



202012140070

12/14/2020 11:14 AM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

When recorded return to:

Michael A. Hahn and Tina R. Hahn
14381 View Moor Drive
Mount Vernon, Washington 98273

QUIT CLAIM DEED

THE GRANTORS, Michael A. Hahn and Tina R. Hahn, husband and wife, for and in consideration of one dollar and other valuable consideration, convey and quitclaim a 50% interest to GRANTEE, Michael A. Hahn and Tina R. Hahn, Trustees of the Michael A. Hahn Trust dated December 1, 2020, and any amendments thereto, and a 50% interest to GRANTEE, Tina R. Hahn and Michael A. Hahn, Trustees of the Tina R. Hahn Trust dated December 1, 2020, and any amendments thereto, the following described real property located at County of Skagit, State of Washington, with any interest therein which Grantors may hereafter acquire:

Abbreviated Legal: Lot 9, Kallstrom's View Moor Plat.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Situate in the County of Skagit, State of Washington.

Commonly referred to as: 14381 View Moor Dr., Mt. Vernon, WA 98273

Tax Account Number(s): 3934-000-009-0006, P66242

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 131102-PE.

Subject to the following covenants and restrictions: (1) No Mobile or Manufactured Home may be erected upon said property. (2) Any home erected on the property described herein must be a minimum of 1500 square feet, exclusive of decks and porches, together with an attached two car garage. (3) Home is limited to a maximum height of 23 feet above the average elevation of said property. If necessary, a single chimney may extend to a maximum height of 26 feet above the average elevation of said property.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020 5286
DEC 11 2020

Amount Paid \$ 8
Skagit Co. Treasurer
By BT Deputy

Dated: November 20, 2020

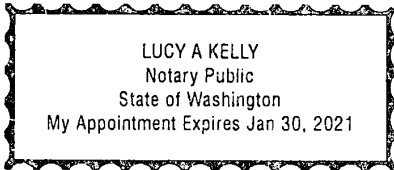
By: *Michael A. Hahn*
Michael A. Hahn

Tina R. Hahn
Tina R. Hahn

STATE OF WASHINGTON)
) ss.
COUNTY OF Skagit)

On this day personally appeared before me Michael A. Hahn and Tina R. Hahn to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 20th day of November, 2020.



Lucy A. Kelly
Signature of Notary Public
Lucy A. Kelly
Printed Name of Notary Public in and for the
State of Washington residing at:
La Conner WA
My Commission expires: 01/30/2021

Exhibit A

LOT 9, "KALLSTROM'S VIEW MOOR PLAT SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 8, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF ADJACENT SUNRISE STREET AS VACATED BY FINAL ORDER OF VACATION, RECORDED JANUARY 25, 2002, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200201250014.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON