, A DISTANCE OF 83.74 FEET TO THE WEST LINE OF THE 10 FOOT PRIVATE UTILITY EASEMENT FOR LOT 4 AS SHOWN ON SAID PLAT; THENCE NORTH 17 DEGREES 23' 19" WEST A DISTANCE OF 33 FEET TO THE NORTHERLY LINE OF OLD CHILBERG ROAD AND THE INITIAL POINT OF THIS LINE DESCRIPTION; THENCE NORTH 17 DEGREES 23' 19" WEST, A DISTANCE OF 22.27 FEET TO THE SOUTHERLY LINE OF SUMMERS DRIVE AND THE TERMINAL POINT OF THIS LINE DESCRIPTION.

SUBJECT TO: Easements, dedications, restrictions and reservations of record.

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