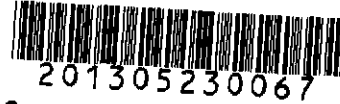


WHEN RECORDED RETURN TO:

The Patrick M. Leonard and Christine A. Leonard
Revocable Living Trust
5008 Doon Way
Anacortes WA 98221



Skagit County Auditor

5/23/2013 Page

1 of

\$125.00

4 11:02AM

Chicago Title Insurance Company

425 Commercial Street, Mount Vernon, Washington 98273

620016880

DOCUMENT TITLE(s)

STATUTORY WARRANTY DEED

GRANTOR(s):

1. ROGER C. HINDMAN
2. KERRY HINDMAN
- 3.

☐ Additional names on page _____ of the document

GRANTEE(s):

1. PATRICK M. LEONARD, TRUSTEE
2. CHRISTINE A. LEONARD, TRUSTEE
3. THE PATRICK M. LEONARD AND CHRISTINE A. LEONARD
REVOCABLE LIVING TRUST, DATE APRIL 1, 2008

☐ Additional names on page _____ of the document

ABBREVIATED LEGAL DESCRIPTION:

LOT 65, SKYLINE NO. 8

☐ Complete legal description is on page 2 of the document

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(s):

P59722 / 3824-000-065-0000

☒ (Sign only if applicable) I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature 

This cover sheet is for the County Recorder's indexing purposes only.

The Recorder will rely on the information provided on the form and will not read the document to verify the accuracy or completeness of the indexing information provided herein.

When recorded return to:

The Patrick M. Leonard and Christine A. Leonard
Revocable Living Trust
5008 Doon Way
Anacortes, WA 98221

Filed for record at the request of:



**CHICAGO TITLE
COMPANY**

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620016880

STATUTORY WARRANTY DEED

THE GRANTOR(S) Roger C. Hindman and Kerry Hindman, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Patrick M. Leonard and Christine A. Leonard ^{Co-} Trustees of the
Patrick M. Leonard and Christine A. Leonard Revocable Living Trust, dated April 1, 2008
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 65, SKYLINE NO. 8, according to the plat thereof, recorded in Volume 9 of Plats, pages 72
through 74, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P59722/3824-000-065-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620016880, Schedule B, Special Exceptions; and Skagit County Right
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: May 15, 2013



Roger C. Hindman





Kerry Hindman

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013 1890

MAY 23 2013

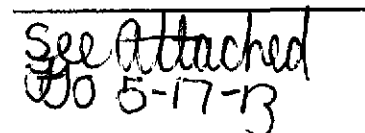
Amount Paid \$ 10,854.99
By  Skagit Co Treasurer
By  Skagit Co Deputy

State of _____

_____ of _____

I certify that I know or have satisfactory evidence that

_____ is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 
See Attached
50 5-17-13

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____



201305230067

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SKYLINE NO. 8:

Recording No: 724829

2. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;

Recorded: April 11, 1969

Auditor's No(s): 725295, records of Skagit County, Washington

Executed By: Skyline Associates, a limited partnership, Harry Davidson, general partner

AMENDED by instrument(s):

Recorded: March 30, 2004 and June 14, 2005

Auditor's No(s): 200403300140 and 200506140087, records of Skagit County, Washington

3. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: September 5, 1969

Auditor's No(s): 730772, records of Skagit County, Washington

Imposed By: Skyline Beach Club, Inc.

4. City, county or local improvement district assessments, if any.

5. Assessments, if any, levied by City of Anacortes.

6. Assessments, if any, levied by Skyline Beach Club, Inc..

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

SKAGIT COUNTY RIGHT TO FARM ORDINANCE

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



201305230067

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of

San Diego

On

5-17-2013

before me,

Faneice T. O'Neal Notary Public

(Here insert name and title of the officer)

personally appeared

Roger C Hindman Kerry Hindman

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.

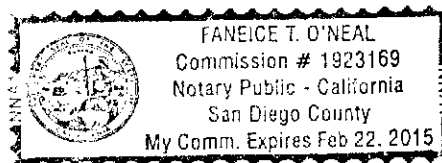
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Faneice T. O'Neal

Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)



201305230067

\$125.00

Skagit County Auditor

5/23/2013 Page

4 of

4 11:02AM

201

www.notaryclasses.com

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they - is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document