

When recorded return to:

Ms. Sabrina L. Molnar-Marshall
2402 42nd Place
Anacortes, WA 98221



201503060050

Skagit County Auditor

\$73.00

3/6/2015 Page

1 of

2 12:20PM

Filed for Record at Request of
Land Title and Escrow

Escrow Number: 151335-OAE ✓

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015 693

MAR 06 2015

Amount Paid \$ 6840.20
Skagit Co. Treasurer

By MF Deputy

Grantor: Michael G. Troxel and Catherine A. Troxel

Grantee: Sabrina L. Molnar-Marshall

Tax Parcel Number(s): P114068/4727-000-003-0000

Abbreviated Legal: Lot 3, Forest Hills PUD.

Land Title and Escrow

Statutory Warranty Deed

THE GRANTOR(S) MICHAEL G. TROXEL AND CATHERINE A. TROXEL, HUSBAND AND WIFE for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **SABRINA L. MOLNAR-MARSHALL, A SINGLE WOMAN AS HER SEPARATE PROPERTY GRANTEE(S)** the following described real estate, situated in the County of **Skagit, State of Washington**

Lot 3, "PLAT OF FOREST HILLS PUD," as per plat recorded in Volume 17 of Plats, pages 42 and 43, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for ingress and egress over and across that portion of Lot 4 of said PLAT OF FOREST HILLS PUD more particularly described as follows:

Beginning at the Southeasterly corner of Lot 2 of said PLAT OF FOREST HILLS PUD;
thence Northerly along the Easterly boundary of said Lot 2 a distance of 108.80 feet to the Northeasterly corner of said Lot 2;
thence Easterly a distance of 30 feet to the Northwesterly corner of Lot 3 of said PLAT OF FOREST HILLS PUD;
thence Southerly along the Westerly boundary of said Lot 3 a distance of 108.80 feet to the Southwesterly corner of said Lot 3;
thence Westerly along the Southerly line of said Lot 4 to the point of beginning.

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

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. 151335-OAE.

Date 3/4/15

Michael G. Troxel
Michael G. Troxel

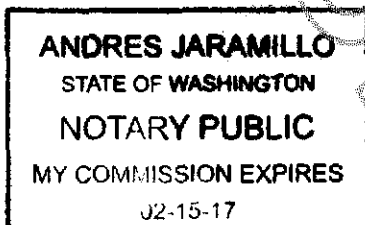
Catherine A. Troxel
Catherine A. Troxel

STATE OF Washington }
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that **Michael G. Troxel and Catherine A. Troxel**

the person who appeared before me, and said person acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: March 4th 2015



[Signature]
Notary Public in and for the State of Washington
Residing at Kenyon
My appointment expires: 01/15/2017