

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20251796
Date 06/11/2025

When recorded return to:
Creative Planning Legal, P.A.
5454 W. 110th St.
Overland Park, KS 66211

STATUTORY WARRANTY DEED

ASSESSOR'S TAX PARCEL NO(S): P55834/3772-129-020-0003

ABBREVIATED LEGAL:

THE GRANTORS, JOHN AUSTIN HILBURN and CAROLINE MAI HILBURN, husband and wife, for and in consideration of Ten Dollars (\$10) and other good and valuable consideration in hand paid, conveys and warrants, to JOHN A. HILBURN and CAROLINE M. HILBURN, Trustees of the JOHN AND CAROLINE HILBURN TRUST DATED May 27, 2025, the following described real estate situated in the County of Skagit, State of Washington:

Lots 18 Through 20, inclusive, Block 129, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

Subject to: This conveyance is 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.

IN WITNESS WHEREOF, We have hereunto set our hands this 27th day of
MAY, 2025



JOHN AUSTIN HILBURN

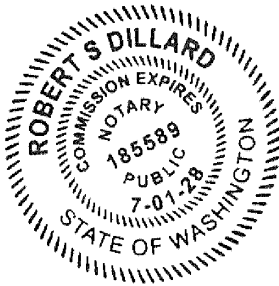


CAROLINE MAI HILBURN

STATE OF WASHINGTON)
COUNTY OF Snohomish) SS

I certify that I know or have satisfactory evidence that JOHN AUSTIN HILBURN and CAROLINE MAI HILBURN, are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 27, 2025





Notary name printed or typed: Robert S. Dillard

Notary Public in and for the State of Washington

Residing at: Bellingham, WA

My appointment expires: 07-01-2028