



202603300100

03/30/2026 11:02 AM Pages: 1 of 3 Fees: \$305.50  
Skagit County Auditor

When recorded return to:

Wirt Anderson Hines, III and Katherine Ann Hamer,  
Trustees of The Hines-Hamer Revocable Living Trust dated December 23, 2024  
4511 Woodside Drive  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2026.0884  
MAR 30 2026

Amount Paid \$ 11,609.00  
Skagit Co. Treasurer  
By *GA* Deputy

**STATUTORY WARRANTY DEED**

Land Title and Escrow (B)  
Reference: 60035615-352

THE GRANTOR(S)  
Coddwomple LLC, a Washington Limited Liability Company

for and in consideration of  
Ten Dollars and other valuable consideration (\$10.00) – PURSUANT TO IRC SECTION 1031 TAX DEFERRED EXCHANGE

in hand paid, conveys and warrants to  
Wirt Anderson Hines, III and Katherine Ann Hamer, Trustees of The Hines-Hamer Revocable Living Trust dated December 23, 2024

the following described real estate, situated in the County of Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

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.

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn NW NW, 14-34-01

Tax Parcel Number(s): 340114-2-013-0004/P19397 & 340114-2-013-0100/P99552 & 340114-2-011-0006/P19395

Dated: 3/27/2026

Coddiwomple LLC, a Washington Limited Liability Company

By: *Nathaniel James Scott*  
Nathaniel James Scott, Manager

STATE OF WASHINGTON  
COUNTY OF SKAGIT

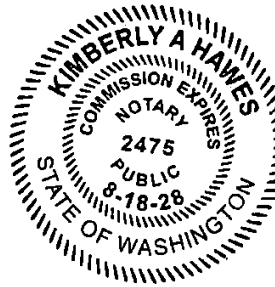
This record was acknowledged before me on this 27<sup>th</sup> day of March, 2026, by Nathaniel James Scott, Manager of Coddiwomple LLC.

*Kimberly A. Hawes*  
(Signature of notary public)

Stamp

WFO  
(Title of office)

My commission expires: August 18, 2028



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 4204 Sharpe Road, Anacortes, WA 98221  
Tax Parcel Number(s): 340114-2-013-0004/P19397 & 340114-2-013-0100/P99552 & 340114-2-011-0006/P19395

Property Description:

PARCEL "A":

That portion of the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 14, Township 34 North, Range 1 East, W.M., described as follows:  
Beginning at the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section;  
thence South 89°58" West along the North line of said quarter 186.8 feet to the Easterly margin of the G. W. Goodier County Road; thence South 59°27'30" West along said margin to an angle point of said road 502 feet;  
thence South 3°19'30" East 425.7 feet to the South line of said quarter;  
thence North 89°56" East 636.2 feet;  
thence North 3°59'45" West 679.8 feet to the point of beginning,

EXCEPT the West 290 feet of the South 150 feet thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 14, Township 34 North, Range 1 East, W.M., lying Southeasterly of the G.W. Goodier County Road.

Situate in the County of Skagit, State of Washington.