



**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 31 2023

Amount Paid \$ 0  
By Skagit Co. Treasurer  
JLB Deputy

**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".



## 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.