

When recorded return to:

Bonnie J. Hobbs and Dale N. Hobbs  
19914 Southeast 210th Street  
Maple Valley, WA 98038

214717-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20251468

May 15 2025

Amount Paid \$22200.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

## STATUTORY WARRANTY DEED

THE GRANTOR(S) **Barbara Allan, who is also of record as Barbara M. Allan, an unmarried person**

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**

in hand paid, conveys and warrants to **Bonnie J. Hobbs and Dale N. Hobbs, a married couple**

the following described real estate, situated in the County of Skagit, State of Washington:

**For Full Legal See Attached "Exhibit A"**

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

Ptn Blk 97, Map of Fidalgo City

Tax Parcel Number(s): 4101-097-005-0000/P119341 & 4101-097-002-0004/P73109 & 4101-097-007-0009/P73111

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. 214717-LT.

Dated: 5/9/2025

(attached to Statutory Warranty Deed)

BARBARA ALLAN by David J. Allan CO-AIF  
Barbara Allan by David J. Allan, Co-Attorney-In-Fact

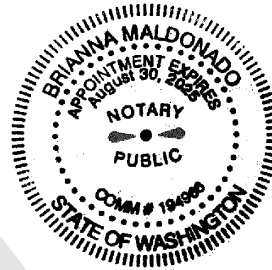
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 13 day of May, 2025, by David J. Allan  
as Co-Attorney in Fact for Barbara Allan.

Brianna Maldonado  
Signature

Notary public  
Title

My commission expires: Aug 30 2025



(attached to Statutory Warranty Deed)

Barbara Allan by Gregory W. Allan, Co-Attorney-In-Fact 5/9/2025  
Barbara Allan by Gregory W. Allan, Co-Attorney-In-Fact

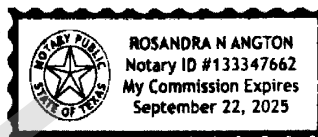
STATE OF Texas

COUNTY OF Dallas

This record was acknowledged before me on this 9<sup>TH</sup> day of May, 2025, by Gregory W. Allan as Co- Attorney in Fact for Barbara Allan.

Rosandra N Angton  
Signature

Notary  
Title



My commission expires: 9-22-2025

**Exhibit A****PARCEL "A":**

That portion of the plat of "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 2 of Plats at pages 113 and 114, record of Skagit County, Washington, described as follows:

Beginning at the intersection of the West line of Jefferson Avenue with the centerline of Sixth Street of said plat of "MAP OF FIDALGO CITY";  
thence South 89°59'18" East along the centerline of Sixth Street a distance of 164.97 feet to the point of beginning of this description;  
thence North 00°00'42" East, a distance of 245.00 feet to the North line of Lot 11 of Block 97 of said plat;  
thence North 89°59'18" West along the North line of said Lot 11 and its projection, a distance of 74.97 feet to the West line of the East 10 feet of Jefferson Avenue;  
thence North 00°00'42" East parallel with Jefferson Avenue, a distance of 195.00 feet to the centerline of Seventh Street;  
thence South 89°59'18" East along the centerline of Seventh Street, a distance of 124.97 feet to the Northerly projection of the centerline of the alley in Block 97;  
thence South 00°00'42" West along the centerline of said alley, a distance of 145.00 feet to the Westerly projection of the North line of Lot 3 of Block 97;  
thence South 89°59'18" East along said North line of Lot 3 and its Easterly projection, a distance of 164.97 feet to the centerline of Lincoln Avenue;  
thence South 00°00'42" West along the centerline of Lincoln Avenue, a distance of 150.00 feet to the Easterly projection of the South line of Lot 5 of Block 97;  
thence North 89°59'18" West along said South line of Lot 5 and its Westerly projection, a distance of 164.97 feet to the centerline of the alley in Block 97;  
thence South 00°00'42" West along the centerline of said alley, a distance of 145.00 feet to the centerline of Sixth Street;  
thence North 89°59'18" West along the centerline of Sixth Street, a distance of 50.00 feet to the point of beginning of this description.

Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

Lots 1 and 2, Block 97, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 2 of Plats at pages 113 and 114, record of Skagit County, Washington;

TOGETHER WITH the East ½ of abutting vacated alley;

AND TOGETHER WITH the West ½ of abutting vacated Lincoln Ave.;

AND ALSO TOGETHER WITH the South ½ of abutting vacated 7th Street lying West of the centerline of said vacated Lincoln Ave. and East of the centerline of said vacated alley.

Situate in the County of Skagit, State of Washington.

**PARCEL "C":**

Lots 6 and 7, Block 97, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 2 of Plats at pages 113 and 114, record of Skagit County, Washington;

TOGETHER WITH the East  $\frac{1}{2}$  of abutting vacated alley;

AND TOGETHER WITH the West  $\frac{1}{2}$  of abutting vacated Lincoln Ave.;

AND ALSO TOGETHER WITH the North  $\frac{1}{2}$  of abutting vacated 6th Street lying West of the centerline of said vacated Lincoln Ave. and East of the centerline of said vacated alley.

Situate in the County of Skagit, State of Washington.