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10/21/2024 03:49 PM Pages: 1 of 6 Fees: \$308.50

Skagit County Auditor, WA

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:



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

Escrow No.: 245466778

Chicago Title 620057481

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 #24-4-00459-29
Jeannie Marie Stewart
State of Washington
County of 181ama
This record was acknowledged before me on by Jeannie Marie Stewart as Administrator of the Estate of Verna R. Baker, deceased under Skagit County Probate #24-4-00459-29.
(Signature of notary public)
Notary Public in and for the State of Washington My appointment expires: Q.10.30
William OF WASHING

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 I OF PLATS, PAGES 19 AND 20, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

EXHIBIT "B"

Exceptions

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 Gibralter:

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: Recording No.: Affects: May 18, 1992 9205180140 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:
Recording No.:

October 7, 1993 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

- 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.

Form 22P Skagit Right-to-Manage Disclosure Rev. 10/14

SKAGIT COUNTY RIGHT-TO-MANAGE IATURAL RESOURCE LANDS DISCLOSURI

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

Page 1 of 1	NATUR	AL RESOURCE	E LANDS DISCLOSURE ALL RIGHTS RESERVED			
The follow	ring is part of the Purchase	and Sale Agree	ment dated	Sep. 30, 20	024	
between _	- C (1)	h and ar	<u>assigns</u>	5	("Buyer")	
and	Estate of Verna Baker		Jeannie Marie Stewart PR			
concerning			nacortes	WA 98221 State Zip	(the "Property")	
	aware that the Property Lands Disclosure, Skagit C				o-Manage Natural	
lai loi cc nc m ex nc as pr ne M ln inc	nis disclosure applies to pain or designated or within ing-term commercial signification and control activities occur on-resource uses and may ay arise from the use of contraction with associated a pise, and odor. Skagit Cours a priority use on designate appared to accept such in excessary Natural Resource an agement Practices and in the case of mineral land cluding extraction, washing inerals. If you are adjacquirements from designate	1/4 mile of rural cance in Skagit or may occur in be inconvenienthemicals; or fractivities, which at has established Natural Recompatibilities, Land operation ocal, State, and s, application ocal, crushing, stockent to design	resource, for County. A van the area the or cause disom spraying, occasionally ned natural resource Lands Inconvenienchs when per Federal law.	rest or mineral resonariety of Natural Re- nat may not be con- scomfort to area re- pruning, harvestin generates traffic, of source managements, and area residen- tes or discomfort of formed in complian- and for mining-relating, transporting and	urce lands of source Land inpatible with sidents. This ig or mineral dust, smoke, intoperations its should be from normal, ice with Best ited activities if recycling of	
	I Buyer authorize and din office in conjunction with the				re with the County	
	Truthat of	1/30/2024	Estate of Vei	rna Baker by Jeannie M	ariosterant2024	
Buyer	, in the second	Date	Seller		Date	
Buver		Date	Seller		Date	