



200502070007
Skagit County Auditor

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TRUSTEE'S DEED

THIS INDENTURE, Made on the 30 day of December, 20 04, by and between **MIDWEST TRUST COMPANY as Successor Trustee of the CHARLOTTE A. MCCLENAGHAN TRUST dated 4/24/86**, CHARLOTTE A. MCCLENAGHAN having died on 12/16/2004, located in Overland Park, Kansas, party of the first part, and **LEROY R. MCCLENAGHAN, JR.**, a single person, of the County of San Diego, State of California, party of the second part.

(Mailing address of said first named grantee is 3456 Lakeview Drive, Spring Valley, CA, 91977-2033.)

WITNESSETH: THAT THE SAID PARTY OF THE FIRST PART, in accordance with the Trust Agreement with **MIDWEST TRUST COMPANY**, located in Overland Park, Kansas, as **Trustee of the CHARLOTTE A. MCCLENAGHAN TRUST dated 4/24/86** and in accordance with said trust in which according to Article First, Paragraph C, Sections 4 and 5, the Trustee is directed to distribute real property, does by these presents distribute unto said party of the second part, his heirs and assigns the following described lots, tracts or parcels of land lying, being and situate in the County of Skagit and State of Washington, to-wit:

All of Grantor's interest in the following:

Tract 10 of SKAGIT COUNTY 5-ACRE PARCEL MAP NO. 2-75, approved March 28, 1975, recorded March 31, 1975, in Volume 1 of Short Plats, pages 28 and 29, under Auditor's File No. 815269, records of Skagit County, Washington, being a portion of the Northwest Quarter of the Southwest Quarter and the South Half of the Southwest Quarter of Section 27 and of Government Lot 3 in Section 34; all in Township 35 North, Range 9 East of the Willamette Meridian. Situated in Skagit County, Washington.

Assessor Parcel/ Tax ID Number: 350927-3-006-0114, P44790

WAC Number: 458-61-412 (inheritance-distribution from trust to beneficiary.)

FURTHER, that said Trust Agreement is in effect as executed on the 24th day of April, 1986, and that **MIDWEST TRUST COMPANY** is currently the Trustee.

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the party of the second part and unto its heirs and assigns forever; the said **MIDWEST TRUST COMPANY as Trustee of the CHARLOTTE A. MCCLENAGHAN TRUST dated the 24th day of April, 1986** hereby covenanting that it is lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that the said trust

has good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by it or those under whom it claims; and that it will warrant and defend the title to the said premises unto the said party of the second part and unto its heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, The said party of the first part has hereunto set its hand and seal the day and year above written.

by: Carolyn Rigsby, VP
MIDWEST TRUST COMPANY, Successor
Trustee of the CHARLOTTE A.
MCCLLENAGHAN TRUST dated 04/24/86, by
CAROLYN RIGSBY, VICE PRESIDENT

TRUSTEE'S ACKNOWLEDGMENT

STATE OF Kansas }
COUNTY OF Johnson } SS.

On this 30 day of December, 2005, before me Amy B. Broockerd
a Notary Public, personally appeared **CAROLYN RIGSBY, VICE PRESIDENT OF MIDWEST TRUST COMPANY** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed as Trustee.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Johnson County, Kansas said County and State, the day and year last above written.

AMY B. BROOCKERD
Notary Public
State of Kansas
My Appt. Exp. 7/2/2008

Amy B. Broockerd
Notary Public in and for said County and State

My term expires: _____

Amy B. Broockerd
Printed Name

555
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 04 2005

Amount Paid
Skagit Co. Treasurer
By [Signature] Deputy

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