

When recorded return to:

Dolly Jean Hein
The Dolly Jean Hein Living Trust u/a/d January 7,
2014
4108 NE 30th Ave.
Portland, OR 97211

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261316

May 01 2026

Amount Paid \$13122.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620061500

Escrow No.: 620061500

STATUTORY WARRANTY DEED

THE GRANTOR(S) Heather Lorraine Ziegler, as Co-Trustee of The Albert G. Arnold Trust, Dated October 14, 2014

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Dolly Jean Hein, trustee of The Dolly Jean Hein Living Trust u/a/d January 7, 2014

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 14, PLAT OF STITTWOOD DIV. NO. 1

Tax Parcel Number(s): P79598 / 4343-000-014-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 04/30/2026

The Albert G. Arnold Trust, Dated October 14, 2014

BY: Heather Lorraine Ziegler
Heather Lorraine Ziegler
Co-Trustee

State of Washington
County of Snohomish

This record was acknowledged before me by means of communication technology

on 04/30/2026 by Heather Lorraine Ziegler

Colleen Blake

(electronic official
stamp)

Notary Public
My commission expires: 10/19/2027

COLLEEN T BLAKE
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210372
COMMISSION EXPIRES 10/19/2027

Notarized remotely online using communication technology via Proof.

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P79598 / 4343-000-014-0002

LOT 14, PLAT OF STITTWOOD DIV. NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED
IN VOLUME 11 OF PLATS, PAGE 47, RECORDS OF SKAGIT COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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 PLAT OF STITTWOOD DIV. NO. 1:
Recording No: 845411

2. Covenants, conditions and restrictions 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: November 8, 1976
Recording No.: 845588

Modification(s) of said covenants, conditions and restrictions

Recording No.: 9008310082
Recording No: 9510120022
Recording No: 200004200019
Recording No: 200710040094
Recording No: 201911070050
Recording No: 202002260081

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 12, 2025
Recording No.: 202508120027

3. Any unpaid assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: November 8, 1976
Recording No.: 845588, records of Skagit County, Washington
Imposed By: William D. Stitt, et ux, et al

EXHIBIT "B"

Exceptions
(continued)

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Anacortes, a Washington municipal corporation
Purpose: Ingress and egress
Recording Date: June 16, 2022
Recording No.: 202206160009
Affects: As described

5. Assessments, if any, levied by Anacortes.
6. City, county or local improvement district assessments, if any.