

After Recording Return To:
SKAGIT LAW GROUP, PLLC
P. O. Box 336
Mount Vernon, WA 98273



200912020066
Skagit County Auditor

12/2/2009 Page 1 of 3 3:54PM

QUITCLAIM DEED

GRANTOR:

DONNA M. HUGHES, Individually and as Personal Representative of the Estate of **JAMES L. HUGHES**, Deceased

GRANTEE:

DONNA M. HUGHES and **DAVID L. HUGHES**, Co-Trustees of the **James L. Hughes Testamentary Family Trust UWD December 11, 1987**

Legal Description;
Abbreviated Form:

Ptn described tract westerly of westerly line of State Hwy No. 1
S19 T33 N R4E WM

Additional on Page:

Exhibit A

Assessor's Tax Parcel Nos:

330419-0-016-0008; P16850
330419-0-054-0001; P16896
330419-0-054-0100; P16897

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3703
DEC 02 2009

Amount Paid \$
Skagit Co. Treasurer
By *MM* Deputy

THE GRANTOR, **DONNA M. HUGHES**, individually and in her capacity as the duly appointed, qualified and acting Personal Representative for the Estate of **JAMES L. HUGHES, Deceased** (the "decedent"), under Skagit County Superior Court Cause No. 07 4 00224 3, in distribution of said estate, hereby conveys and quitclaims to **DONNA M. HUGHES** and **DAVID L. HUGHES, Co-Trustees of the James L. Hughes Testamentary Family Trust uwd December 11, 1987**, as GRANTEE, that certain real property, which was the community property of **DONNA M. HUGHES** and the decedent at the time of death of the decedent,
Quitclaim Deed

together with all after-acquired title of the Grantor therein, situated in the County of Skagit, State of Washington, and legally described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

SUBJECT TO: Easements, restrictions and reservations of record.

On recording this deed all right, title and interest in the above-described property shall vest in **DONNA M. HUGHES** and **DAVID L. HUGHES**, Co-Trustees of the **James L. Hughes Testamentary Family Trust UWD December 11, 1987**.

DATED: November 24th, 2009.

Donna M. Hughes
DONNA M. HUGHES, Individually and as
Personal Representative of the **Estate of JAMES**
L. HUGHES, Deceased

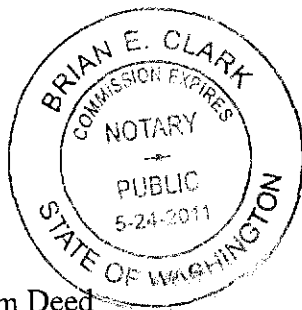
STATE OF WASHINGTON

COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that **DONNA M. HUGHES** is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it individually and as the Personal Representative of the **Estate of JAMES L. HUGHES, Deceased**, to be the free and voluntary act of such parties for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 24th day of November, 2009.



Brian E. Clark
Printed Name BRIAN E. CLARK
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 5/24/2011

Quitclaim Deed

-2-

\\Maingate\shared\HOME\BRIANA - K\HUGHES, James Estate\Deed Trust (37 acres) 111709.docx



200912020066
Skagit County Auditor

12/2/2009 Page 2 of 3 3:54PM

EXHIBIT "A"
(Legal Description)

P16850

That portion of the following described tract of land lying westerly of the Westerly line of State Highway No. 1:

Beginning 1995 feet north of the southeast corner of section nineteen (19), township thirty-three (33) north, range four (4) east, W.M.; thence west parallel with the south line of said section nineteen (19) to the east bank of the Skagit River; thence northerly along said river to a point 3006 feet north of the south line of said section nineteen (19); thence east parallel with the south lines of sections nineteen (19) and twenty (20) to the north and south center line of the west half of section twenty (20), township thirty-three (33) north, range four (4) east, W.M.; thence south along said center line to a point 1995 feet north of the south line of said section twenty (20); thence west to the point of beginning; EXCEPT State Highway right of way, railroad, county road and dike and ditch rights of way, EXCEPT the north 38 acres thereof.

P16896 and P16897

That portion of the following described tract of land lying westerly of the Westerly line of State Highway 1:

Beginning 1995 feet north of the southeast corner of section nineteen (19), township thirty-three (33) north, range four (4) east, W.M.; thence west to the dike; thence south along said dike 482.0 feet to a point that is 1511.5 feet north of the south line of section nineteen (19), township thirty-three (33) north, range four (4) east, W.M.; thence east through said sections nineteen (19) and twenty (20) to the north and south center line of the west half of said section twenty (20); thence north 482.0 feet; thence west to the point of beginning; EXCEPT State Highway right of way, railroad, county road and dike and ditch rights of way; EXCEPT the north 250 feet of the west 145 feet thereof lying easterly of the Easterly line of State Highway No. 1.

Quitclaim Deed



200912020066
Skagit County Auditor