

AFTER RECORDING MAIL TO:

MARY RUDSER
DONAHUE FITZGERALD
1999 HARRISON STREET
25TH FLOOR
OAKLAND, CA 94612



Skagit County Auditor

\$75.00

5/14/2015 Page

1 of

4 11:40AM

WARRANTY DEED

Grantor(s): HELEN J. WINTER, TRUSTEE
WINTER FAMILY TRUST

Grantee(s): HELEN J. WINTER, TRUSTEE
WINTER FAMILY BYPASS TRUST

Abbreviated Legal: A PORTION OF LOTS 34 AND 35 OF PLAT OF POTLATCH BEACH

Additional legal(s) on page: EXHIBIT A

Assessor's Tax Parcel Number(s): P68058

THE GRANTOR, HELEN J. WINTER, TRUSTEE, under the WINTER FAMILY TRUST dated March 31, 2003 (herein, "Grantor"), whose address is 6534 Elizan Street NW, Olympia, WA 98502, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, hereby conveys and warrants to HELEN J. WINTER, TRUSTEE, under the WINTER FAMILY BYPASS TRUST dated December 31, 2013 (herein, "Grantee"), whose address is 6534 Elizan Street NW, Olympia, WA 98502, all of Grantor's interest in and to the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 5268 West Shore Road, Anacortes, WA

Subject to easements, reservations, restrictions, covenants and conditions of record, if any.

Said property being the same property conveyed to Grantor and as described in instrument recorded on April 28, 2003, as Recording Number 200304280082.

Dated this 10-30, 2014

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20151674
MAY 14 2015

Amount Paid \$⁵
Skagit Co. Treasurer
1 By *nam* Deputy

GRANTOR:

Winter Family Trust dated March 31, 2003

Helen J. Winter

Helen J. Winter, Trustee

STATE OF _____
COUNTY OF _____

On this day personally appeared before me Helen J. Winter, to me known to be the trustee of Winter Family Trust, who executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of the trust, for the uses and purposes therein mentioned, and on oath state that he/she was authorized to execute said instrument.

Dated: _____

[AFFIX NOTARY SEAL]

Print name: _____
Notary Public in and for the State of _____
Residing at: _____
My commission expires: _____



All-purpose Acknowledgment California only

State of California

County of ORANGE

On OCT 30, 2014 before me, DAN SUMOLANG, NOTARY PUBLIC (here insert name and title of the officer),

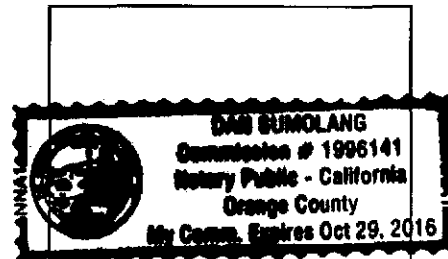
personally appeared HELEN JEAN WINTER

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



Notary Seal

Scanner Enabled Stores should scan this form
Manual Submission Route to Deposit Operations

DS65350 CA (12-07 113424)



FO01-000DSG5350CA-01

EXHIBIT A

[Legal Description]

That part of Lots 34 and 35 in the PLAT OF POTLATCH BEACH, according to the recorded Plat thereof in the office of the Auditor of Skagit County, Washington, in Volume 6 of Plats, page 10, lying above the line of extreme high tide; together with two seventy-fifths (2/75) undivided interest in Lots 19 to 56, inclusive, PLAT OF POTLATCH BEACH, lying below the line of extreme high tide, and tidelands of the second class situated in front of, adjacent to and abutting upon said Lots 19 to 56, inclusive; SUBJECT TO reservations of oil, gas, coal, or mineral fossils rights on the second class tidelands above-mentioned; ALSO, a non-exclusive easement of right-of-way over and across Lot 19 and the westerly 20 feet of Lots 20, 21, 22, and 23, 'PLAT OF POTLATCH BEACH', above-mentioned, for access to the beach, which easement is appurtenant to and running with Lots 34 and 35, herein-granted, reserving in the sellers an easement over the east 10 feet of said Lots 34 and 35, for the purpose of laying, constructing, maintaining, repairing and replacing water pipe lines, together with all the singular tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.