202301310050

01/31/2023 03:42 PM Pages: 1 of 3 Fees: \$205.50 Skagit County Auditor

After Recording Return To:

BETTS AUSTIN JOHNSON, pllc 2200 Rimland Drive, Suite 230 Bellingham, WA 98226-6695

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 2023-5357 JAN 3 1 2023

Amount Paid \$ Skagit Co. Treasurer

Document Title:

Statutory Warranty Deed

Reference No. of Documents Released/Assigned: N/A

Grantor:

STEPHANIE A. COON, Trustee of the SHARON R. SCHAYES

TESTAMENTARY TRUST

Grantees:

STEPHANIE A. COON, a married woman as her separate property a 50%

interest, and GREGORY W. SCHAYES, a married man as his separate

property a 50% interest

Abbreviated Legal: (1) Lot 4-A of Short Plat #45-84, filed under Skagit County Auditor File #8502200050, Section 28, Township 36 North, Range 2 East,

W.M., together with adjacent tidelands; and

(2) Lot 4-B Short Plat #45-84, filed under Skagit County Auditor File #8502200050, Section 28, Township 36 North, Range 2 East, W.M.

TWN 36N, R 02E, SEC 28

Full Legal Description Attached as Exhibit "A" to Statutory Warranty Deed, page 4

Assessor's Tax Parcel ID No.: (1) P115741

(2) P47286

STATUTORY WARRANTY DEED

The GRANTOR, STEPHANIE A. COON, Trustee of the SHARON R. SCHAYES TESTAMENTARY TRUST, for and in consideration of distribution pursuant to the terms of the trust to the beneficiaries, conveys and warrants, all of its interest to GRANTEES, STEPHANIE A. COON, a married woman as her separate property, a fifty percent (50%) interest, and GREGORY W. SCHAYES, a married man as his separate property, a fifty (50%) interest in the following described real estate, situated in the County of Skagit, State of Washington, including any after acquired title:

See legal description attached hereto as Exhibit "A".

STATUTORY WARRANTY DEED - Page 1

	DATED:	Decem	ber	21	, 202	2.
GRA	NTOR:					
SHA	RON R. SCI	HAYES TE	STAM	ENTA	RY TRUST	•
<				\supset		
By:	STEPHAN	IE A. COO	N, Tru	stee		
STAT	TE OF WAS	HINGTON	(
COU	NTY OF W	НАТСОМ) ss.)			

I certify that I know or have satisfactory evidence that STEPHANIE A. COON is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Trustee of the SHARON R. SCHAYES TESTAMENTARY TRUST, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: Ollember 21, 2022.

(SEAL/STAMP)

JULIE K HARMON STATE OF WASHINGTON NOTARY PUBLIC License # 164614 MY COMMISSION EXPIRES 03-06-2025

My commission expires: 03/010/

E:\FILES\Clients\u-v\Schayes, Milt & Sharon\Estate of Sharon\Testamentary Trust\SWD.Sharon TT to Stephanic and Greg.doc

EXHIBIT A

(1) Site Address: Point Williams Place, Bow, Washington

(5.80 acres open space)

Tax Parcel No.: P115741

Lot 4-A as shown in Short Plat No. 45-84, together with adjacent tidelands, recorded in Volume 7 of Short Plats, page 8, under Skagit County Auditor's File No. 8502200050, Section 28, Township 36 North, Range 2 East, W.M.

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.

(2) Site Address: Point Williams Place, Bow, Washington

(5.82 acres designated forest land)

Tax Parcel No.: P47286

Lot 4-B as shown in Short Plat No. 45-84, together with adjacent tidelands, if any, recorded in Volume 7 of Short Plats, page 8, under Skagit County Auditor's File No. 8502200050, Section 28, Township 36 North, Range 2 East, W.M.

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.