

**When recorded return to:**

Timothy Bertch  
Carolina Home LLC, a Washington limited liability  
company  
4204 Owen Way  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20242643

Oct 21 2024

Amount Paid \$9295.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202  
Oak Harbor, WA 98277

Chicago Title  
620057481

Escrow No.: 245466778

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jeannie Marie Stewart, Administrator of the Estate of Verna R. Baker, deceased  
under Skagit County Probate #24-4-00459-29

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable  
consideration  
in hand paid, conveys and warrants to Carolina Home 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.)

LTS 25, 26, 27 AND 28, BLK 24, "PLAT OF THE TOWNSHIP OF GIBRALTER, SKAGIT  
COUNTY, WASHINGTON"

Tax Parcel Number(s): P103731, 4109-024-028-0007

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 18, 2024

Jeannie Marie Stewart, Administrator of the Estate of Verna R. Baker, deceased under Probate Skagit  
County Probate #24-4-00459-29BY Jeannie Marie Stewart  
Jeannie Marie StewartState of WashingtonCounty of IslandThis record was acknowledged before me on 10/18/24 by Jeannie Marie  
Stewart as Administrator of the Estate of Verna R. Baker, deceased under Skagit County Probate  
#24-4-00459-29.SM Engen  
(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: 9-10-30

**EXHIBIT "A"**  
Legal Description

LOTS 25, 26, 27 AND 28, BLOCK 24, "PLAT OF THE TOWNSHIP OF GIBRALTER, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGES 19 AND 20, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THE NORTH 20 FEET OF CAROLINA STREET ADJACENT THERETO.

TOGETHER WITH A NON-EXCLUSIVE 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 OF "PLAT OF THE TOWNSHIP OF GIBRALTER, SKAGIT COUNTY, WASHINGTON", 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.

AND TOGETHER WITH THE SOUTH 10 FEET OF ALLEY NORTH OF AND ADJACENT TO LOTS 25, 26, 27 AND 28, BLOCK 24, "PLAT OF THE TOWNSHIP OF GIBRALTER, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGES 19 AND 20, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

**EXHIBIT "B"****Exceptions**

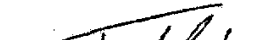
1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, 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 Plat of Townsite of Gibraltar:  
  
Recording No: Volume 1, Pages 19-20
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power & Light Company, a Washington corporation  
Purpose: Electric transmission and/or distribution line  
Recording Date: May 18, 1992  
Recording No.: 9205180140  
Affects: Said premises
3. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document  
  
Recording Date: September 25, 1992  
Recording No.: 9209250074
4. Road Maintenance and Agreement and the terms and conditions thereof:  
  
Recording Date: October 7, 1992  
Recording No.: 9210070043
5. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document  
  
Recording Date: August 12, 1993  
Recording No.: 9308120052
6. Skagit County Conditional Agreement Alternative Sewage System Installations and the terms and conditions thereof:  
  
Recording Date: October 4, 1993  
Recording No.: 9310040043
7. Lot Certification and the terms and conditions thereof:

**EXHIBIT "B"****Exceptions Continued**

Recording Date: October 7, 1993  
Recording No.: 9310070028

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Survey:  
  
Recording No: 9410140093
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. City, county or local improvement district assessments, if any.

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 Buyer	9/30/2024 Date	Authenticated Estate of Verna Baker by Jeannie Marie Stewart 09/30/2024 Seller	09/30/2024 Date
Buyer	Date	Seller	Date