



When recorded return to:
Shinn Revocable Family Trust
3130 Comanche
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title
File Number: 111300

Statutory Warranty Deed

111300
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Heirs and Devises of Judith L. Hall, Deceased, and Sean L. Hall, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Leland Shinn and Ramona Shinn, as Trustees of the Shinn Revocable Family Trust, dated December 10, 1993 the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 30, Plat of Hilltop Haven No. 2

Tax Parcel Number(s): P83154, 4472-000-030-0005

Lot 30, "PLAT OF HILLTOP HAVEN NO. 2", as per plat recorded in Volume 14 of Plats, pages 2 and 3, records of Skagit County, Washington
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 4-25-16

[Signature]
Sean Hall

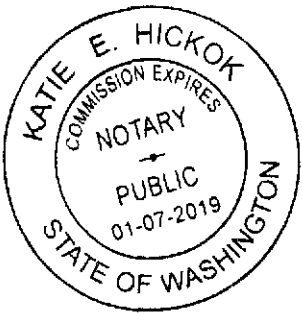
The Estate of Judith L. Hall
[Signature]
By: Sean L. Hall, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20161556
APR 26 2016
Amount Paid \$ 4277.⁰⁰
Skagit Co. Treasurer
[Signature]

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Sean Hall and The Estate of Judith L. Hall the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 4-25-16



[Signature]
Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 1/07/2019

Form No. 1068-2
ALTA Plain Language Commitment

Exhibit A

Commitment No.: 111300
~~7011~~

SCHEDULE "B-1"

EXCEPTIONS:

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, CREED OR NATIONAL ORIGIN:

Dated: July 18, 1986
Recorded: July 21, 1986
Auditor's No.: 198607210126

Said Covenants were rerecorded under Auditor's File No. 198707200074 to add additional lots to said Covenants.

B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Hilltop Haven No. 2
Recorded: January 31, 1985
Auditor's No.: 198501310022

C. STANDARD PARTICIPATION CONTRACT, (REGARDING SEWERS), INCLUDING THE TERMS AND PROVISIONS THEREOF:

Between: City of Mount Vernon
And: Pat Senatore
Dated: October 10, 1989
Recorded: March 16, 1990
Auditor's No.: 9003160024

By said instrument the City of Mount Vernon also acknowledged payment of \$ 600.00.