

Return Address:

Everbridge Law Group PC
920 5th Avenue, Suite 1510
Seattle, WA 98104
Attention: Sarah MacLeod

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20261476
Date 05/18/2026

Document Title(s) (or transactions contained therein):
Bargain and Sale Deed
Reference Number(s) of Document assigned or released:
N/A
Grantor(s) (Last name first, then first name and initial(s)):
Goldilocks LLC, a Washington limited liability company
Grantee(s) (Last name first, then first name and initial(s)):
Kevinne Wilkins, Personal Representative of the Estate of Rebecca A. Potter, Deceased, King County, Washington, Superior Court Probate No. 26-4-01901-8 SEA
Legal Description (abbreviated: i.e., lot, block, plat or section, township, range):
THE SOUTH 1/2 OF LOT 4 AND THE SOUTH 1/2 OF LOT 11 AND ALL OF LOTS 5, 6, 7, 8, 9, AND 10, BLOCK 39, MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGES 113 AND 114, RECORDS OF SKAGIT COUNTY, WASHINGTON
☒ Full legal is on Exhibit A (page 3) of document
Assessor's Property Tax Parcel/Account Number(s):
P73039 / 41010390110005

ANY WRITING, TEXT, INITIALS, REVISIONS OR NOTARY SEAL APPEARING OUTSIDE THESE MARGINS
MAY DISQUALIFY THIS DOCUMENT FOR RECORDING

BARGAIN AND SALE DEED

GRANTOR, **Goldilocks LLC, a Washington limited liability company**, for and in consideration of transferring the following-described real property from a limited liability company to its sole member in the same pro rata membership interest as the member owned the limited liability company and no other consideration, bargains, sells and conveys to **Kevinne Wilkins, Personal Representative of the Estate of Rebecca A. Potter, Deceased, King County, Washington, Superior Court Probate No. 26-4-01901-8 SEA**, all of Grantor's respective right, title and interest in and to the following-described real property, situated in the County of Skagit, State of Washington:

Legal description attached hereto as Exhibit A and incorporated herein by this reference.

Tax Parcel No. P73039 / 41010390110005

SUBJECT TO covenants, conditions, restrictions, easements, and encumbrances, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

DATED: May 13, 2026.

GRANTOR:

Goldilocks LLC,
a Washington limited liability company

By: Kevinne Wilkins

Name: Kevinne Wilkins

Its: Manager

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

DATED: 07/04/13, 2026

Ateneo Benilla

Print Name: Kathleen Bonilla
 NOTARY PUBLIC for the State of
 Washington, residing at
Redmond WA

My appointment expires: 7-29-27

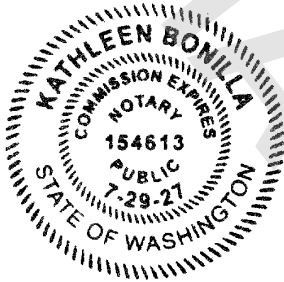


Exhibit A**Legal Description****For APN/Parcel ID(s): P73039 / 4101-039-011-0005**

The South 1/2 of Lot 4 and the South 1/2 of Lot 11 and all of Lots 5, 6, 7, 8 9, and 10, Block 39, "Map of Fidalgo City, Skagit Co., Washington", as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington;

TOGETHER WITH that portion of the vacated streets and alley abutting thereon which have reverted to said property by operation of law.

ALSO, the East 32 1/2 feet of Lots 2, 3 and 4, Block 10, and the East 32 1/2 feet of Lots 1, 2 and 3, Block 39, and the East 32 1/2 feet of the North 1/2 of Lot 4, Block 39, all in the "Map of Fidalgo City, Skagit Co., Washington", as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated Halpin Avenue abutting thereon;

AND TOGETHER WITH that portion of vacated 10th Street lying between that portion of Blocks 10 and 39, described herein, which have reverted to said property by operation of law.

AND ALSO TOGETHER WITH that portion of the below described Tract "X" lying Southeasterly and Easterly of the following described line:

BEGINNING at the Southwest corner of the below described Tract "X", being an intersection of the Westerly extension of the South line of the North 1/2 of Lot 11, Block 39 with the centerline of Woodland Avenue as shown on the Map of Fidalgo City, Skagit Co. Washington, recorded in Volume 2 of Plats, pages 113 and 114, from which the centerline of Woodland Avenue bears South 2° 08' 07" West to the intersection with South Lake Campbell Road along the South line of the Northeast 1/4 of Section 13, Township 34 North, Range 1 East, W.M.; thence North 51° 56' 31" East for a distance of 241.99 feet; thence North 2° 08' 07" East for a distance of 288.8 feet, more or less, to the shoreline of Lake Campbell and being the terminus of said line.

Tract "X"

The West 72.5 feet of Lots 1, 2, and 3 also the West 72.5 feet of the North 1/2 of Lot 4 in Block 39, Map of Fidalgo City, Skagit Co. Washington, as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington.

TOGETHER WITH the North 1/2 of Lot 11 and all of Lots 12, 13, and 14 of Block 39;

AND TOGETHER WITH vacated adjacent alley and that portion of vacated Woodland Avenue adjacent as vacated by Skagit County Superior Court Case Cause No. 91-2-00549-7.

ALSO TOGETHER WITH all of Lot 1 and the West 72.5 feet of Lots 2, 3 and 4, Block 10, Map of Fidalgo City, Skagit Co. Washington, as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington.

AND ALSO TOGETHER WITH vacated alley adjacent and vacated 10th Street adjacent.

Situated in Skagit County, Washington.