

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

When recorded return to:

Anne Marie Wenzinger
PO BOX 1009
Concrete, WA 98237

Affidavit No. 20260010

Jan 05 2026

Amount Paid \$1605.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-25070-TB

THE GRANTOR(S) George A. Wenzinger, Trustee of The George Wenzinger Trust dated January 30, 2007

for and in consideration of **ten dollars and other valuable consideration**in hand paid, conveys, and warrants to **Anne Marie Wenzinger, an unmarried person**

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

Lot 8, and the West 10 feet of Lot 7, Block 6, Miller Addition to Baker, Skagit County, Wash., as per plat recorded in Volume 3 of Plats, page 74, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated legal description: Property 1:
Lot 8 & Ptn. Lot 7, Block 6, MILLER ADDITION TO BAKER

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): P70671/4053-006-008-0007

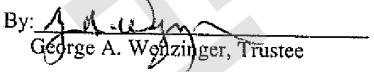
Statutory Warranty Deed
LPB 10-05

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Dated: 12/29/25

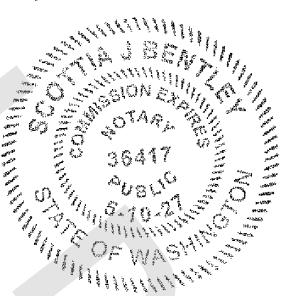
The George Wenzinger Trust dated January 30, 2007

By: 
George A. Wenzinger, Trustee

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 29th day of December, 2025, by George A. Wenzinger, Trustee of The George Wenzinger Trust dated January 30, 2007.

Scott J. Bentley
Signature
Notary
Title
My commission expires: 05/10/27



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Statutory Warranty Deed
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EXHIBIT A

25-25070-TB

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 Miller Addition to Baker recorded January 5, 1909 in Volume 3 of Plats, page 74, official records.

End of Exhibit A