

**When recorded return to:**  
Christine Ann Hollis  
Hollis Family Trust dated November 10, 2010  
Restatement dated October 17, 2022  
1004 Commercial Ave 146  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20252519  
Aug 06 2025  
Amount Paid \$11003.80  
Skagit County Treasurer  
By Kaylee Oudman Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202  
Oak Harbor, WA 98277

Title No.: 620059007  
Escrow No.: 245472964

Chicago Title  
245472964

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Leon R Meyers and Carol E Meyers, a married couple  
for and in consideration of Ten And No/100 Dollars (\$10.00) Ten Dollars and Other Valuable  
Consideration, as part of an IRS 1031 Tax Deferred Exchange  
in hand paid, conveys and warrants to John Rey Hollis and Christine Ann Hollis, Trustees of The Hollis  
Family Trust dated November 10, 2010 Restatement dated October 17, 2022

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.)  
LT 34, HORIZON HEIGHTS DIV. NO. III  
Tax Parcel Number(s): P108389, 4656-000-034-0000

Subject to:

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

The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands  
Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or  
designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term  
commercial significance in Skagit County. A variety of Natural Resource Land commercial activities  
occur or may occur in the area that may not be compatible with non-resource uses and may be  
inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from  
spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally  
generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource  
management operations as a priority use on designated Natural Resource Lands, and area residents  
should be prepared to accept such incompatibilities, inconveniences or discomfort from normal,  
necessary Natural Resource Land operations when performed in compliance with Best Management  
Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including  
extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are  
adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

STATUTORY WARRANTY DEED  
(continued)

Dated: 08-05-2025

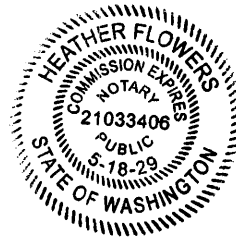
Leon R Meyers  
Leon R Meyers

Carol E Meyers  
Carol E Meyers

State of WA  
County of Skaagit

This record was acknowledged before me on 08/05/2025 by Leon R Meyers and Carol E Meyers.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 05/18/2029



**EXHIBIT "A"**  
Legal Description

LOT 34, HORIZON HEIGHTS DIV. NO. III, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 16 OF PLATS, PAGE(S) 60 AND 61, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF 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; A non-exclusive easement is hereby reserved for and granted to Puget Sound Power and Light Company, G.T. E. Northwest Inc., Cascade Natural Gas, and T.C.I. Cablevision of Washington, Inc. and their respective successors or assigns, under and upon the exterior 7 feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduit cables and wires with necessary facilities and other equipment for the purposes of serving the subdivision and other property with electricity, telephone, natural gas, and television; together with the right to enter upon the tracts at all times for the purposes stated.

Amended by instrument recorded March 21, 1996 under Auditor's File No. 9603210076, records of Skagit County, Washington, amending the easement to 10 feet.

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, 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 SHORT PLAT NO. ANA 95-001:

Recording No: 9505040090

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, 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 the Plat of Horizon Heights Div. III:

Recording No: 9506290068

4. 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: June 29, 1995  
Recording No.: 9506290069

5. Agreement and the terms and conditions thereof:

Executed by: City of Anacortes and Raymond G. Jones, et ux et al  
Recording Date: March 27, 1970  
Recording No.: 737329

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: City of Anacortes  
Purpose: Water pipelines  
Recording Date: July 12, 1973  
Recording No.: 787873  
Affects: As described

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power and Light Company  
Purpose: Guy wires and anchors  
Recording Date: October 8, 1974  
Recording No.: 808553  
Affects: As described

**EXHIBIT "B"**  
Exceptions

8. Agreement and the terms and conditions thereof.

Executed by: City of Anacortes and Pacific Summit Construction, Inc.  
Recording Date: December 12, 1995  
Recording No.: 9512120080

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof;  
Indian treaty or aboriginal rights.