

When recorded return to:
Jonathan Pilon and Colleen Pilon
2314 42nd Place
Anacortes, WA 98221



201904190111

04/19/2019 03:11 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037865

CHICAGO TITLE
620037865

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jean G Hawkins, Sole Trustee of the The Schaedler and Hawkins Family Trust dated June 16, 2004

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Jonathan M Pilon and Colleen Marie Pilon, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Lot(s): 6 FOREST HILLS PUD

Tax Parcel Number(s): P114071 / 4727-000-006-0000

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20191437
APR 19 2019

Amount Paid \$9,350.⁰⁰
Skagit Co. Treasurer
By *mdm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 16, 2019

The Schaedler and Hawkins Family Trust dated June 16, 2004

BY: Jean G Hawkins
Jean G Hawkins
Sole Trustee

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 acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of The Schaedler and Hawkins Family Trust dated June 16, 2004 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

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

*SEE
ATTACHED*

ACKNOWLEDGMENT

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.

State of California
County of San Luis Obispo)

On 4/17/2019 before me, Ray La Frenais, Notary Public
(insert name and title of the officer)

personally appeared JEAN G. HAWKINS,
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 Ray La Frenais (Seal)

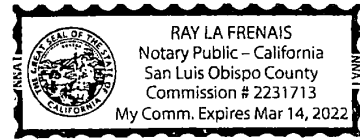


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P114071 / 4727-000-006-0000

Lot 6, PLAT OF FOREST HILLS PUD, according to the plat thereof, recorded in Volume 17 of Plats, pages 42 And 43, records of Skagit County, Washington;

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: All necessary slopes for cuts and fills and continued drainage of roads

Affects: Any portions of said Land which abut upon streets, avenues, alleys, and roads and where water might take a natural course

2. 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 said "PLAT OF FOREST HILLS PUD":

Recording No: 9901200127

3. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: January 29, 1999

Recording No.: 9901290249

4. Agreement and the Terms and Conditions thereof:

Recording Date: October 10, 1988 and January 10, 1992

Recording No.: 8810100046 and 9201100074

Regarding: Water hook-up and extension

5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by City of Anacortes.
7. Assessments, if any, levied by Forest Hills PUD Homeowner's Association.