

**When recorded return to:**  
Glenn E. Tissue and Suzanne L. Tissue  
PO Box 676  
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2756

Jun 17 2021

Amount Paid \$12971.20

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620047359

**CHICAGO TITLE**  
020047359

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Michael A Hahn and Tina R Hahn, Trustee of The Michael A Hahn Trust dated December 1, 2020, and any amendments thereto, and Tina R Hahn and Michael A Hahn, Trustee of the Tina R. Hahn Trust dated December 1, 2020, and any amendments thereto, each as their interest may appear

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Glenn E. Tissue and Suzanne L. Tissue, a married couple

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 9, "KALLSTROM'S VIEW MOOR PLAT SKAGIT COUNTY, WASHINGTON,"

Tax Parcel Number(s): P66242 / 3934-000-009-0006

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 16, 2021

The Michael A Hahn Trust dated December 1, 2020 and the Tina R. Hahn Trust dated December 1, 2020

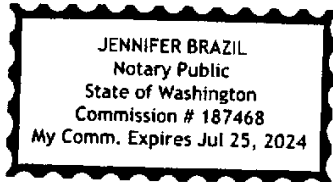
BY: *Michael A. Hahn*  
Michael A. Hahn  
Trustee

BY: *Tina R. Hahn*  
Tina R. Hahn  
Trustee

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Michael A. Hahn and Tina R. Hahn  
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustees of The Michael A Hahn Trust dated December 1, 2020 and the Tina R. Hahn Trust dated December 1, 2020 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 17, 2021



*Jennifer Brazil*  
Name: Jennifer Brazil  
Notary Public in and for the State of WA  
Residing at: Skagit County  
My appointment expires: 7-25-2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P66242/ 3934-000-009-0006**

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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.

**EXHIBIT "B"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
In favor of: Thomas Shane and Marlene D. Shane, husband and wife  
Purpose: Construction, maintenance and repair of electrical utility line  
Recording Date: August 14, 1969  
Recording No.: 584355  
  
Note: Exact location and extent of easement is undisclosed of record
  
2. 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: October 13, 1960  
Recording No.: 599785
  
3. Public and Private Easement, if any, over vacated portion of said premises
  
4. Mound Fill System Installation Conditional Agreement and the terms and conditions thereof:  
  
Recording Date: May 16, 1989  
Recording No.: 8905160006
  
5. Reasonable Use Exception Determination and the terms and conditions thereof:  
  
Recording Date: January 8, 2009  
Recording No.: 200901080053
  
6. Agreement and the terms and conditions thereof:  
  
Executed by: Leola Robinson and Joe F. Niderost Jr  
Recording Date: March 25, 2002  
Recording No.: 200203250242  
Providing : Road Maintenance and Utilities  
Affects: The West 30 feet of said premises
  
7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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

**EXHIBIT "B"****Exceptions  
(continued)**

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 Survey:

Recording No: 201609140051

Said Survey was re-recorded on September 21, 2016 under recording number 201609210092

8. 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."

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. City, county or local improvement district assessments, if any.