

UNRECORDED



Skagit County Auditor \$74.00  
4/10/2015 Page 1 of 3 11:32AM

**When recorded return to:**  
Mr. and Mrs. Joshua M. Baldwin  
2503 Oregon Avenue  
Anacortes, WA 98221

Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 152011-OAE ✓

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**Grantor: Lauritta T. Sowa**  
**Grantee: Joshua M. Baldwin and Sarahann K. Baldwin**  
**Tax Parcel Number(s): P122386/4848-000-012-0000**  
**Abbreviated Legal: Lot 12, Rock Ridge West, Phase II.**

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**Land Title and Escrow**                      **Statutory Warranty Deed**

**THE GRANTOR(S) LAURITTA T. SOWA, ALSO SHOWN OF RECORD AS LAURITTA T. SOWA-MATSON AND AS LAURITTA SOWA-MATSON, AN UNMARRIED INDIVIDUAL AS HER SEPARATE PROPERTY for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JOSHUA M. BALDWIN AND SARAHANN K. BALDWIN, HUSBAND AND WIFE GRANTEE(S) the following described real estate, situated in the County of Skagit, State of Washington**

Lot 12, "PLAT OF ROCK RIDGE WEST PHASE II," as per plat recorded on December 2, 2004, under Auditor's File No. 200412020087, and as modified by that certain "Affidavit of Minor Correction of Survey," recorded April 26, 2005, under Auditor's File No. 200504260129, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20151129  
APR 10 2015  
Amount Paid \$ 2354.60  
Skagit Co. Treasurer  
By MCG Deputy

LPB 10-05(i-1)  
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Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 152011-OAE.

Date 4-8-15

Lauritta T. Sowa  
Lauritta T. Sowa

STATE OF California }  
COUNTY OF San Luis Obispo } SS:

I certify that I know or have satisfactory evidence that Lauritta T. Sowa  
the person who appeared before me, and said person acknowledged that he/she  
signed this instrument and acknowledge his/her \_\_\_\_\_ free and voluntary act for  
it to be \_\_\_\_\_ the  
uses and purposes mentioned in this instrument.

Dated April 8, 2015

Gail Thayer Prichard

Notary Public in and for the  
State of California  
Residing Paso Robles, CA  
at \_\_\_\_\_  
My appointment  
expires: November 9, 2016

See attached certificate - gtp

**ACKNOWLEDGMENT**

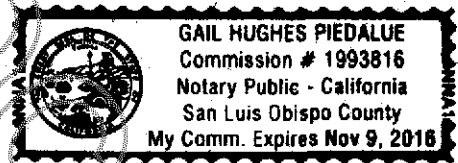
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of San Luis Obispo )

On April 8 2013, before me, GAIL HUGHES PIEDALUE, Notary Public, personally appeared Lauritta T. Sowa, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(ies), and that by his/~~her~~/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

**I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.**

WITNESS my hand and official seal.



Signature Gail Hughes Piedalue

(Seal)