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04/15/2026 01:58 PM Pages: 1 of 3 Fees: \$305.50  
Skagit County Auditor, WA

When recorded return to:

Steven C. Hamby and Julie A. Hamby  
2901 Schuller Place  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20261107

Apr 15 2026

Amount Paid \$7685.00  
Skagit County Treasurer  
By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

Guardian NW Title 26-25666-TB

**THE GRANTOR(S) Albert P. Berger, an unmarried person**

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

in hand paid, conveys, and warrants to **Steven C. Hamby and Julie A. Hamby, husband and wife**

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

Lot 39, "PLAT OF BAKERVIEW WEST," as per plat recorded in Volume 17 of Plats, pages 13 through 16, inclusive, records of Skagit County, Washington Situate in the City of Mount Vernon.

County of Skagit, State of Washington.

Abbreviated legal description: Property 1:  
Lot 39, Bakerview West

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): P113653/4719-000-039-0000

Statutory Warranty Deed  
LPB 10-05

Order No.: 26-25666-TB

Page 1 of 3

Dated: Apr 14, 2026

Albert P. Berger  
Albert P. Berger

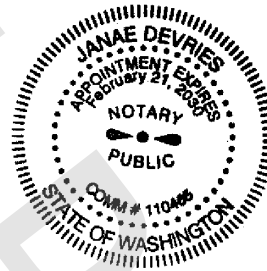
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 14<sup>th</sup> day of April, 2026, by Albert P. Berger.

Janae Devries  
Signature

Notary  
Title

My commission expires: 2-21-30



**EXHIBIT A**

26-25666-TB

9. Unrecorded leaseholds, if any, and rights of parties in possession, if any.
10. 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 Bakerview West recorded August 18, 1998 as Auditor's File No. 9808180054.

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".

11. Terms and Conditions of City of Mount Vernon Ordinance No. 2863, pursuant to Chapter 17.111 regarding rezoning, recorded April 8, 1998 under Auditor's File No. 9804080064.

**End of Exhibit A**