

When recorded return to:

33141 S Shore Drive LLC
1309 Coffeen Avenue, STE 1200
Sheridan, WY 82801

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253147

Sep 25 2025

Amount Paid \$16415.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

CW Title and Escrow (B)

Reference: 60020893-401

Land Title Company File: 215906-LT

THE GRANTOR(S)

Scot H. Baker and Lisa Baker, a married couple

for and in consideration of

Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys and warrants to

33141 S Shore Drive LLC, a Washington Limited Liability Company

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

SUBJECT TO: 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.

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

Lot 11, Blk 1, Lake Cavanaugh, Div. 3

Tax Parcel Number(s): 3939-001-011-0005/P66786

Dated: 9/23/25

Scot H. Baker

Lisa E. Baker By ATTORNEY IN FACT 

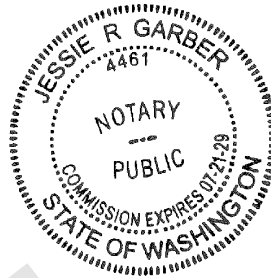
Lisa E. Baker by Scot H. Baker, Attorney-In-Fact

STATE OF WASHINGTON
COUNTY OF KINGThis record was acknowledged before me on this 23rd day of September, 2025, by Scot H. Baker.

Signature

Notary Public

Title

My commission expires: 7-21-29

STATE OF WASHINGTON
COUNTY OF King

On this 23rd day of September, 2025, personally appeared before me
Scott H. Bauer to me known to be the individual described in and who executed the within and
foregoing instrument as Attorney in Fact for Lisa E. Bauer and acknowledged that he
signed the same as his free and voluntary act and deed as Attorney in Fact for said principal for the uses and
purposes therein mentioned and on oath stated that the Power of Attorney authorizing the execution of this
instrument has not been revoked and that the said principal is now living and is not insane.

Given under my hand and official seal the day and year last above written.

Jessie R Garber
Printed Name: Jessie R Garber
NOTARY PUBLIC in and for the State of
Washington, residing at Seattle
My Commission Expires: 7-21-29

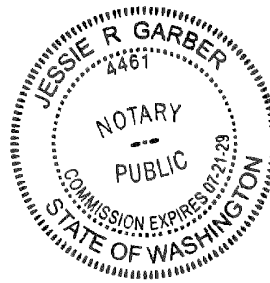


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 33141 South Shore Drive, Mount Vernon, WA 98274
Tax Parcel Number(s): 3939-001-011-0005/P66786

Property Description:

Lot 11, Block 1, LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 3, according to the plat thereof, recorded in Volume 6 of Plats, pages 25 through 31, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.