



RECORDING REQUESTED BY
BREEN LAW FIRM, PC

AND WHEN RECORDED MAIL DOCUMENT
AND TAX STATEMENT TO:

Breen Law Firm, PC
330 Tres Pinos Rd., Suite F8-4
Hollister, CA 95023

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017/340
APR 04 2017

Amount Paid \$0
Skagit Co. Treasurer
By *[Signature]* Deputy

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

Property ID: 58931

The Undersigned grantor(s) declare(s) DOCUMENTARY TRANSFER TAX \$ 0.00 – transfer into revocable trust WAC 458-61A-211(2)(G)

- computed on full value of property conveyed, or
- computed on full value less liens and encumbrances remaining at the time of sale.
- City of Anacortes

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Stephen W. Hixson and Terri L. Hixson, husband and wife as joint tenants, hereby remise, release and grant to

Stephen Wedel Hixson and Terri Lynn Hixson, Trustees of The Hixson Family Living Trust, Dated July 18, 1998, the following described real property in the County of Skagit, State of Washington:

See Attached Exhibit "A" attached hereto.

Dated: 3/23/17

[Signature: Stephen W. Hixson]
Stephen W. Hixson

Dated: 3/23/17

[Signature: Terri L. Hixson]
Terri L. Hixson

MAIL TAX STATEMENTS TO:
Steve & Terri Hixson, 100 Gardenia Lane, Hollister, CA 95023

EXHIBIT A

PARCEL "A"

The North 85 feet, as measured along the West line of Lots 14, 15 and 16, Block 3, "FIRST PLAT OF SHIP HARBOR," as per plat recorded in Volume 1 of Plats, page 13, records of Skagit County, Washington.

TOGETHER WITH that portion of the West ½ of the adjacent alley, vacated by City of Anacortes Ordinance No. 1989, recorded under Auditor's File No. 8703190044 (being re-record of Auditor's File No. 8608270037) as would attach by operation by law;

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

PARCEL "B":

Tract C of Record of Survey recorded on September 15, 1995, under Auditor's File No. 9509150088, said survey being Lots 1 through 8, Block 3, "FIRST PLAT OF SHIP HARBOR," as per plat recorded in Volume 1 of Plats, page 13, records of Skagit County, Washington.

TOGETHER WITH that portion of the East ½ of the adjacent alley, vacated by City of Anacortes Ordinance No. 1989, recorded under Auditor's File No. 8703190044 (being re-record of Auditor's File No. 8608270037) as would attach by operation by law;

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

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

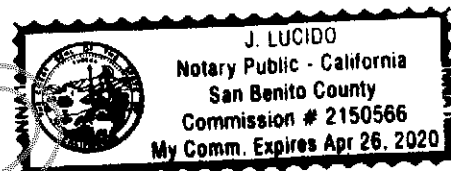
ACKNOWLEDGMENT

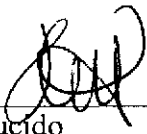
State of California)
County of San Benito)

On March 23, 2017, before me, J. Lucido, a Notary Public in and for the State of California,, personally appeared Stephen W. Hixson and Terri L. Hixson, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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.





J. Lucido

(Seal)

My commission expires on: April 26, 2020