

When recorded return to:

Kathleen Baker and Reid Baker
7025 51st Avenue Northeast
Seattle, WA 98115

213529-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251959

Jun 24 2025

Amount Paid \$15204.60
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Kim Shoemake and Jill Russo, Successor Co-Trustees of the Jo Ann Shoemake Family Trust u/t/a dated 1/21/2016**

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

in hand paid, conveys and warrants to **Reid Baker and Kathleen Baker, 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 Lots 12 & 13, O. Lervick's Plat of Agate Cove

Tax Parcel Number(s): 3854-000-013-0410/P61699

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. 213529-LT.

Dated: _____

6/20/25

(attached to Statutory Warranty Deed)

the Jo Ann Shoemake Family Trust u/t/a dated 1/21/2016

By: Kim Shoemake
Kim Shoemake, Sucessor Co-Trustee

STATE OF WASHINGTON

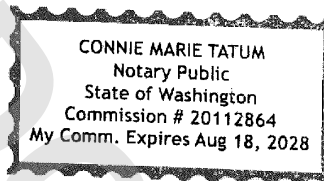
COUNTY OF Chelan

This record was acknowledged before me on this 20th day of June, 2025, by Kim Shoemake, Sucessor Co-Trustee of the Jo Ann Shoemake Family Trust dated January 21, 2016

Connie Marie Tatum
Signature Connie Marie Tatum

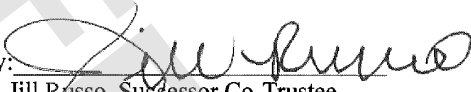
Notary Public
Title

My commission expires: 8/18/2028



(attached to Statutory Warranty Deed)


the Jo Ann Shoemake Family Trust u/t/a dated 1/21/2016

By: 
Jill Russo, Successor Co-Trustee

STATE OF WASHINGTON

COUNTY OF Snohomish

This record was acknowledged before me on this 20 day of June, 2025, by Jill Russo,
Successor Co-Trustee of the Jo Ann Shoemake Family Trust dated January 21, 2016.


Signature
Notary
Title

My commission expires: 9-11-27

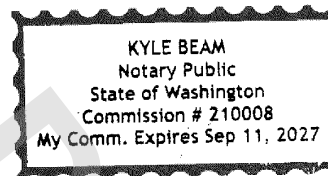


Exhibit A**PARCEL A:**

The North 150 feet of the following described tract, as measured along the West survey line thereof and by a line drawn parallel to the North line thereof:

Tracts 12 and 13 of "O. LERVICK'S PLAT OF AGATE COVE, WEST BEACH, GUEMES ISLAND, SKAGIT CO., WASH.," as per plat recorded in Volume 4 of Plats, page 42, records of Skagit County; INCLUDED in said description is the second class tideland portion of the above described property as shown in the Plat;

Situate in the County of Skagit, State of Washington.

PARCEL B:

Together with a non-exclusive easement for ingress and egress, over, under and across all that part of that certain tract of land conveyed to Gill Anderson by Quit Claim Deed recorded April 24, 1990 under Auditor's File No. 9004240041, records of Skagit County, Washington, and being a portion of Tracts 11, 12, and 13, "O. LERVICK'S PLAT OF AGATE COVE, WEST BEACH, GUEMES ISLAND, SKAGIT CO., WASH.," as per plat recorded in Volume 4 of Plats, page 42, records of Skagit County, Washington, said part being more particularly described as follows:

Commencing at the Southwest corner of Lot 10, said "O. LERVICK'S PLAT OF AGATE COVE, WEST BEACH, GUEMES ISLAND, SKAGIT CO., WASH.," as per plat recorded in Volume 4 of Plats, page 42, records of Skagit County, Washington;
thence North 01°50'00" East along the West line of said Lot 10 and Lot 11, a distance of 88.61 feet to a point on the South line of said Anderson tract;
thence South 88°10'00" East along said South line, a distance of 74.27 feet to the TRUE POINT OF BEGINNING;
thence North 72°19'51" West, a distance of 10.65 feet to a point lying on the Westerly line of a strip of land 15.00 feet in width;
thence along said Westerly line for the following courses: North 53°06'15" West, a distance of 20.64 feet; North 35°35'57" West, a distance of 19.27 feet; North 20°39'33" West, a distance of 9.61 feet; North 19°49'34" West, a distance of 13.50 feet; North 25°54'01" West, a distance of 21.63 feet; and North 11°51'24" West, a distance of 27.90 feet to the North line of said Anderson tract and the Northwest corner of said 15 foot wide strip of land;
thence South 88°10'00" East along said North line, a distance of 15.44 feet to the Northeast corner of said 15 foot wide strip of land;
thence along the Easterly line of said 15 foot wide strip of land for the following courses: South 11°51'24" East, a distance of 22.40 feet; South 25°54'01" East, a distance of 20.58 feet; South 19°49'34" East, a distance of 14.19 feet; South 20°39'33" East, a distance of 7.54 feet; South 35°35'57" East, a distance of 15.00 feet; South 53°06'15" East, a distance of 18.34 feet; and South 56°04'35" East, a distance of 10.34 feet;
thence leaving said Easterly line, South 31°28'05" East, a distance of 11.59 feet to said South line of said Anderson tract;
thence North 88°10'00" West, a distance of 16.02 feet to the TRUE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.