



202404030008

04/03/2024 08:49 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

Filed for Record at the Request of:
BETTS AUSTIN JOHNSON, P.L.L.C.
2200 Rimland Drive, Suite 230
Bellingham, WA 98226

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024 0108
APR 03 2024

Amount Paid \$ 0
Skagit Co. Treasurer
By Deputy

COVER SHEET

Document Title(s): Statutory Warranty Deed – RERECORD TO CORRECT
GRANTEE NAMES
Prior Excise #2023-5357 filed on 01.31.2023 under AFN 2023 01310050

Reference No. of Documents Released/Assigned: n/a

Grantor: Stephanie A. Coon, Trustee of the Sharon R. Schayes Testamentary Trust

Grantees: Stephanie A. Schayes Coon, Trustee of the Stephanie A. Schayes Coon Trust u/w/o
Roy Milton Schayes dated May 5, 2022 (50%) and Gregory W. Schayes, Trustee of
the Gregory W. Schayes Trust u/w/o Roy Milton Schayes dated May 5, 2022 (50%)

Legal Description: (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.

Situate in Skagit County, Washington.

Full Legal Description on page 4

Assessor's Tax Parcel ID #: P115741 & P47286

20230131005001/31/2023 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 98226-6695SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2023-5357
JAN 31 2023Amount Paid \$ ☒
Skagit Co. Treasurer
By 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****Rerecord to correct Grantee names
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. Schayes Coon, Tr of the Stephanie A. Schayes Coon Trust uwo Roy
~~STEPHANIE A. COON, a married woman as her separate property, a fifty percent (50%)~~
Milton Schayes dated May 5, 2022 (50%) and Gregory W. Schayes, Tr of the
~~interest, and GREGORY W. SCHAYES, a married man as his separate property, a fifty (50%)~~
Gregory W. Schayes Trust uwo Roy Milton Schayes dated May 5, 2022 (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".

GRANTOR:

By: STEPHANIE A. COON, Trustee

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.

(SEAL/STAMP)



E:\FILES\Clients\l-v\Schayes, Milt & Sharon\Estate of Sharon\Testamentary Trust\SWD.Sharon TT to Stephanie 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.