

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252399

Jul 28 2025

Amount Paid \$11164.00
Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:

Martin Pigg and Kim Pigg
247 South Alaska Street, Pmb 713
Palmer, AK 99645

STATUTORY WARRANTY DEED

Guardian NW Title 25-23785-TB

THE GRANTOR(S) **Mary Jane Krause-Ramey, as her separate estate**

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Martin Pigg and Kim Pigg, husband and wife**

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

Lot 3, PLAT OF BAKER VIEW ESTATES, as per plat recorded in Volume 14 of Plats at Page 20, in the records of Skagit County, State of Washington.

Abbreviated legal description: Property 1:
Lot 3, PLAT OF BAKER VIEW ESTATES,

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P83275/4483-000-003-0005

Statutory Warranty Deed
LPB 10-05

Order No.: 25-23785-TB

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Dated: 7-23-25

Mary Jane Krause Ramey
Mary Jane Krause-Ramey

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 23 day of July, 2025, by Mary Jane Krause-Ramey.

[Signature]
Signature

Notary
Title

My commission expires: 6/19/29

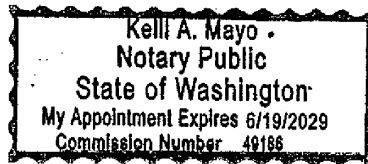


EXHIBIT A

25-23785-TB

9. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Baker View Estates
Recorded: July 18, 1986
Auditor's No: 198607180070

10. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Co. and their respective heirs, successors and assigns
Recorded: January 14, 1987
Auditor's No: 198701140057

Purpose: A perpetual and non-exclusive easement
Area Affected:

Under and upon the public roads located in the above described plat and the exterior 7 feet parallel with and adjacent to the street frontage, of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cable, pipe and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with natural gas service, together with the right to enter upon the lots at all times for the purpose stated.

11. Agreement, affecting subject property, regarding Boundary Line/Lawn License and the terms and provisions thereof between James M. Lucci and United Methodist Church of Anacortes, recorded on January 19, 1995 as Auditor's File No. 9501190009.

End of Exhibit A