

When recorded return to:

Cheryl Hendrickson
3635 South Salida Del Sol Avenue
Yuma, AZ 85365

GNW 25-24679

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20253358
Oct 14 2025
Amount Paid \$8672.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Leonard Johnson and Magdalen Baldassano, husband and wife, 5617 Campbell Lake Road, Anacortes, WA 98221,

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

in hand paid, conveys, and warrants to Cheryl Hendrickson, an unmarried woman

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

Lots 13 and 14, Block 7, BEALE'S MAPLE GROVE ADDITION TO THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, page 19, records of Skagit County, Washington.

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 "B" attached hereto

Tax Parcel Number(s): P56615/3775-007-014-0006

Dated: 10-7-25Leonard Johnson
Leonard JohnsonMagdalen Baldassano
Magdalen BaldassanoSTATE OF WASHINGTON
COUNTY OF SKAGITThis record was acknowledged before me on this 7 day of October, 2025, by Leonard Johnson and
Magdalen Baldassano.Roxanna Lopez
SignatureNotary Public
Title

My commission expires:

3-14-26

EXHIBIT B

25-24679-KM

9. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named [Beale's Maple-Grove Addition to the City of Anacortes] recorded on October 30, 1890 as Auditor's File No. Volume 2, page 19.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

12. Municipal assessments, if any, levied by the City of Anacortes.

16. Unrecorded leaseholds, if any, and rights of parties in possession, if any.